

**THE HEIGHTS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JUNE 05, 2024**

**REGULAR MEETING  
AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA. FL 33067

# ***The Heights Community Development District***

## **Board of Supervisors**

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

## **District Staff**

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

## **Regular Meeting Agenda**

Wednesday, June 05, 2024, at 10:00 AM

The Regular Meeting of **The Heights Community Development District** will be held on **June 05, 2024, 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:

**Microsoft Teams meeting;** [Click here to join the meeting](#)  
Meeting ID: 266 772 250 658      Call in (audio only) +1 646-838-1601  
Passcode: hcbidL      Phone Conference ID: 247 498 99#

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

## **REGULAR MEETING OF THE BOARD OF SUPERVISORS**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *(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, 2022
  - B. Consideration of Resolution 2024-01; Approving FY 2024 Proposed Budget & Setting Public Hearing
  - C. Announcement of Qualified Electors
  - D. 2024 Election Process
  - E. Consideration of Resolution 2024-02; Requesting Supervisors of Elections to Conduct General Elections
  - F. Discussion on Tiki Boat Tampa Request
- 5. CONSENT AGENDA**
  - A. Approval of Minutes of the August 10, 2023; Public Hearing & Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures August – December 2023
  - C. Consideration of Operation and Maintenance Expenditures January – April 2024
  - D. Acceptance of the Financials and Approval of the Check Register for January - April 2024
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

Sincerely,

*Brian Lamb*

District Manager

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
The Heights Community Development District  
City of Tampa, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of The Heights Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2022, 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.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***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 is the responsibility of management and, 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 Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 13, 2023, 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.



November 13, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Heights Community Development District, City of Tampa, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. 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 (\$6,396,006).
- The change in the District's total net position in comparison with the prior fiscal year was \$875,206, 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, 2022, the District's governmental funds reported combined ending fund balances of \$1,458,716, an increase of \$594,261 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for deposits, and the remainder is unassigned deficit fund balance which is available for spending at the District's discretion.

### 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,		
	2022	2021
Assets, excluding capital assets	\$ 1,525,813	\$ 1,235,396
Capital assets, net of depreciation	21,598,051	21,789,108
Total assets	23,123,864	23,024,504
Current liabilities	422,250	689,698
Long-term liabilities	29,097,620	29,606,018
Total liabilities	29,519,870	30,295,716
Net Position		
Net investment in capital assets	(7,350,586)	(7,859,680)
Restricted	697,407	588,465
Unrestricted	257,173	3
Total net position	\$ (6,396,006)	\$ (7,271,212)

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 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,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,333,929	\$ -
Operating grants and contributions	5,878	1,025,323
Capital grants and contributions	1,100,696	95
General revenues	1,190,441	634,189
Total revenues	3,630,944	1,659,607
Expenses:		
General government	107,880	97,031
Maintenance and operations	1,226,099	28,655
Interest	1,421,759	1,439,806
Total expenses	2,755,738	1,565,492
Change in net position	875,206	94,115
Net position - beginning	(7,271,212)	(7,365,327)
Net position - ending	\$ (6,396,006)	\$ (7,271,212)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,755,738. The costs of the District's activities were partially funded by program revenues. Program revenues were comprised primarily of assessments and tax increment revenues from the City of Tampa CRA. The District also received a refund from the electric company that is related to a prior year project. The majority of the increase in expenses results from the decrease of the balance of the capital assets to account for the refund from the electrical company.

## 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, 2022 did not exceed appropriations.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$21,598,051 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$29,005,000 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  
CITY OF TAMPA, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 305,725
Accounts receivable	10,535
Deposits	185
Restricted assets:	
Investments	1,209,368
Capital assets:	
Nondepreciable	<u>21,598,051</u>
Total assets	<u>23,123,864</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	52,838
Contracts and retainage payable	14,259
Accrued interest payable	355,153
Non-current liabilities:	
Due within one year	525,000
Due in more than one year	<u>28,572,620</u>
Total liabilities	<u>29,519,870</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(7,350,586)
Restricted for debt service	697,407
Unrestricted	<u>257,173</u>
Total net position	<u>\$ (6,396,006)</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 107,880	\$ 107,880	\$ -	\$ -	\$ -
Maintenance and operations	1,226,099	368,388	5,878	1,100,696	248,863
Interest on long-term debt	<u>1,421,759</u>	<u>857,661</u>	<u>-</u>	<u>-</u>	<u>(564,098)</u>
Total governmental activities	<u>2,755,738</u>	<u>1,333,929</u>	<u>5,878</u>	<u>1,100,696</u>	<u>(315,235)</u>
General revenues:					
Tax Increment Revenue - CRA					1,181,438
Unrestricted investment earnings					314
Miscellaneous					<u>8,689</u>
Total general revenues					<u>1,190,441</u>
Change in net position					875,206
Net position - beginning					<u>(7,271,212)</u>
Net position - ending					<u>\$ (6,396,006)</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 305,725	\$ -	\$ -	\$ 305,725
Investments	-	1,046,126	163,242	1,209,368
Assessments receivable	4,101	6,434	-	10,535
Deposits	185	-	-	185
Total assets	<u>\$ 310,011</u>	<u>\$ 1,052,560</u>	<u>\$ 163,242</u>	<u>\$ 1,525,813</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 52,838	\$ -	\$ -	\$ 52,838
Contracts and retainage payable	-	-	14,259	14,259
Total liabilities	<u>52,838</u>	<u>-</u>	<u>14,259</u>	<u>67,097</u>
Fund balances:				
Nonspendable:				
Deposits	185	-	-	185
Restricted for:				
Debt service	-	1,052,560	-	1,052,560
Capital projects	-	-	148,983	148,983
Unassigned	256,988	-	-	256,988
Total fund balances	<u>257,173</u>	<u>1,052,560</u>	<u>148,983</u>	<u>1,458,716</u>
Total liabilities and fund balances	<u>\$ 310,011</u>	<u>\$ 1,052,560</u>	<u>\$ 163,242</u>	<u>\$ 1,525,813</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 1,458,716

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	21,598,051	
Accumulated depreciation	<u>-</u>	21,598,051

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	(355,153)	
Original issue discount	48,137	
Original issue premium	(140,757)	
Bonds payable	<u>(29,005,000)</u>	<u>(29,452,773)</u>
Net position of governmental activities		<u><u>\$ (6,396,006)</u></u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 517,210	\$ 853,741	\$ -	\$ 1,370,951
Developer contributions	5,878	-	-	5,878
Intergovernmental revenues	-	1,181,438	-	1,181,438
Interest income	314	3,920	696	4,930
Miscellaneous	8,689	-	1,100,000	1,108,689
Total revenues	532,091	2,039,099	1,100,696	3,671,886
<b>EXPENDITURES</b>				
Current:				
General government	107,880	-	-	107,880
Maintenance and operations	126,099	-	-	126,099
Debt Service:				
Principal	-	505,000	-	505,000
Interest	-	1,429,703	-	1,429,703
Capital outlay	-	-	908,943	908,943
Total expenditures	233,979	1,934,703	908,943	3,077,625
Excess (deficiency) of revenues over (under) expenditures	298,112	104,396	191,753	594,261
Fund balances - beginning	(40,939)	948,164	(42,770)	864,455
Fund balances - ending	\$ 257,173	\$ 1,052,560	\$ 148,983	\$ 1,458,716

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, 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, 2022**

Net change in fund balances - total governmental funds	\$ 594,261
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.	908,943
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.	505,000
Certain revenues were unavailable for the fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(40,942)
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 follows:	
Amortization of original issue discount/premium	3,398
Deletion of capital assets	(1,100,000)
Change in accrued interest	<u>4,546</u>
Change in net position of governmental activities	<u>\$ 875,206</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, 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, 2022, 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 also funded with tax increment revenues in 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, 2022:

	Fair Value	Credit Risk	Maturities
First American Government Oblig			Weighted average of the fund
Fund Cl Y	\$ 1,209,368	S&P AAAm	portfolio: 18 days
Total Investments	<u>\$ 1,209,368</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, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 21,789,108	\$ 908,943	\$ 1,100,000	\$ 21,598,051
Total capital assets, not being depreciated	21,789,108	908,943	1,100,000	21,598,051
 Governmental activities capital assets, net	 \$ 21,789,108	 \$ 908,943	 \$ 1,100,000	 \$ 21,598,051

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. In a 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. In a 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, 2022.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017	\$ 21,385,000	\$ -	\$ 370,000	\$ 21,015,000	\$ 385,000
Plus: Bond premium	145,922	-	5,165	140,757	-
Series 2018	8,125,000	-	135,000	7,990,000	140,000
Less: Bond discount	49,904	-	1,767	48,137	-
Total	<u>\$ 29,606,018</u>	<u>\$ -</u>	<u>\$ 508,398</u>	<u>\$ 29,097,620</u>	<u>\$ 525,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
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	610,000	1,322,081	1,932,081
2028-2032	3,490,000	6,151,981	9,641,981
2033-2037	4,455,000	5,166,844	9,621,844
2038-2042	5,675,000	3,903,750	9,578,750
2043-2047	7,260,000	2,283,191	9,543,191
2048-2052	5,300,000	409,069	5,709,069
Total	<u>\$ 29,005,000</u>	<u>\$ 24,757,445</u>	<u>\$ 53,762,445</u>

## **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 \$1,181,438 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 owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$5,878.

## **NOTE 9 – 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 10 – 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 11 – 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  
CITY OF TAMPA, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	<u>Budgeted Amounts</u> Original and Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	\$ -	\$ 5,878	\$ 5,878
Assessments	500,000	517,210	17,210
Interest	-	314	314
Miscellaneous revenue	-	8,689	8,689
Total revenues	<u>500,000</u>	<u>532,091</u>	<u>32,091</u>
EXPENDITURES			
Current:			
General government	97,588	107,880	(10,292)
Physical environment	402,412	126,099	276,313
Total expenditures	<u>500,000</u>	<u>233,979</u>	<u>266,021</u>
Net change in fund balance	<u>\$ -</u>	298,112	<u>\$ 298,112</u>
Fund balance - beginning		<u>(40,939)</u>	
Fund balance - ending		<u>\$ 257,173</u>	

See notes to required supplementary information

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF TAMPA, 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, 2022 did not exceed appropriations.

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

<b>Element</b>	<b>Comments</b>
Number of district employees compensated at 9/30/2022	Not applicable
Number of independent contractors compensated in September 2022	Not applicable
Employee compensation for FYE 9/30/2022 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2022	Not applicable
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/2022	Operations and maintenance - \$314 - 1,335 Debt service - \$314 - 1335
Special assessments collected FYE 9/30/2022	\$1,370,951
Outstanding Bonds:	
Series 2017, due January 1, 2050,	see Note 6 for details
Series 2018, due January 1, 2050,	see Note 6 for details

<b>Lot Size</b>	<b>EAU Value</b>	<b>Unit Count Debt Service</b>	<b>Unit Count O&amp;M</b>	<b>Total EAUs</b>	<b>Debt Service Series 2017 &amp; Series 2018 Shortfall Per Unit</b>	<b>O&amp;M Per Unit</b>	<b>Total Assessment</b>
<b>Apartments</b>	1.00	314.00	314.00	314.00	\$ 334.08	\$ 213.11	\$ 547.19
<b>Condominiums</b>	1.25	0.00	0.00	0.00	\$ -	\$ -	\$ -
<b>Retail/Commercial (per 1,000 sq. ft.)</b>	1.25	174.65	174.65	218.31	\$ 417.60	\$ 266.38	\$ 683.98
<b>Office (per 1,000 sq. ft.)</b>	2.00	314.35	314.35	628.69	\$ 668.15	\$ 426.21	\$ 1,094.36
<b>Undeveloped</b>	1.00	1,335.00	1,335.00	1,335.00	\$ 334.08	\$ 213.11	\$ 547.19
<b>TOTAL</b>		<b>2,137.99</b>	<b>2,137.99</b>	<b>2,496.00</b>			



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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  
City of Tampa, 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, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated November 13, 2023.

**Report on 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 or significant deficiencies may exist that were not identified.

**Report on 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*.

**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.

A handwritten signature in blue ink, appearing to read "B. H. & Associates".

November 13, 2023



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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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  
City of Tampa, Florida

We have examined The Heights Community Development District, City of Tampa, 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, 2022. 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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, City of Tampa, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

November 13, 2023



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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  
City of Tampa, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of The Heights Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated November 13, 2023.

### **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 November 13, 2023, 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, City of Tampa, 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*

November 13, 2023

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS

2021-01 Internal Control Over Budget Compliance:

Current Status: Recommendation has been implemented.

2021-02 Internal Control Over Revenue

Current Status: Recommendation has been implemented.

### 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, 2021, except as noted above.

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, 2022.

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, 2022.

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. 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.

## RESOLUTION 2024-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; 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, 2024, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**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 7, 2024

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 05, 2024**

Attest:

**The Heights Community  
Development District**

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

**Exhibit A: Proposed Budget for Fiscal Year 2024/2025**

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2024 Final Operating Budget	Fiscal Year 2025 Proposed Operating Budget	Increase / (Decrease) from FY 2024 to FY 2025
<b>REVENUES</b>			
<b>SPECIAL ASSESSMENTS</b>			
Operations & Maintenance Assmts-Tax Roll	\$ 500,000	\$ 500,000	\$ -
Operations & Maintenance Assmts-Off Roll	-	-	-
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>
<b>INTEREST EARNINGS</b>			
Interest Earnings	-	-	-
<b>TOTAL INTEREST EARNINGS</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>			
Developer Contributions	-	-	-
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER MISCELLANEOUS REVENUES</b>			
Miscellaneous - Other	-	-	-
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL REVENUES</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>
<b>EXPENDITURES</b>			
<b>LEGISLATIVE</b>			
Supervisor Fees	\$ 2,381	\$ 2,000	\$ (381)
<b>TOTAL LEGISLATIVE</b>	<b>\$ 2,381</b>	<b>\$ 2,000</b>	<b>\$ (381)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>			
District Management & Accounting Services	\$ 50,000	\$ 50,000	\$ -
District Engineer	3,000	10,000	7,000
Disclosure Report	10,000	10,000	-
Trustees Fees	8,200	8,200	-
Auditing Services	8,700	8,700	-
Postage, Phone, Faxes, Copies	1,238	500	(738)
Public Officials Insurance	2,663	5,000	2,337
Legal Advertising	1,000	1,000	-
Bank Fees	100	100	-
Dues, Licenses & Fees	200	500	300
Office Supplies	106	100	(6)
Website Administration	1,500	1,500	-
ADA Website Compliance	1,500	1,500	-
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$ 88,207</b>	<b>\$ 97,100</b>	<b>\$ 8,893</b>
<b>LEGAL COUNSEL</b>			
District Counsel	\$ 8,277	\$ 10,000	\$ 1,723
<b>TOTAL LEGAL COUNSEL</b>	<b>\$ 8,277</b>	<b>\$ 10,000</b>	<b>\$ 1,723</b>
<b>ELECTRIC UTILITY SERVICES</b>			
Electric Utility Services	\$ 7,297	\$ 156,000	\$ 148,703
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$ 7,297</b>	<b>\$ 156,000</b>	<b>\$ 148,703</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>			
Contingency Expense	\$ 361,838	\$ 187,900	\$ (173,938)
Decorative Light Maintenance	4,000	4,000	-
General Liability Insurance	2,000	5,000	3,000
Landscape Maintenance	24,000	36,000	12,000
Plant Replacement Program	2,000	2,000	-
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$ 393,838</b>	<b>\$ 234,900</b>	<b>\$ (158,938)</b>
<b>CONSTRUCTION IN PROGRESS</b>			
Construction in Progress	\$ -	\$ -	\$ -
<b>TOTAL CONSTRUCTION IN PROGRESS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

PROPOSED ANNUAL OPERATING BUDGET

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

					FISCAL YEAR 2024			FISCAL YEAR 2025				
Lot Size	EAU Value	Unit Count Debt Service	Unit Count O&M	Total EAUs	Debt Service Series 2017 & Series 2018 Shortfall Per Unit	O&M Per Unit	Total Assessment	Debt Service Series 2017 & Series 2018 Shortfall Per Unit	O&M Per Unit	Total Assessment	\$ Inc/(Dec) in Annual Assmt	% Inc/(Dec) in Annual Assmt
<b>Apartments</b>	1.00	314.00	314.00	314.00	\$ 334.04	\$ 213.11	\$ 547.15	\$ 334.04	\$ 213.11	\$ 547.15	\$ -	0.00%
<b>Condominiums</b>	1.25	0.00	0.00	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
<b>Retail/Commercial (per 1,000 sq. ft.)</b>	1.25	174.65	174.65	218.31	\$ 417.55	\$ 266.38	\$ 683.93	\$ 417.55	\$ 266.38	\$ 683.93	\$ -	0.00%
<b>Office (per 1,000 sq. ft.)</b>	2.00	314.35	314.35	628.70	\$ 668.09	\$ 426.21	\$ 1,094.29	\$ 668.09	\$ 426.21	\$ 1,094.29	\$ -	0.00%
<b>Undeveloped</b>	1.00	1,335.00	1,335.00	1,335.00	\$ 334.04	\$ 213.11	\$ 547.15	\$ 334.04	\$ 213.11	\$ 547.15	\$ -	0.00%
<b>TOTAL</b>		<b>2,138</b>	<b>2,138</b>	<b>2,496.01</b>								

**Notations:**

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

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2017

REVENUES		
CDD Debt Service Assessments	\$	1,396,150
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>1,396,150</b>
TIF Revenue	\$	-
<b>TOTAL TIF REVENUE *</b>	<b>\$</b>	<b>-</b>
EXPENDITURES		
Series 2017 July Bond Interest Payment	\$	497,175
Series 2017 January Bond Principal Payment	\$	410,000
Series 2017 January Bond Interest Payment	\$	488,975
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>1,396,150</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 1/1/2024	\$	20,235,000
Principal Payment Applied Toward Series 2017 Bonds	\$	410,000
<b>Bonds Outstanding - Period Ending 1/1/2025</b>	<b>\$</b>	<b>19,825,000</b>

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

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

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
1/1/2018			\$ 354,884	\$ 354,884	\$ 21,745,000	\$ 21,745,000
1/1/2019			\$ 1,047,200	\$ 1,047,200	\$ 21,745,000	\$ 21,745,000
1/1/2020			\$ 1,047,200	\$ 1,047,200	\$ 21,745,000	\$ 21,745,000
1/1/2021	\$ 360,000	3.500%	\$ 1,047,200	\$ 1,407,200	\$ 21,385,000	\$ 21,385,000
1/1/2022	\$ 370,000	3.500%	\$ 1,034,600	\$ 1,404,600	\$ 21,015,000	\$ 21,015,000
1/1/2023	\$ 385,000	3.500%	\$ 1,021,650	\$ 1,406,650	\$ 20,630,000	\$ 20,630,000
1/1/2024	\$ 395,000	3.500%	\$ 1,008,175	\$ 1,403,175	\$ 20,235,000	\$ 20,235,000
1/1/2025	\$ 410,000	4.000%	\$ 994,350	\$ 1,404,350	\$ 19,825,000	\$ 19,825,000
1/1/2026	\$ 425,000	4.000%	\$ 977,950	\$ 1,402,950	\$ 19,400,000	\$ 19,400,000
1/1/2027	\$ 445,000	4.000%	\$ 960,950	\$ 1,405,950	\$ 18,955,000	\$ 18,955,000
1/1/2028	\$ 460,000	4.000%	\$ 943,150	\$ 1,403,150	\$ 18,495,000	\$ 18,495,000
1/1/2029	\$ 480,000	5.000%	\$ 924,750	\$ 1,404,750	\$ 18,015,000	\$ 18,015,000
1/1/2030	\$ 505,000	5.000%	\$ 900,750	\$ 1,405,750	\$ 17,510,000	\$ 17,510,000
1/1/2031	\$ 530,000	5.000%	\$ 875,500	\$ 1,405,500	\$ 16,980,000	\$ 16,980,000
1/1/2032	\$ 555,000	5.000%	\$ 849,000	\$ 1,404,000	\$ 16,425,000	\$ 16,425,000
1/1/2033	\$ 585,000	5.000%	\$ 821,250	\$ 1,406,250	\$ 15,840,000	\$ 15,840,000
1/1/2034	\$ 615,000	5.000%	\$ 792,000	\$ 1,407,000	\$ 15,225,000	\$ 15,225,000
1/1/2035	\$ 645,000	5.000%	\$ 761,250	\$ 1,406,250	\$ 14,580,000	\$ 14,580,000
1/1/2036	\$ 675,000	5.000%	\$ 729,000	\$ 1,404,000	\$ 13,905,000	\$ 13,905,000
1/1/2037	\$ 710,000	5.000%	\$ 695,250	\$ 1,405,250	\$ 13,195,000	\$ 13,195,000
1/1/2038	\$ 745,000	5.000%	\$ 659,750	\$ 1,404,750	\$ 12,450,000	\$ 12,450,000
1/1/2039	\$ 780,000	5.000%	\$ 622,500	\$ 1,402,500	\$ 11,670,000	\$ 11,670,000
1/1/2040	\$ 820,000	5.000%	\$ 583,500	\$ 1,403,500	\$ 10,850,000	\$ 10,850,000
1/1/2041	\$ 860,000	5.000%	\$ 542,500	\$ 1,402,500	\$ 9,990,000	\$ 9,990,000
1/1/2042	\$ 905,000	5.000%	\$ 499,500	\$ 1,404,500	\$ 9,085,000	\$ 9,085,000
1/1/2043	\$ 950,000	5.000%	\$ 454,250	\$ 1,404,250	\$ 8,135,000	\$ 8,135,000
1/1/2044	\$ 1,000,000	5.000%	\$ 406,750	\$ 1,406,750	\$ 7,135,000	\$ 7,135,000
1/1/2045	\$ 1,050,000	5.000%	\$ 356,750	\$ 1,406,750	\$ 6,085,000	\$ 6,085,000
1/1/2046	\$ 1,100,000	5.000%	\$ 304,250	\$ 1,404,250	\$ 4,985,000	\$ 4,985,000
1/1/2047	\$ 1,155,000	5.000%	\$ 249,250	\$ 1,404,250	\$ 3,830,000	\$ 3,830,000
1/1/2048	\$ 1,215,000	5.000%	\$ 191,500	\$ 1,406,500	\$ 2,615,000	\$ 2,615,000
1/1/2049	\$ 1,275,000	5.000%	\$ 130,750	\$ 1,405,750	\$ 1,340,000	\$ 1,340,000
1/1/2050	\$ 1,340,000	5.000%	\$ 67,000	\$ 1,407,000		
	<b>\$ 21,745,000</b>		<b>\$ 22,854,309</b>	<b>\$ 44,599,309</b>	<b>\$ 44,599,309</b>	<b>\$ 44,599,309</b>

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2018

REVENUES		
CDD Debt Service Assessments	\$	539,431
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>539,431</b>
TIF Revenue	\$	-
<b>TOTAL TIF REVENUE *</b>	<b>\$</b>	<b>-</b>
EXPENDITURES		
Series 2018 July Bond Interest Payment	\$	193,959
Series 2018 January Bond Principal Payment	\$	155,000
Series 2018 January Bond Interest Payment	\$	190,472
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>539,431</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 1/1/2024	\$	7,850,000
Principal Payment Applied Toward Series 2018 Bonds	\$	155,000
<b>Bonds Outstanding - Period Ending 1/1/2025</b>	<b>\$</b>	<b>7,695,000</b>

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

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

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
1/1/2019	\$ 8,255,000			\$ 106,855	\$ 106,855
1/1/2020	\$ 8,255,000			\$ 409,231	\$ 409,231
1/1/2021	\$ 8,255,000	\$ 130,000	3.875%	\$ 409,231	\$ 539,231
1/1/2022	\$ 8,125,000	\$ 135,000	3.875%	\$ 404,194	\$ 539,194
1/1/2023	\$ 7,990,000	\$ 140,000	3.875%	\$ 398,963	\$ 538,963
1/1/2024	\$ 7,850,000	\$ 145,000	3.875%	\$ 393,538	\$ 538,538
1/1/2025	\$ 7,705,000	\$ 155,000	4.500%	\$ 387,919	\$ 542,919
1/1/2026	\$ 7,550,000	\$ 160,000	4.500%	\$ 380,944	\$ 540,944
1/1/2027	\$ 7,390,000	\$ 165,000	4.500%	\$ 373,744	\$ 538,744
1/1/2028	\$ 7,225,000	\$ 175,000	4.500%	\$ 366,319	\$ 541,319
1/1/2029	\$ 7,050,000	\$ 185,000	5.000%	\$ 358,444	\$ 543,444
1/1/2030	\$ 6,865,000	\$ 190,000	5.000%	\$ 349,194	\$ 539,194
1/1/2031	\$ 6,675,000	\$ 200,000	5.000%	\$ 339,694	\$ 539,694
1/1/2032	\$ 6,475,000	\$ 210,000	5.000%	\$ 329,694	\$ 539,694
1/1/2033	\$ 6,265,000	\$ 220,000	5.000%	\$ 319,194	\$ 539,194
1/1/2034	\$ 6,045,000	\$ 235,000	5.000%	\$ 308,194	\$ 543,194
1/1/2035	\$ 5,810,000	\$ 245,000	5.000%	\$ 296,444	\$ 541,444
1/1/2036	\$ 5,565,000	\$ 255,000	5.000%	\$ 284,194	\$ 539,194
1/1/2037	\$ 5,310,000	\$ 270,000	5.000%	\$ 271,444	\$ 541,444
1/1/2038	\$ 5,040,000	\$ 285,000	5.000%	\$ 257,944	\$ 542,944
1/1/2039	\$ 4,755,000	\$ 295,000	5.125%	\$ 243,694	\$ 538,694
1/1/2040	\$ 4,460,000	\$ 310,000	5.125%	\$ 228,575	\$ 538,575
1/1/2041	\$ 4,150,000	\$ 330,000	5.125%	\$ 212,688	\$ 542,688
1/1/2042	\$ 3,820,000	\$ 345,000	5.125%	\$ 195,775	\$ 540,775
1/1/2043	\$ 3,475,000	\$ 365,000	5.125%	\$ 178,094	\$ 543,094
1/1/2044	\$ 3,110,000	\$ 380,000	5.125%	\$ 159,388	\$ 539,388
1/1/2045	\$ 2,730,000	\$ 400,000	5.125%	\$ 139,913	\$ 539,913
1/1/2046	\$ 2,330,000	\$ 420,000	5.125%	\$ 119,413	\$ 539,413
1/1/2047	\$ 1,910,000	\$ 440,000	5.125%	\$ 97,888	\$ 537,888
1/1/2048	\$ 1,470,000	\$ 465,000	5.125%	\$ 75,338	\$ 540,338
1/1/2049	\$ 1,005,000	\$ 490,000	5.125%	\$ 51,506	\$ 541,506
1/1/2050	\$ 515,000	\$ 515,000	5.125%	\$ 26,394	\$ 541,394
		<b>\$ 8,255,000</b>		<b>\$ 8,474,036</b>	<b>\$ 16,729,036</b>

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### **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.

The District Administrative team accepts responsibilities to include day-to-day service calls, questions and comments that are considered part of the District's obligation in providing responsive and quality customer services to the general public. This fee is based on the residential units as assessed and/or platted the previous fiscal year.

#### **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.

#### **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.

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### **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.

### **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.

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### **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 Districts official website.

### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **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**

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### **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

### **Cabana Operations & Maintenance**

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

## PROPOSED ANNUAL OPERATING BUDGET

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### **Administrative Support**

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.

### **Disclosure Report**

This is required of the District as part of the bond indentures.

### **Trustee Fees**

This is required of the District as part of the bond indentures.

### **Arbitrage Rebate Calculation**

This is required of the District as part of the bond indentures.

### **Accounting Services**

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

### **Collection Agent**

The consulting manager provides the service of collection agent. This service includes providing payoff information for lot closings, maintaining logs and records, depositing closing funds in the proper trust accounts, and preparing lien releases.

### **Construction Accounting Services**

As part of the consulting managers contract, the District retains Construction Accounting Services to process construction invoices, prepare requisition listings and record the District's transactions in compliance with governmental accounting standards, specifically GASB 34.

### **Water/Sewer Combination Services**

#### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation, recreation facility and the pool.

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### **Field Manager**

The District retains the services of a Field Manager. The Field Manager is responsible for the day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation of and implementation of operating schedules and policies, insuring compliance with all operating permits, prepare and implement field operating budgets, provide information/education to public regarding District programs. The fee for this service is reviewed annually.

### **General Maintenance**

To provide for physical environmental operational expenses to anticipate District assets

### **Road & Street Facilities**

#### **Decorative Light Maintenance**

This item is to maintain the decorative light fixtures throughout the community.

#### **Street Sweeping**

This item is for sweeping the streets.

#### **Roadway/Sidewalk Repairs**

This item is for miscellaneous repairs to the roads/sidewalks as needed.

#### **Signage Repairs**

This item is for miscellaneous repairs to the signage in the community as needed.

### **Parks & Recreation**

#### **Security/Courtesy Patrol**

This item is for the contractual service of the Sheriffs office or a private vendor to provide random patrols of the District assets and the community as a whole.

#### **Staff**

This item is intended to fund part time individuals to staff during peak use events and seasons. The staff also provide some cleaning and ensures authorized individuals are utilizing the facility.

PROPOSED ANNUAL OPERATING BUDGET

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### **Club Facility Maintenance**

This item is for the monthly cleaning and repairs of the Clubhouse facility.

### **Clubhouse Supplies**

This item is for the basic commodities and other items for Clubhouse events.

### **Park Facility Maintenance**

This item is for repairs to the tennis courts, volleyball courts and other park infrastructure.

### **Special Events**

This item is intended to fund District held functions such as Fall, Winter, Spring & Summer Festivals or other events that may be deemed beneficial to the character and quality of life within the community.

### **Other Fees & Charges**

#### **Tax Collector**

Fees are based on Fiscal Year 2006 assessments to be collected. The Tax Collector charges charges two (2) percent of the assessments collected.

#### **Property Appraiser**

Fees are based on Fiscal Year 2006 assessments to be collected. The Property Appraiser charges two (2) percent of the assessments collected.

#### **Revenue Reserve**

Pursuant to State Law, the District is permitted to appropriate 96% of estimated revenues, which will cover discounts and non-payment of assessments.

#### **Security System**

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



May 1, 2024

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, 2024, listed below.

Community Development District	Number of Registered Electors
Heights, The	316

We ask that you respond to our office with a current list of CDD office holders by **June 1** 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](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Senior Candidate Services Manager





## COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2024)

FOR INFORMATION ABOUT SEATS UP FOR ELECTION, VISIT THE OFFICES UP FOR ELECTION PAGE ON OUR WEBSITE.		QUALIFYING OFFICER	
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 744-5900 ext. 4465	
ELECTORATE	Registered voters who are residents of the District.		
SALARY	TYPE OF ELECTION	TERM	ELECTION DATES
Not to exceed \$4,800	Nonpartisan	4 years, beginning November 19, 2024	11/5/2024 (General)
QUALIFICATIONS			
Registered voter in Hillsborough County and resident of the district.			
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT			
Form DS-DE9, <i>Appointment of Campaign Treasurer and Designation of Campaign Depository</i> , must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, <i>Statement of Candidate</i> , with the qualifying officer.			
Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer’s reports pursuant to Chapter 106.			
Special Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.			
METHODS OF QUALIFYING FOR THE BALLOT			
QUALIFYING: NOON, 6/10/2024 - NOON, 6/14/2024			
BY FEE	BY PETITION		BY WRITE IN
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2024. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.
QUALIFYING PACKETS, WHICH INCLUDE THE OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK.			
FOR ADDITIONAL INFORMATION, PLEASE CONTACT OUR OFFICE.			
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 3/26/2024.			

## RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

**1. GENERAL ELECTION SEATS.** Seat 3, currently held by Adam Harden, Seat 4, currently held by Chas Bruck, and Seat 5 currently held by Clay Thompson, III are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each

subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of June 2024.

**THE HEIGHTS COMMUNITY  
DEVELOPMENT DISTRICT**

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CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

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SECRETARY/ASSISTANT SECRETARY

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

In accordance with section 190.006(3)(b), Florida Statutes, The Heights Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of The Heights Community Development District begins at noon on Monday, June 10, 2024, and close at noon on Friday, June 14, 2024.

The District has three (3) seats up for election, Seats 3, 4, and 5. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at either the Fred B. Karl County Center, 601 E. Kennedy Blvd., 16<sup>th</sup> Floor, Tampa, Florida 33602 (telephone 813-272-5850) or Robert L. Gilder Elections Service Center, 2514 N. Falkenburg Rd., Tampa, Florida 33619 (telephone 744-5900). All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Hillsborough County Supervisor of Elections.

Brian Lamb  
District 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

**MINUTES OF PUBLIC HEARING AND REGULAR MEETING  
THE HEIGHTS  
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meetings of the Board of Supervisors for The Heights Community Development District was held on Thursday, August 10, 2023, at 10:00 a.m. at the Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602.

Present and constituting a quorum were:

Adam Harden  
Grant Kerekes  
Clay Thompson, III

Chairperson  
Assistant Secretary  
Assistant Secretary

Also present:

Brian Lamb  
Angie Grunwald

District Manager  
District Manager

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Lamb called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being no public comments, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Recess to Public Hearings**

Mr. Lamb directed the Board of Supervisors to recess to the Public Hearings.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Fiscal Year  
2024 Final Budget**

**A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget**

On MOTION by Mr. Harden seconded by Mr. Thompson, III with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was opened. 3-0

**B. Staff Presentations**

Mr. Lamb discussed the Budget with the Board.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2023-02; Adopting Final Fiscal Year 2024 Budget**

The Board reviewed the Resolution.

On MOTION by Mr. Harden seconded by Mr. Thompson, III with all in favor Resolution 2023-03 for the Fiscal Year 2024 Final Budget, was adopted. 3-0

**E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**

The Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Levying O&M Assessments**

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

On MOTION by Mr. Harden seconded by Mr. Thompson, III with all in favor Public Hearing on Levying O&M Assessments was opened. 3-0

**B. Staff Presentations**

Mr. Lamb discussed levying O&M Assessments with the Board.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2023-03; Levying O&M Assessments**

The Board reviewed the Resolution.

On MOTION by Mr. Harden seconded by Mr. Thompson, III with all in favor Resolution 2023-03 for Levying O&M Assessments, was adopted. 3-0

**E. Close Public Hearing on Levying O&M Assessments**

On MOTION by Mr. Harden seconded by Mr. Thompson, III with all in favor Public Hearing on Levying O&M Assessments was closed. 3-0

**SIXTH ORDER OF BUSINESS**

**Return to Regular Meeting**

Mr. Lamb directed the Board of Supervisors to proceed to the regular meeting.

**SEVENTH ORDER OF BUSINESS**

**Vendor/Staff Reports**

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

There being no reports, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Business Items**

- A. Consideration of Resolution 2023-04; Setting Fiscal Year 2024 Meeting Schedule**

Ms. Lamb discussed the Resolution with the Board setting the Fiscal Year 2024 meeting schedule starting in October.

On MOTION by Mr. Harden seconded by Mr. Thompson, III with all in favor Resolution 2023-04 setting Fiscal Year 2024 Meeting Schedule, was adopted. 5-0

- B. Discussion on Tiki Boat Tampa Request**

Mr. Lamb discussed the Tiki Boat rental request on the docks and requested following through with rule amendments and fees pursuant to the District.

- C. General Matters of District**

There being no additional general matters of the District, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Consideration of Meeting Minutes of the Regular Meeting June 07, 2023**
- B. Consideration of Operations and Maintenance Expenditures May – June 2023**
- C. Review of Financial Statements Month Ending June 30, 2023**

Mr. Lamb discussed the consent agenda items with the Board.

On MOTION by Mr. Harden seconded by Mr. Thompson, III with all in favor Consent Agenda items, was approved. 3-0

**TENTH ORDER OF BUSINESS**

**Board of Supervisors Requests and Comments**

There being no Board of Supervisors' request or comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Harden seconded by Mr. Thompson, III with all in favor the meeting was adjourned. 5-0
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Angie Grunwald  
Assistant Secretary

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Adam Harden  
Chairperson

**THE HEIGHTS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	100132	\$5,129.98		DISTRICT INVOICE AUGUST 2023
K. JOHNSONS LAWN &	19211	\$1,800.00		LAWN MAINT. JULY 2023
KEYSTONE PROPERTY MAINTENANCE	18531	\$1,025.00		LANDSCAPE MAINTENANCE - AUG. 2023
<b>Monthly Contract Subtotal</b>		<b>\$7,954.98</b>		
<b>Variable Contract</b>				
GHD SERVICES INC	340-0071303	\$2,869.90		PROFESSIONAL SERVICES THRU - 05/27/23
LANDMARK ENGINEERING &	2130089-184	\$825.00		CONSTRUCTION ADMINISTRATION
LANDMARK ENGINEERING &	2140039-68	\$97.50	\$922.50	GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 07/31/23
<b>Variable Contract Subtotal</b>		<b>\$3,792.40</b>		
<b>Utilities</b>				
TECO	221007995097 080323	\$180.01		ELECTRICITY SERVICES 06/29/23-07/28/23
TECO	221008541585 082123	\$11,659.56		ELECTRICITY SERVICES 07/18/23-08/15/23
TECO	221008569735 072823	\$820.42	\$12,659.99	ELECTRICITY SERVICES 06/23/23-07/24/23
<b>Utilities Subtotal</b>		<b>\$12,659.99</b>		
<b>Regular Services</b>				
GEOPOINT SURVEYING, INC	74596	\$2,610.00		REDEVELOPMENT - PROFESSIONAL SERVICES
OUTDOOR CONCEPTS OF	9452	\$129.02		IRRIGATION INSPECTION/REPAIRS JULY 2023
<b>Regular Services Subtotal</b>		<b>\$2,739.02</b>		
<b>Additional Services</b>				
TETOS CONCRETE LLC	TCL 062523	\$5,060.98		SIDEWALK PROJECT - 06/15/23
<b>Additional Services Subtotal</b>		<b>\$5,060.98</b>		
<b>TOTAL</b>		<b>\$32,207.37</b>		

Approved (with any necessary revisions noted):

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

#100132

**DATE**

8/28/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

9/27/2023

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Postage	8	Ea	0.62		4.98
Dissemination Services	1	Ea	833.33		833.33
<b>Subtotal</b>					<b>5,129.98</b>

<b>Subtotal</b>	\$5,129.98
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$5,129.98
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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 #
7/31/2023	19211

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

<b>Job Name</b>
The Heights

<b>Service Month</b>
July

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 07/05/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 07/19/2023)		900.00	900.00
	Aug 2 Aug 16 Aug 30			
PLEASE WRITE INVOICE NUMBER ON CHECK			<b>Total</b>	<b>\$1,800.00</b>

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 18531

Heights  
CCD

BILL TO  
BLOCK 1  
2005 PAN AM  
CIRCLE, STE 300  
TAMPA, FL 33607

DATE  
08/01/2023

PLEASE PAY  
\$2,050.00

DUE DATE  
08/31/2023

DATE	ACCOUNT SUMMARY	AMOUNT
07/01/2023	Balance Forward	2,050.00
	Other payments and credits after 07/01/2023 through 07/31/2023	-1,025.00
08/01/2023	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	2,050.00

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

TOTAL DUE **\$2,050.00**

THANK YOU.



**GHD Services Inc.**  
T +1 716 297 6150 W www.ghd.com

## The Heights CDD

SoHo Capital LLC  
2330 West Horatio Street  
Tampa, FL 33609  
United States of America

Invoice : 340-0071303  
Invoice Date : 6/5/2023  
Project : 11124219  
Project Name : Former Tampa Armature  
Purchase Order # : \*\*

### For Professional Services Rendered Through 5/27/2023

Environmental Services  
Former Armature  
1916 Ola Avenue  
Tampa Florida  
Brownfield Site 290606001

RHH I

ap@soho-capital.com  
project manager; Brian.moore@ghd.com

#### 2 - Services

Rate Labor	2,718.00
Expenses	128.15
Unit Rate Expenses	23.75
Total Expenses	151.90

#### Billings

To Date	Previous	Current
151,071.55	148,201.65	2,869.90

Current Billings	2,869.90
Amount Due This Bill	USD 2,869.90

Total Fee :	152,000.00
To Date Billings :	151,071.55
Total Remaining :	928.45

#### Remit EFT Payments To:

Account number	724010386
ABA number	022000020
Please email remittances to	usremittance@ghd.com
Please remit checks to	GHD Services Inc. P.O. Box 392237 Pittsburgh, PA 15251-9237

2 - Services

Labour

Rate Labor

Class / Employee

541 - Environmental Specialist

Christopher Barnes li

Date	Hours	Rate	Amount
4/10/2023	0.25	90.0000	22.50
4/12/2023	2.50	90.0000	225.00
4/13/2023	2.00	90.0000	180.00
4/19/2023	1.50	90.0000	135.00
4/20/2023	0.50	90.0000	45.00
4/21/2023	1.00	90.0000	90.00
4/28/2023	1.25	90.0000	112.50
5/3/2023	3.25	90.0000	292.50
	-----		-----
	12.25		1,102.50
3/31/2023	0.25	90.0000	22.50
	-----		-----
	12.50		1,125.00

Total Christopher Barnes li

Josh Turner

Total 541 - Environmental Specialist

Accounting/Senior Assistant

Debra Andrews

5/15/2023	1.00	50.0000	50.00
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Associate

Tina Bickerstaff

4/20/2023	1.00	120.0000	120.00
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Building Scientist

Jenna Martin

4/19/2023	0.25	140.0000	35.00
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Designer

Will Jahns

4/3/2023	9.00	72.0000	648.00
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Draft/CADD C1

Peter McLean

4/19/2023	0.50	75.0000	37.50
-----------	------	---------	-------

Industrial Hygenist

Coralie Jacobi

5/3/2023	0.50	75.0000	37.50
----------	------	---------	-------

Principal

Brian Moore

5/12/2023	0.50	190.0000	95.00
5/13/2023	3.00	190.0000	570.00
	-----		-----
	3.50		665.00
	-----		-----
	3.50		665.00

Total Brian Moore

Total Principal

Total Rate Labor 2,718.00

Total Labour

2,718.00

Expenses

Unit Rate Expenses

Account / Unit / Vendor

Employee - Mileage

Mileage

Christopher Barnes li

Quantity	Rate	Amount
38.00	0.6250	23.75
Total Unit Rate Expenses		23.75

Total Expenses

23.75

Subconsultant/Subcontractor

Expenses

Vendor

Jupiter Environmental Laboratories, Inc

Doc Number	Date	Cost	Multiplier	Amount
VR0000439974	4/11/2023	116.50	1.1000	128.15
Total Expenses				128.15

Total Subconsultant/Subcontractor

128.15

Total Bill Task: 2 - Services

2,869.90

Total Project: 11124219 - Former Tampa Armature

2,869.90



# INVOICE

DATE	INVOICE #
4/11/2023	A51800

GHD Services Inc  
5904 Hampton Oaks Pkwy #F  
Tampa, FL 33610

PO NUMBER	PROJECT	TERMS	DUE DATE	LOG #	COC #
340 011156	Tampa Armat...	Net 30	5/11/2023	2385245	385245
DESCRIPTION			QTY	RATE	AMOUNT
Brian.Moore@ghd.com					
Tampa Armature Works 11124219 040323 sampling					
PO#340-011156					
GW					
Arsenic			7	12.00	84.00
Environmental impact fee per Invoice (Log #)			1	15.00	15.00
Sample disposal per sample			7	2.50	17.50
NELAP E86546 DoD 74310			Total		\$116.50

The Heights CDD



June 5, 2023

Reference No. 11124219

Soho Capital LLC  
701 S Howard Ave  
Ste 106-322  
Tampa, Florida 33606

*Re: CDD*

Dear Mr. Adam Harden

Re: INVOICE (April and May 2023)  
Tampa Armature Works  
1910 N. Ola Avenue  
Tampa, Florida

Please find attached an invoice for services rendered involving the implementation of natural attenuation monitoring at the subject site. The invoice amount is **\$2,869.90** and includes annual groundwater sampling and report preparation. The services were conducted at your direction.

Should you have any questions, please feel free to contact us.

Sincerely,

GHD Services, Inc.

A handwritten signature in dark ink, appearing to read "Brian Moore".

Brian Moore, P.E.  
Principal Engineer

*OK  
TAT  
Heights CDD  
7/5/23*



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, 2023  
**Invoice No:** 2130089-184  
**Billing Through:** Jul 31, 2023

### Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				<b>\$825.00</b>
	Final Revisions to Master Plan for Market Street				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	5.50	\$150.00	\$825.00	

**Amount Due This Invoice:** **\$825.00**



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:** Aug 15, 2023  
**Invoice No:** 2140039-68  
**Billing Through:** Jul 31, 2023

### The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				<b>\$97.50</b>
	Prepare Certificate of Completion for Series 2017 Bonds				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Principal	0.50	\$195.00	\$97.50	

**Amount Due This Invoice:** **\$97.50**



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

Statement Date: August 03, 2023

Amount Due: \$180.01

Due Date: August 24, 2023

Account #: 221007995097

Received

AUG 7 2023

## Account Summary

Current Service Period: June 29, 2023 - July 28, 2023

Previous Amount Due	\$308.16
Payment(s) Received Since Last Statement	-\$308.16
Current Month's Charges	\$180.01

Amount Due by August 24, 2023 \$180.01

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

## Your Energy Insight



Your average daily kWh used was **20.83% higher** than the same period last year.

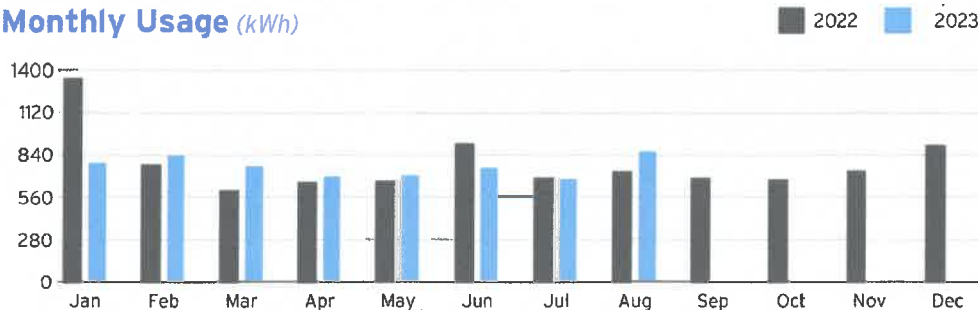


Your average daily kWh used was **26.09% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

# One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007995097

Due Date: August 24, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$180.01

Payment Amount: \$ \_\_\_\_\_

631630956148

00001989 FTECO108042300342210 00000 03 01000000 13822 002

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6316309561482210079950970000000180011



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

Account #: 221007995097  
Statement Date: August 03, 2023  
Charges Due: August 24, 2023

## Meter Read

**Meter Location:** DOCKSIDE

**Service Period:** Jun 29, 2023 - Jul 28, 2023

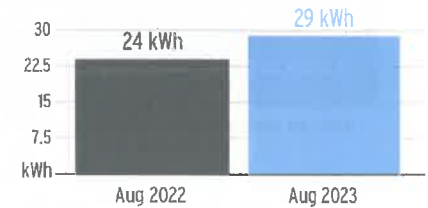
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	07/28/2023	32,273		31,409		864 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	864 kWh @ \$0.07990/kWh	\$69.03
	Fuel Charge	864 kWh @ \$0.05239/kWh	\$45.26
	Storm Protection Charge	864 kWh @ \$0.00400/kWh	\$3.46
	Clean Energy Transition Mechanism	864 kWh @ \$0.00427/kWh	\$3.69
	Storm Surcharge	864 kWh @ \$0.01061/kWh	\$9.17
	Florida Gross Receipt Tax		\$3.93
	<b>Electric Service Cost</b>		<b>\$157.04</b>
	Franchise Fee		\$10.29
	Municipal Public Service Tax		\$12.68
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$180.01</b>

## Avg kWh Used Per Day



## 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 \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

**Total Current Month's Charges**

**\$180.01**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill

	<b>Bank Draft</b> Visit <a href="https://TECOaccount.com">TECOaccount.com</a> for free recurring or one time payments via checking or savings account.		<b>In-Person</b> Find list of Payment Agents at <a href="https://TampaElectric.com">TampaElectric.com</a>		<b>Mail A Check</b> <b>Payments:</b> TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.
	<b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <a href="https://TECOaccount.com">TECOaccount.com</a> . Convenience fee will be charged.		<b>Phone</b> Toll Free: <b>866-689-6469</b>		<b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

## Contact Us

<b>Online:</b> <a href="https://TampaElectric.com">TampaElectric.com</a>	<b>Hearing Impaired/TTY:</b> 7-1-1
<b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249	<b>Power Outage:</b> 877-588-1010
<b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	<b>Energy-Saving Programs:</b> 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: August 21, 2023

Amount Due: \$11,659.56

Due Date: September 11, 2023  
Account #: 221008541585

## Account Summary

Current Service Period: July 18, 2023 - August 15, 2023

Previous Amount Due	\$11,659.56
Payment(s) Received Since Last Statement	-\$11,659.56

Current Month's Charges	\$11,659.56
-------------------------	-------------

Amount Due by September 11, 2023	\$11,659.56
----------------------------------	-------------

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



Scan here to view  
your account online.

## One Less Worry :)

Go paperless and get  
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so you never lose  
track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008541585  
Due Date: September 11, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Received  
AUG 24 2023

Amount Due: \$11,659.56

Payment Amount: \$ \_\_\_\_\_

646445728505

00001566 FTECO108212323134810 00000 03 01000000 13085 002

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6464457285052210085415850000011659560



**Service For:**  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

Account #: 221008541585  
Statement Date: August 21, 2023  
Charges Due: September 11, 2023

**Service Period:** Jul 18, 2023 - Aug 15, 2023

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

## Charge Details



### Electric Charges

#### 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 @ \$0.05169/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
<b>Lighting Charges</b>		<b>\$11,659.56</b>

**Total Current Month's Charges**

**\$11,659.56**

## 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 \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

00001566-0004824-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: July 28, 2023

Amount Due: \$820.42

Due Date: August 18, 2023

Account #: 221008569735

Received

AUG 2 2023

## Account Summary

Current Service Period: June 23, 2023 - July 24, 2023

Previous Amount Due	\$832.73
Payment(s) Received Since Last Statement	-\$832.73

Current Month's Charges	\$820.42
-------------------------	----------

Amount Due by August 18, 2023	\$820.42
-------------------------------	----------

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



Scan here to view  
your account online.



**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting  
your equipment from harmful surges.

[TampaElectric.com/SurgeProtection](http://TampaElectric.com/SurgeProtection)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008569735

Due Date: August 18, 2023



**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$820.42

Payment Amount: \$ \_\_\_\_\_

688420814684

00000843 FTECO107282322290810 00000 03 01000000 13944 002

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

68842081468422100856973500000000820429



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

Account #: 221008569735  
Statement Date: July 28, 2023  
Charges Due: August 18, 2023

**Service Period:** Jun 23, 2023 - Jul 24, 2023

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

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 32 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
Storm Surcharge	\$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**

00000843-0002094-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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213 Hobbs Street  
Tampa, FL 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266

The Heights Community Development District  
701 S Howard Ave  
Ste 103-322  
Tampa, FL 33606

Invoice number 74596  
Date 01/30/2023  
Project RIVERSIDE HEIGHTS

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
<b>The Heights, Redevelopment</b>					
<b>As- Built Survey Services</b>	58,000.00	100.00	55,390.00	58,000.00	2,610.00
<b>Total</b>	58,000.00	100.00	55,390.00	58,000.00	2,610.00

Invoice total **2,610.00**

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
73988	12/21/2022	930.00		930.00			
74596	01/30/2023	2,610.00	2,610.00				
<b>Total</b>		3,540.00	2,610.00	930.00	0.00	0.00	0.00

PAYMENT IS DUE WITHIN 30 DAYS OF THE INVOICE DATE

OK  
FET  
Hs Lts CDR  
7/5/23



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

# Invoice

Date	Invoice #
7/21/2023	9452

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

Project Information
City of Tampa Riverwalk Extension Tampa, FL

Terms
Due on receipt

Description	Qty	Rate	Amount
Service Call/Inspection - July - 071923	1	75.00	75.00
.50" Fittings	1	0.32	0.32
6" pro spray	2	10.50	21.00
Bubbler	1	5.20	5.20
Labor -Technician	0.5	55.00	27.50

		<b>Total</b>	\$129.02
<b>Phone #</b>	<b>E-mail</b>	<b>Payments/Credits</b>	\$0.00
727-647-1767	outdoorconceptsfl@gmail.com	<b>Balance Due</b>	\$129.02

# INVOICE

Date: 06/25/2023

Tetos Concrete Llc.  
1106 Williams Rd.  
Plant City, FL 33565  
813-767-8536  
tetosconcrete@outlook.com

To: Clay Thompson

PROJECT	DATE
W Palm Ave & Market St. Sidewalk	06/15/2023

DESCRIPTION	SIZE	SQ FT	PRICE PER SQ FT	LINE TOTAL
Sidewalk	96'X6'X4"	576	\$6.00	\$3,456.00
<b>Materials</b>		<b>Qty</b>		
Concrete		8 yds		\$1,604.98
			<b>Total</b>	\$5,060.98

OK  
FCT  
Hights CPP  
sidewalk repairs  
6/26/23

**THE HEIGHTS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	101121	\$5,125.00		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101671	\$8.43	\$5,133.43	DISRICT SERVICES SEPTEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$5,133.43</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
TECO	221007995097 090523	\$166.41		ELECTRICITY SERVICES 07/29/23-08/29/23
TECO	221008541585 092123	\$11,659.56		ELECTRICITY SERVICES 08/16/23-09/15/23
TECO	221008569735 082823	\$820.42	\$12,646.39	ELECTRICITY SERVICES 07/25/23-08/22/23
<b>Utilities Subtotal</b>		<b>\$12,646.39</b>		
<b>Regular Services</b>				
EGIS INSURANCE	19606	\$6,228.00		POLICY RENEWAL - 10/01/23-10/01/24
GRAU & ASSOCIATES	24699	\$1,500.00		AUDIT FYE 09/30/2022
TIMES PUBLISHING COM	308074 092423	\$565.00		MEETING SCEDULE AD
<b>Regular Services Subtotal</b>		<b>\$8,293.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$26,072.82</b>		

Approved (with any necessary revisions noted):

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

#101121

**DATE**

9/5/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

10/5/2023

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	833.33		833.33
<b>Subtotal</b>					<b>5,125.00</b>

<b>Subtotal</b>	\$5,125.00
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$5,125.00
------------------	------------

**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#**

#101671

**DATE**

9/21/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

10/21/2023

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	10	Ea	0.15		1.50
Postage	11	Ea	0.63		6.93
<b>Subtotal</b>					<b>8.43</b>

<b>Subtotal</b>	\$8.43
-----------------	--------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$8.43
------------------	--------

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

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

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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.



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

Statement Date: September 05, 2023

Amount Due: \$166.41

Due Date: September 26, 2023

Account #: 221007995097

## Account Summary

Current Service Period: July 29, 2023 - August 29, 2023

Previous Amount Due	\$180.01
Payment(s) Received Since Last Statement	-\$180.01
Current Month's Charges	\$166.41

Amount Due by September 26, 2023 \$166.41

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

## Your Energy Insight



Your average daily kWh used was **14.29% higher** than the same period last year.



Your average daily kWh used was **17.24% lower** than it was in your previous period.



Scan here to view your account online.

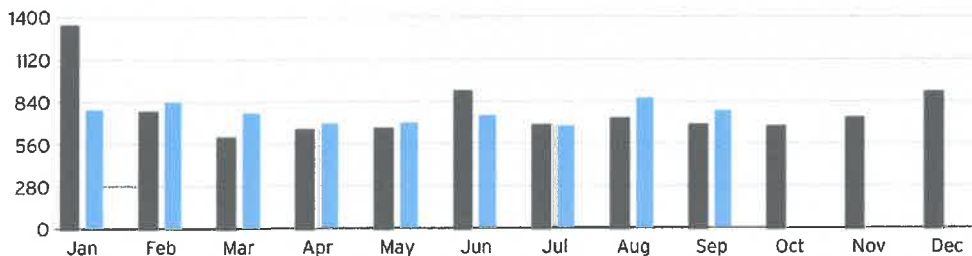
## SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

# Received

SEP 11 2023

Account #: 221007995097

Due Date: September 26, 2023

Amount Due: \$166.41

Payment Amount: \$ \_\_\_\_\_

641507483184



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

00001190 FTECO109062303332110 00000 03 01000000 14212 002

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6415074831842210079950970000000166411



**Service For:**  
1910 NOLA AVE  
DOCKSIDE, TAMPA, FL 33602-2014

Account #: 221007995097  
Statement Date: September 05, 2023  
Charges Due: September 26, 2023

## Meter Read

**Meter Location:** DOCKSIDE

**Service Period:** Jul 29, 2023 - Aug 29, 2023

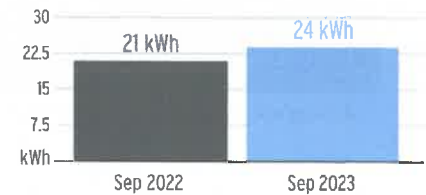
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000697056	08/29/2023	33,050	32,273	777 kWh	1	32 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	777 kWh @ \$0.07990/kWh	\$62.08
Fuel Charge	777 kWh @ \$0.05239/kWh	\$40.71
Storm Protection Charge	777 kWh @ \$0.00400/kWh	\$3.11
Clean Energy Transition Mechanism	777 kWh @ \$0.00427/kWh	\$3.32
Storm Surcharge	777 kWh @ \$0.01061/kWh	\$8.24
Florida Gross Receipt Tax		\$3.63
<b>Electric Service Cost</b>		<b>\$145.09</b>
Franchise Fee		\$9.50
Municipal Public Service Tax		\$11.82
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$166.41</b>

## Avg kWh Used Per Day



## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$166.41**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: September 21, 2023

Amount Due: \$11,659.56

Due Date: October 12, 2023

Account #: 221008541585

## Account Summary

Current Service Period: August 16, 2023 - September 15, 2023

Previous Amount Due \$11,659.56

Payment(s) Received Since Last Statement -\$11,659.56

Current Month's Charges \$11,659.56

Amount Due by October 12, 2023 \$11,659.56

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



Scan here to view  
your account online.

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

# Received

SEP 25 2023

Account #: 221008541585

Due Date: October 12, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$11,659.56

Payment Amount: \$ \_\_\_\_\_

652618558719

00000414 FTECO109212323234310 00000 03 01000000 13207 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6526185587192210085415850000011659565



**Service For:**  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

**Account #:** 221008541585  
**Statement Date:** September 21, 2023  
**Charges Due:** October 12, 2023

**Service Period:** Aug 16, 2023 - Sep 15, 2023

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

## Charge Details

## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 31 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
<b>Lighting Charges</b>		<b>\$11,659.56</b>

**Total Current Month's Charges**

**\$11,659.56**

00000414-0001109-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: August 28, 2023

Amount Due: \$820.42

Due Date: September 18, 2023

Account #: 221008569735

## Account Summary

Current Service Period: July 25, 2023 - August 22, 2023

Previous Amount Due	\$820.42
Payment(s) Received Since Last Statement	-\$820.42

Current Month's Charges	\$820.42
-------------------------	----------

Amount Due by September 18, 2023	\$820.42
----------------------------------	----------

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



Scan here to view  
your account online.

## One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008569735

Due Date: September 18, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

# Received

SEP 05 2023

Amount Due: \$820.42

Payment Amount: \$ \_\_\_\_\_

688420829662

00002118 FTeco108282322255810 00000 03 01000000 13908 002

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6884208296622210085697350000000820428



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

Account #: 221008569735  
Statement Date: August 28, 2023  
Charges Due: September 18, 2023

**Service Period:** Jul 25, 2023 - Aug 22, 2023

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

## Charge Details



### Electric Charges

#### 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
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$50.43
Municipal Public Service Tax	\$0.00

**Lighting Charges** **\$820.42**

## 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 \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

**Total Current Month's Charges**

**\$820.42**

00002118-0006080-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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### In-Person

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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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[TampaElectric.com](https://TampaElectric.com)

### Phone:

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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# INVOICE

<b>Customer</b>	The Heights Community Development District
<b>Acct #</b>	806
<b>Date</b>	09/14/2023
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

The Heights Community Development District  
c/o Meritus  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Payment Information	
<b>Invoice Summary</b>	\$ 6,228.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19606
100123343	

Thank You

Please detach and return with payment



Customer: The Heights Community Development District

Invoice	Effective	Transaction	Description	Amount
19606	10/01/2023	Renew policy	Policy #100123343 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/14/2023	6,228.00

**Total**

\$ 6,228.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

**Remit Payment To: Egis Insurance Advisors**

(321)233-9939

**Date**

P.O. Box 748555  
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

09/14/2023

## 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. 24699  
Date 08/31/2023

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>1,500.00</u>
Current Amount Due	\$ <u><u>1,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.



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	
09/24/23		THE HEIGHTS CDD	
Billing Date	Sales Rep	Customer Account	
09/24/2023	Deirdre Bonett	106078	
Total Amount Due		Ad Number	
\$565.00		0000308074	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/24/23	09/24/23	0000308074	Times	Legals CLS	Meeting Schedule	1	2x52 L	\$561.00
09/24/23	09/24/23	0000308074	Tampabay.com	Legals CLS	Meeting Schedule	1	2x52 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
09/24/23		THE HEIGHTS CDD	
Billing Date	Sales Rep	Customer Account	
09/24/2023	Deirdre Bonett	106078	
Total Amount Due		Ad Number	
\$565.00		0000308074	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/24/23** or by publication on the newspaper's website, if authorized, on

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

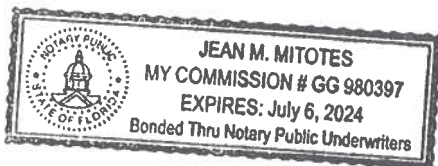
Signature Affiant

Sworn to and subscribed before me this **09/24/2023**

Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_



**NOTICE OF REGULAR BOARD MEETING SCHEDULE**  
**FISCAL YEAR 2024**  
**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 2024 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 04, 2023	10:00 a.m.
November 01, 2023	10:00 a.m.
December 06, 2023	10:00 a.m.
January 03, 2024	10:00 a.m.
February 07, 2024	10:00 a.m.
March 06, 2024	10:00 a.m.
April 03, 2024	10:00 a.m.
May 01, 2024	10:00 a.m.
June 05, 2024	10:00 a.m.
July 03, 2024	10:00 a.m.
August 07, 2024	10:00 a.m.
September 04, 2024	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: 09/24/2023

0000308074

**THE HEIGHTS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
K. JOHNSONS LAWN &	19257	\$2,700.00		LAWN MAINT. - AUGUST 2023
K. JOHNSONS LAWN &	19288	\$1,800.00	\$4,500.00	LAWN MAINT. - SEPTEMBER 2023
KEYSTONE PROPERTY MAINTENANCE	18320	\$2,050.00		LAWN MAINT. - JULY 2023
KEYSTONE PROPERTY MAINTENANCE	18750	\$1,025.00		LAWN MAINT. - SEPTEMBER 2023
KEYSTONE PROPERTY MAINTENANCE	18929	\$5,200.00	\$8,275.00	LAWN MAINT. - OCTOBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$12,775.00</b>		
<b>Variable Contract</b>				
LANDMARK ENGINEERING &	2130089-185	\$225.00		CONSTRUCTION ADMINISTRATION - GRADING FOR BLOCK 3 PARKING LOT
<b>Variable Contract Subtotal</b>		<b>\$225.00</b>		
<b>Utilities</b>				
TECO	1585 102023 ACH	\$11,659.56		ELECTRICITY SERVICE - 09/16/23-10/16/23
TECO	221007995097 100423	\$152.74		ELECTRICITY SERVICE - 08/30/23-09/28/23
TECO	221008569735 092823	\$820.42	\$12,632.72	ELECTRICITY SERVICE - 08/23/23-09/22/23
<b>Utilities Subtotal</b>		<b>\$12,632.72</b>		
<b>Regular Services</b>				
ADA SITE COMPLIANCE	3023	\$1,500.00		COMPLIANCE
DEPARTMENT OF ECONOMIC OPPORTY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
GRAU & ASSOCIATES	24778	\$1,000.00		AUDIT FYE 09/30/2022
KJK CONCRETE FINISHING	000076	\$2,300.00		SIDEWALK REPAIRS
<b>Regular Services Subtotal</b>		<b>\$4,975.00</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$30,607.72</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

<p style="text-align: center;"><b>THE HEIGHTS CDD</b> <b>Summary of Operations and Maintenance Invoices</b></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 #
8/31/2023	19257

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

<b>Job Name</b>
The Heights

<b>Service Month</b>
August

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 08/02/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 08/16/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 08/30/2023)		900.00	900.00
<b>PLEASE WRITE INVOICE NUMBER ON CHECK</b>		<b>Total</b>	<b>\$2,700.00</b>	

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



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

# Invoice

Date	Invoice #
9/29/2023	19288

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

<b>Job Name</b>
The Heights

<b>Service Month</b>
September

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 09/13/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 09/27/2023)		900.00	900.00
<b>PLEASE WRITE INVOICE NUMBER ON CHECK</b>		<b>Total</b>	<b>\$1,800.00</b>	

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 18320

BILL TO  
BLOCK 1  
2005 PAN AM  
CIRCLE,STE300  
TAMPA, FL 33607

CDD ? ☒ correct

DATE  
07/01/2023

PLEASE PAY  
\$2,050.00

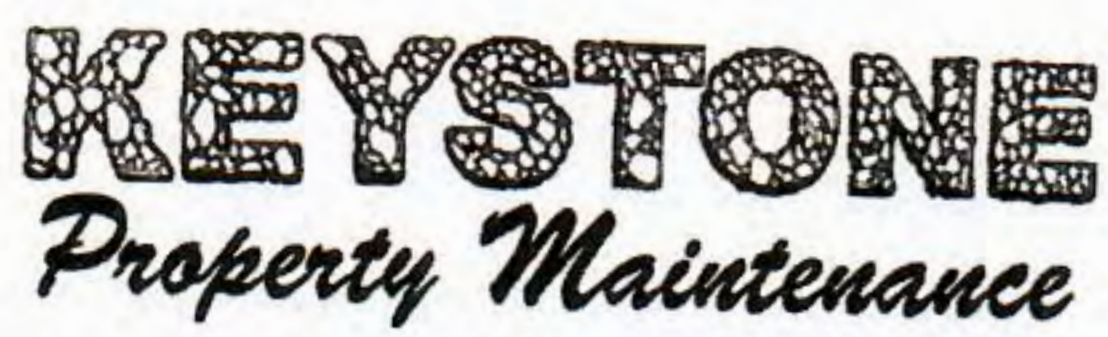
DUE DATE  
07/31/2023

DATE	ACCOUNT SUMMARY	AMOUNT
06/01/2023	Balance Forward	1,025.00
	Other payments and credits after 06/01/2023 through 06/30/2023	0.00
07/01/2023	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	2,050.00

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

TOTAL DUE **\$2,050.00**

THANK YOU.



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

Invoice 18929

BILL TO  
RIVERSIDE HEIGHTS  
HOLDING LLC 1

DATE  
10/01/2023

PLEASE PAY  
\$6,200.00

DUE DATE  
10/31/2023

The Heights CDD

DATE	ACCOUNT SUMMARY	AMOUNT
09/01/2023	Balance Forward	500.00
	Other payments and credits after 09/01/2023 through 09/30/2023	0.00
10/01/2023	Other invoices from this date	0.00
	New charges (details below)	5,700.00
	Total Amount Due	6,200.00

DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance 2200 N BOULEVARD ST TAMPA	1	100.00	100.00
Lawn Maintenance 2102 N HIGHLAND AVE	1	200.00	200.00
Lawn Maintenance 1905 N TAMPA STREET	1	200.00	200.00
Lawn Maintenance MOW, EDGE, LINE TRIM AND BLOW BI-WEEKLY VACANT PARKING LOTS (6TOTAL), ROUNDABOUT AND RIVER WALK	2	2,600.00	5,200.00

TOTAL OF NEW CHARGES 5,700.00

TOTAL DUE \$6,200.00

THANK YOU.

Charge to CDD

Please include invoice number in check memo.



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

**Invoice Date:** Oct 15, 2023  
**Invoice No:** 2130089-185  
**Billing Through:** Sep 30, 2023

### Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$225.00
	Grading for Block 3 Parking Lot				
	<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



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

Statement Date: October 20, 2023

Amount Due: \$11,659.56

Due Date: November 10, 2023

Account #: 221008541585

## Account Summary

Current Service Period: September 16, 2023 - October 16, 2023

Previous Amount Due	\$11,659.56
Payment(s) Received Since Last Statement	-\$11,659.56

Current Month's Charges	\$11,659.56
-------------------------	-------------

Amount Due by November 10, 2023	\$11,659.56
---------------------------------	-------------

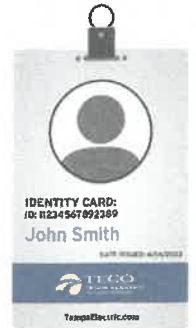
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.

## 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.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Received

OCT 27 2023

Account #: 221008541585

Due Date: November 10, 2023

Amount Due: \$11,659.56

Payment Amount: \$ \_\_\_\_\_

682248073935

00006068 FTECO110202323455510 00000 02 01000000 12958 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6822480739352210085415850000011659563



**Service For:**  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

**Account #:** 221008541585  
**Statement Date:** October 20, 2023  
**Charges Due:** November 10, 2023

**Service Period:** Sep 16, 2023 - Oct 16, 2023

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

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 31 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
<b>Lighting Charges</b>		<b>\$11,659.56</b>

**Total Current Month's Charges**

**\$11,659.56**

## Important Messages

**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. A common tactic is requesting payment through mobile applications. Visit [TampaElectric.com/Scam](http://TampaElectric.com/Scam) to report a scam and learn more.

00006068-0013784- Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: October 04, 2023

Amount Due: \$152.74

Due Date: October 25, 2023

Account #: 221007995097

## Account Summary

Current Service Period: August 30, 2023 - September 28, 2023

Previous Amount Due	\$166.41
Payment(s) Received Since Last Statement	-\$166.41

Current Month's Charges	\$152.74
-------------------------	----------

Amount Due by October 25, 2023 \$152.74

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

## Your Energy Insight

Your average daily kWh used was **9.09% higher** than the same period last year.

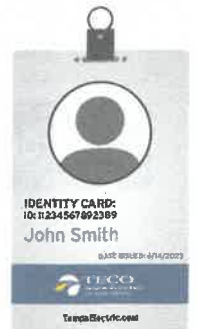
Your average daily kWh used was **0% higher** than it was in your previous period.



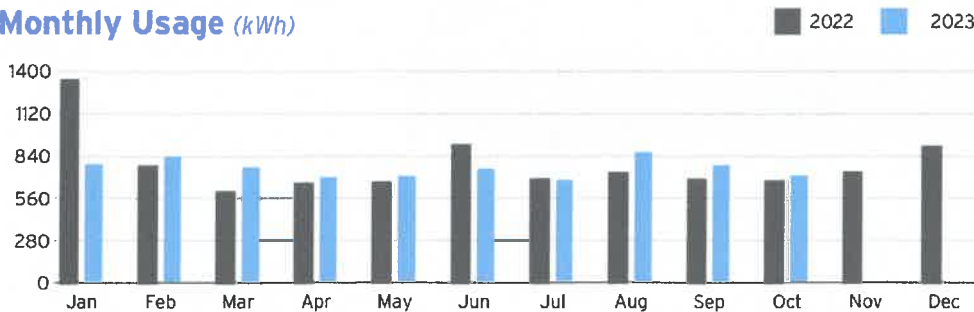
Scan here to view your account online.

## 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.



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

OCT 10 2023

Account #: 221007995097

Due Date: October 25, 2023

Amount Due: \$152.74

Payment Amount: \$ \_\_\_\_\_

681013498388



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

00000060 FTECO110042322592810 00000 03 01000000 13730 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6810134983882210079950970000000152742



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

Account #: 221007995097  
Statement Date: October 04, 2023  
Charges Due: October 25, 2023

Meter Read

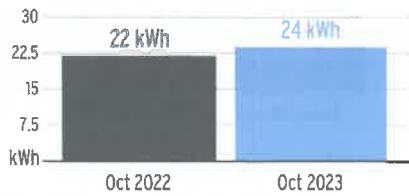
Meter Location: DOCKSIDE  
Service Period: Aug 30, 2023 - Sep 28, 2023      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000697056	09/28/2023	33,760	33,050	710 kWh	1	30 Days

Charge Details

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	710 kWh @ \$0.07990/kWh	\$56.73
Fuel Charge	710 kWh @ \$0.05239/kWh	\$37.20
Storm Protection Charge	710 kWh @ \$0.00400/kWh	\$2.84
Clean Energy Transition Mechanism	710 kWh @ \$0.00427/kWh	\$3.03
Storm Surcharge	710 kWh @ \$0.01061/kWh	\$7.53
Florida Gross Receipt Tax		\$3.33
<b>Electric Service Cost</b>		<b>\$133.16</b>
Franchise Fee		\$8.72
Municipal Public Service Tax		\$10.86
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$152.74</b>

Avg kWh Used Per Day



Important Messages

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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. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and learn more.

**Total Current Month's Charges      \$152.74**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

Contact Us

- Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010

**Energy-Saving Programs:**  
813-275-3909

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

Statement Date: September 28, 2023

Amount Due: \$820.42

Due Date: October 19, 2023

Account #: 221008569735

## Account Summary

Current Service Period: August 23, 2023 - September 22, 2023

Previous Amount Due	\$820.42
Payment(s) Received Since Last Statement	-\$820.42

Current Month's Charges	\$820.42
-------------------------	----------

Amount Due by October 19, 2023	\$820.42
--------------------------------	----------

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



Scan here to view  
your account online.

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008569735

Due Date: October 19, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

# Received

OCT 04 2023

Amount Due: \$820.42

Payment Amount: \$ \_\_\_\_\_

685951746203

00000758 FTECO109282323053410 00000 03 01000000 13743 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

68595174620322100856973500000000820428



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

Account #: 221008569735  
Statement Date: September 28, 2023  
Charges Due: October 19, 2023

**Service Period:** Aug 23, 2023 - Sep 22, 2023

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

## Charge Details



### Electric Charges

#### 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
Storm Surcharge	\$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**

## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

00000758-0001905- Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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



**Invoice**

<b>BILL TO</b>
The Heights CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3023	10/26/2023	\$1,500.00	11/09/2023	14	

DESCRIPTION	QTY/HRS	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**

# Florida Department of Economic Opportunity, Special District Accountability Program

## Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88907
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

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

000724

**Heights Community Development District, The**

Mr. Brian K. Lamb

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



FLORIDA DEPARTMENT of  
ECONOMIC OPPORTUNITY

Received

OCT 05 2023

- 2. Telephone:** 813-397-5121 Ext:
- 3. Fax:** 813-873-7070
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** theheightscdd.org
- 8. County(ies):** Hillsborough
- 9. Special Purpose(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

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/30/23

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

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

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.    This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.    This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:    Denied:    Reason:   

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

## 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. 24778  
Date 10/02/2023

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>1,000.00</u>
Current Amount Due	\$ <u><u>1,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

Issue date  
Sep 13, 2023

## Ola and Palm Ave

Ola and Palm Ave(NE corner) sidewalk removed and poured.  
Roughly 205 S/F was ripped out, recycled, poured and finished. Broom finish applied. Expansion added to curb, control joints grooved in.

Please make check payable to: KJK concrete finishing  
Send to: 20012 Leonard Road  
Lutz, FL 33558

Thank you for your business!

**Customer**

Clay Thompson  
The Heights CDD  
clay@soho-capital.com  
813-484-3165  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Invoice Details**

PDF created September 18, 2023  
\$2,300.00

**Payment**

Due September 13, 2023  
\$2,300.00

Items	Quantity	Price	Amount
concrete quote	1	\$2,300.00	\$2,300.00
Subtotal			\$2,300.00

**Total Due** **\$2,300.00**

Please Process  
OK  
ICT  
9/19/23

**Pay online**

To pay your invoice go to <https://squareup.com/u/6WHwxK7h>

Or open the camera on your mobile device and place the QR code in the camera's view.

**THE HEIGHTS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	104230	\$5,124.67		DISTRICT INVOICE OCTOBER 2023
INFRAMARK LLC	104770	\$5,124.67	\$10,249.34	DISTRICT INVOICE NOVEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$10,249.34</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
TECO	221007995097 110223	\$176.10		ELECTRICITY SERVICE - 09/29/23-10/27/23
TECO	221008569735 102723	\$820.42	\$996.52	ELECTRICITY SERVICE - 09/23/23-10/23/23
<b>Utilities Subtotal</b>		<b>\$996.52</b>		
<b>Regular Services</b>				
GRAU & ASSOCIATES	24842	\$5,000.00		AUDIT
MOLLOY & JAMES	18700	\$562.50		PROFESSIONAL SERVICES - 10/26/23
NANCY C MILLAN	A1922240010	\$84.26		TAX COLLECTOR
THE HEIGHTS CDD	10312023-1	\$6,395.84		SERIES 2017 & SERIES 2018 FY23 TAX DIST ID 642 EXCESS FEES
THE HEIGHTS CDD	11172023-1	\$37,382.48	\$43,778.32	SERIES 2017 & SERIES 2018 FY24 TAX DIST ID 646
US BANK	7103755	\$4,040.63		TRUSTEE
<b>Regular Services Subtotal</b>		<b>\$53,465.71</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$64,711.57</b>		

Approved (with any necessary revisions noted):

---

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

#104230

**DATE**

10/31/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

11/30/2023

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: October 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	833.00		833.00
<b>Subtotal</b>					<b>5,124.67</b>

<b>Subtotal</b>	\$5,124.67
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$5,124.67
------------------	------------

**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#**

#104770

**DATE**

11/20/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

12/20/2023

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	833.00		833.00
<b>Subtotal</b>					<b>5,124.67</b>

<b>Subtotal</b>	\$5,124.67
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$5,124.67
------------------	------------

**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.*

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*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.*



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

Statement Date: November 02, 2023

Amount Due: \$176.10

Due Date: November 27, 2023

Account #: 221007995097

## Account Summary

Current Service Period: September 29, 2023 - October 27, 2023

Previous Amount Due	\$152.74
Payment(s) Received Since Last Statement	-\$152.74
<b>Current Month's Charges</b>	<b>\$176.10</b>

**Amount Due by November 27, 2023 \$176.10**

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

## Your Energy Insight



Your average daily kWh used was **16% higher** than the same period last year.



Your average daily kWh used was **20.83% higher** than it was in your previous period.



Scan here to view your account online.



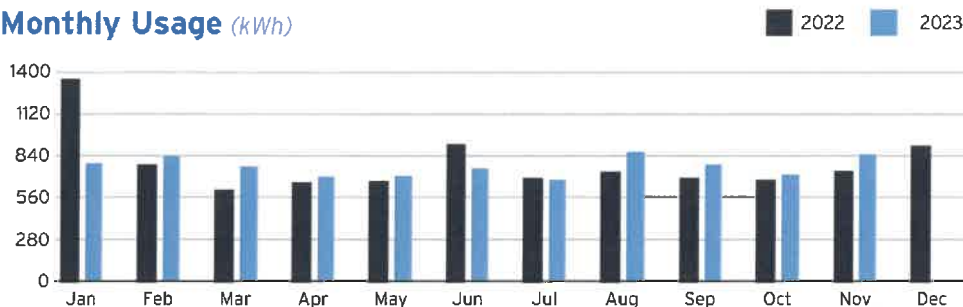
**DOWNED IS DANGEROUS!**

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

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007995097

Due Date: November 27, 2023



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Received

NOV 1 0 2023

Amount Due: \$176.10

Payment Amount: \$ \_\_\_\_\_

632865578108



00000033 FTECO111032300225810 00000 03 01000000 13769 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

Make check payable to: TECO

Please write your account number on the memo line of your check.

6328655781082210079950970000000176103



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

**Account #:** 221007995097  
**Statement Date:** November 02, 2023  
**Charges Due:** November 27, 2023

## Meter Read

**Meter Location:** DOCKSIDE

**Service Period:** Sep 29, 2023 - Oct 27, 2023

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000697056	10/27/2023	34,607	33,760	847 kWh	1	29 Days

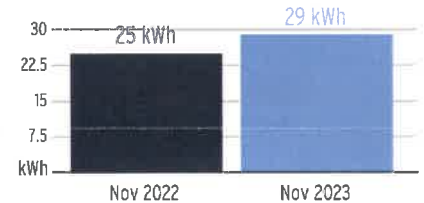
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	847 kWh @ \$0.07990/kWh	\$67.68
Fuel Charge	847 kWh @ \$0.05239/kWh	\$44.37
Storm Protection Charge	847 kWh @ \$0.00400/kWh	\$3.39
Clean Energy Transition Mechanism	847 kWh @ \$0.00427/kWh	\$3.62
Storm Surcharge	847 kWh @ \$0.01061/kWh	\$8.99
Florida Gross Receipt Tax		\$3.84
<b>Electric Service Cost</b>		<b>\$153.64</b>
Franchise Fee		\$10.06
Municipal Public Service Tax		\$12.40
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$176.10</b>

## Avg kWh Used Per Day



## 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 \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

**Total Current Month's Charges**

**\$176.10**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: October 27, 2023

Amount Due: \$820.42

Due Date: November 17, 2023

Account #: 221008569735

## Account Summary

Current Service Period: September 23, 2023 - October 23, 2023

Previous Amount Due \$820.42

Payment(s) Received Since Last Statement -\$820.42

Current Month's Charges \$820.42

Amount Due by November 17, 2023 \$820.42

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

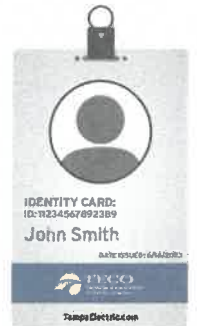


Scan here to view  
your account online.

## 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.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

NOV 01 2023

Account #: 221008569735

Due Date: November 17, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$820.42

Payment Amount: \$ \_\_\_\_\_

645211209504

00000084 FTECO110272322393110 00000 03 01000000 13761 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

64521120950422100856973500000000820427



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

Account #: 221008569735  
Statement Date: October 27, 2023  
Charges Due: November 17, 2023

**Service Period:** Sep 23, 2023 - Oct 23, 2023

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

## Charge Details

## Important Messages

**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. A common tactic is requesting payment through mobile applications. Visit [TampaElectric.com/Scam](http://TampaElectric.com/Scam) to report a scam and learn more.



### Electric Charges

#### 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
Storm Surcharge	\$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**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

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### Phone:

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866-832-6249

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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# 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. 24842  
Date 10/31/2023

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>5,000.00</u>
Current Amount Due	\$ <u><u>5,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,000.00	0.00	0.00	0.00	0.00	5,000.00

Payment due upon receipt.

## Molloy & James

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

Received

NOV 09 2023

2005 Pam Am Circle  
Suite 300  
Tampa, FL 33607

## INVOICE

TAX ID: 59-2866686  
INVOICE DATE: 11/2/2023  
INVOICE NO: 18700  
BILLING THROUGH: 10/31/2023

### Meritus - The Heights CDD

#### PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
10/26/2023	Dan Molloy	Draft annual audit letter.	1.50	\$375.00	\$562.50
TOTAL SERVICES			1.50		\$562.50

SUBTOTAL \$562.50

AMOUNT DUE THIS INVOICE \$562.50

This invoice is due upon receipt

#### ACCOUNT SUMMARY

SERVICES BTD	EXPENSES BTD	LAST INV NO	LAST INV DATE	LAST INV AMT	LAST PAY AMT	PREV UNPAID AMT
\$22,837.50	\$164.98	18585	4/5/2023	\$825.00	\$825.00	---

TOTAL AMOUNT DUE INCLUDING THIS INVOICE \$562.50

Thank you. Please contact Sheila Kestran (skestran@mjlaw.us) with any billing questions or concerns.


[hillstax.org](http://hillstax.org)


# 2023 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A1922240010

**Account Name:** HEIGHTS CDD  
**Address:** 2005 PAN AM CIR STE 120  
 TAMPA FL 33607-2529

**Property Location:**
**Legal Description:** HIGHLAND PARK 1ST ADDITION A PORTION OF LOT 6 BLOCK 14 DESCRIBED AS FOLLOWS: BEG AT SW COR OF LOT 6 THN N 00 DEG 27 MIN 09 SEC...

## Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	4,340	0	4,340	5.7309	24.87
ENVIRONMENTAL LAND	813-272-5890	4,340	0	4,340	0.0604	0.26
LIBRARY-SERVICE	813-273-3660	4,340	0	4,340	0.5583	2.42
SCHOOL - LOCAL	813-272-4064	4,340	0	4,340	2.2480	9.76
SCHOOL - STATE	813-272-4064	4,340	0	4,340	3.1520	13.68
PORT AUTHORITY	813-905-5132	4,340	0	4,340	0.0770	0.33
HILLS CO TRANSIT AUTHORITY	813-384-6583	4,340	0	4,340	0.5000	2.17
CHILDRENS BOARD	813-229-2884	4,340	0	4,340	0.4589	1.99
WATER MANAGEMENT	352-796-7211	4,340	0	4,340	0.2043	0.89
TAMPA CITY	813-274-8552	4,340	0	4,340	6.2076	26.94

**Total Millage: 19.1974**
**Total Ad Valorem Taxes: \$83.31**

## Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
TAMPA DOWNTOWN DEVELOPMENT	813-682-2061	4.46

**Total Non-Ad Valorem Assessments: \$4.46**
**Combined Taxes & Assessments: \$87.77**

↓ Detach below portion and return it with your payment. ↓

**Nancy C. Millan, Hillsborough County Tax Collector**
**2023 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**
**Account No.:** A1922240010

**Tax District:** TA

**Escrow:**
**Assessed Value:** 4,340

**Exemptions:**

### ONLY PAY ONE AMOUNT

Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2023	\$84.26
Dec. 31, 2023	\$85.14
Jan. 31, 2024	\$86.01
Feb. 29, 2024	\$86.89
Mar. 31, 2024	\$87.77


**SAVE A STAMP  
& PAY ONLINE!**

 SCAN QR CODE  
WITH SMARTPHONE

# Received

NOV 02 2023

Remember to write your account number on your check.

Make checks payable in US funds to:

 Nancy C. Millan, Tax Collector  
 PO Box 30012  
 Tampa FL 33630-3012

HEIGHTS CDD

 2005 PAN AM CIR STE 120  
 TAMPA FL 33607-2529


**CHECK REQUEST FORM**  
**The Heights**

<b>Date:</b>	11/7/2023
<b>Invoice#:</b>	10312023-1
<b>Vendor#:</b>	V00023
<b>Vendor Name:</b>	The Heights
<b>Pay From:</b>	Valley Acct# 5949
<b>Description:</b>	Series 2017 & Series 2018 - FY 23 Tax Dist. ID 642 Excess Fees
<b>Code to:</b>	201.103200.1000
<b>Amount:</b>	\$6,395.84
<b>Requested By:</b>	<div>11/7/2023</div> <div><u>Teresa Farlow</u></div>

# THE HEIGHTS CDD

## DISTRICT CHECK REQUEST

**Today's Date** 10/31/2023  
**Check Amount** \$6,395.84  
**Payable To** The Heights CDD  
**Check Description** Series 2017 & Series 2018 - FY 22 Tax Dist. ID 642/excess fees  
**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	1597
4/11/2023	860.66	335.19	335.19	525.47	525.47	-		1609
10/31/2023	10,475.72	4,079.88	4,079.88	6,395.84	6,395.84	-	642/excess fees	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,306,565.49	508,856.13	508,856.13	797,709.35	797,709.36	-		
Net Total on Roll	1,283,826.00		500,000.00		783,826.00			
Collection Surplus / (Deficit)	22,739.49		8,856.13		13,883.36			



**ANNUAL REPORT OF EXCESS FEES**  
**Year Ended September 30, 2023**  
**Hillsborough County Tax Collector**

Distribution ID	Period Start Date	Period End Date	Agency Code	Funding Agency	Excess Fees
642	10/1/2022	9/30/2023	FNSD 00034	PARKWAY CENTER CDD	14,795.45
642	10/1/2022	9/30/2023	FNSD 00035	PINE HOLLOW SDD	99.37
642	10/1/2022	9/30/2023	FNSD 00059	PINE MEADOWS SDD	60.86
642	10/1/2022	9/30/2023	FA400	PORT AUTHORITY	90,195.96
642	10/1/2022	9/30/2023	FNRW 00001	RECLAIMED WATER	4,181.53
642	10/1/2022	9/30/2023	FNSD 00134	RESERVE AT PRADERA CDD	6,526.79
642	10/1/2022	9/30/2023	FNSD 00156	RHODINE ROAD NORTH CDD	6,846.05
642	10/1/2022	9/30/2023	FNSD 00095	RIVERBEND CDD	11,612.15
642	10/1/2022	9/30/2023	FNSD 00138	RIVERBEND WEST CDD	6,052.74
642	10/1/2022	9/30/2023	FNSD 00063	RIVERCREST CDD	15,987.42
642	10/1/2022	9/30/2023	FA310	SCHOOL I-SF	2.81
642	10/1/2022	9/30/2023	FNSD 00151	SHELL POINT CDD	12,083.87
642	10/1/2022	9/30/2023	FNSD 00146	SHERWOOD MANOR CDD	6,563.41
642	10/1/2022	9/30/2023	FNSD 00087	SOUTH BAY CDD	7,319.07
642	10/1/2022	9/30/2023	FNSD 00161	SOUTH CREEK CDD	4,127.05
642	10/1/2022	9/30/2023	FNSD 00075	SOUTH FORK CDD	4,831.49
642	10/1/2022	9/30/2023	FNSD 00088	SOUTH FORK EAST CDD	18,186.41
642	10/1/2022	9/30/2023	FNSD 00140	SOUTH FORK III	23,774.81
642	10/1/2022	9/30/2023	FNSD 00029	SOUTH POINTE SDD	43.39
642	10/1/2022	9/30/2023	FNSD 00148	SOUTHSHORE BAY CDD	251.18
642	10/1/2022	9/30/2023	FNSD 00150	SPENCER CREEK	6,876.95
642	10/1/2022	9/30/2023	FNSD 00115	SPRING LAKE CDD	17,278.64
642	10/1/2022	9/30/2023	FNSD 00093	STONEBRIER CDD	8,717.96
642	10/1/2022	9/30/2023	FNSD 00079	STONELAKE RANCH CDD	1,892.77
642	10/1/2022	9/30/2023	FNSD 00004	SUGARWOOD GROVE SDD	62.50
642	10/1/2022	9/30/2023	FNSD 00136	SUMMITAT FERN HILL CDD	5,882.18
642	10/1/2022	9/30/2023	FNSD 00041	TAMPA DOWNTOWN DEVELOPMENT	34,787.98
642	10/1/2022	9/30/2023	FNLDC00000	TAMPA LIGHTING DISTRICT	1,707.06
642	10/1/2022	9/30/2023	FNSD 00012	TAMPA PALMS I CDD	21,930.58
642	10/1/2022	9/30/2023	FNSD 00047	TAMPA PALMS OST CDD	16,449.68
642	10/1/2022	9/30/2023	FNSD 00060	TAMPA SHORES SDD	185.99
642	10/1/2022	9/30/2023	FNSTA00001	TAMPA STORMWATER	121,610.53
642	10/1/2022	9/30/2023	FNSTA00002	TAMPA STORMWATER - IMPROVEMENT	123,016.06
642	10/1/2022	9/30/2023	FNSD 00201	TAMPA STREETCAR	11,716.85
642	10/1/2022	9/30/2023	FNSD 00032	TARAWOOD SDD	198.79
642	10/1/2022	9/30/2023	FNSD 00107	THE HEIGHTS CDD	10,475.72
642	10/1/2022	9/30/2023	FNSD 00145	TIMBER CREEK CDD	6,229.83
<b>Total Excess Fees</b>					<b>25,907,649.43</b>
642	10/1/2022	9/30/2023	FNSD 00143	TOUCHSTONE CDD	14,519.68
642	10/1/2022	9/30/2023	FNSD 00119	TRIPLE CREEK CDD	43,130.03
642	10/1/2022	9/30/2023	FNSD 00002	TWELVE OAKS SDD	1,141.59
642	10/1/2022	9/30/2023	FNSD 00022	VALRICO MANOR SDD	137.76
642	10/1/2022	9/30/2023	FNSD 00144	VENTANA CDD	14,790.24
642	10/1/2022	9/30/2023	FNSD 00033	VILLAGE ESTATES WEST SDD	114.85
642	10/1/2022	9/30/2023	FNSD 00090	VILLAGES OF BLOOMINGDALE CDD	6,067.07
642	10/1/2022	9/30/2023	FA500	WATER MANAGEMENT	246,968.06
642	10/1/2022	9/30/2023	FA530	WATER MANAGEMENT A	7.26
642	10/1/2022	9/30/2023	FA520	WATER MANAGEMENT H	8.49
642	10/1/2022	9/30/2023	FA510	WATER MANAGEMENT N	0.75
642	10/1/2022	9/30/2023	FNSD 00066	WATERCHASE CDD	8,448.00
642	10/1/2022	9/30/2023	FNSD 00048	WATERFORD SDD	522.50
642	10/1/2022	9/30/2023	FNSD 00108	WATERLEAF CDD	14,041.34
642	10/1/2022	9/30/2023	FNSD 00142	WATERSET CENTRAL CDD	18,370.06
642	10/1/2022	9/30/2023	FNSD 00116	WATERSET NORTH CDD	25,133.45

**CHECK REQUEST FORM**  
**The Heights**

<b>Date:</b>	11/17/2023
<b>Invoice#:</b>	11172023-1
<b>Vendor#:</b>	V00023
<b>Vendor Name:</b>	The Heights
<b>Pay From:</b>	Valley Acct# 5949
<b>Description:</b>	Series 2017 & Series 2018 - FY 24 Tax Dist. ID 646
<b>Code to:</b>	201.103200.1000
<b>Amount:</b>	\$37,382.48
<b>Requested By:</b>	11/17/2023 Teresa Farlow

# THE HEIGHTS CDD

## DISTRICT CHECK REQUEST

**Today's Date** 11/17/2023

**Check Amount** \$37,382.48

**Payable To** The Heights CDD

**Check Description** Series 2017 & Series 2018 - FY <sup>24</sup>~~22~~ Tax Dist. ID 646

**Special Instructions** Do not mail. Please give to Eric

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

Eric

Authorization

DM

Fund 001

G/L 20702

Object Code

Chk # \_\_\_\_\_ Date \_\_\_\_\_

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**  
**FISCAL YEAR 2024, TAX YEAR 2023**

Net O&M  
Net DS  
Net Total

W:\DMS\Client Files\The Heights CDD 255\Financial Services\Accounting\Debt Service\FY 2024\The Heights FY 2024 DS SCHEDULE

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-01-2023 to 11-10-2023 dated 11-17-2023 - Run 11/16/2023 10:40AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Installment	646	DD0099	BELMONT CDD	1,201.89	0.00	0.00	0.00	-18.03	1,183.86	23.68	1,160.18
Real Estate Current, Real Estate Installment	646	DD0099	BELMONT CDD	69,948.78	0.00	0.00	0.00	-2,767.85	67,178.93	1,343.57	65,835.36
Real Estate Current	646	DD0100	HAMMOCKS CDD	48,114.45	0.00	0.00	0.00	-1,924.53	46,189.92	923.80	45,266.12
Real Estate Current	646	DD0101	BAHIA LAKES CDD	21,140.81	0.00	0.00	0.00	-845.62	20,295.19	405.90	19,889.29
Real Estate Current	646	DD0103	MIRABELLA CDD	12,886.80	0.00	0.00	0.00	-507.48	12,179.32	243.59	11,935.73
Real Estate Current	646	DD0105	K-BAR RANCH CDD	116,340.41	0.00	0.00	0.00	-4,853.62	111,686.79	2,233.74	109,453.05
Real Estate Current	646	DD0106	EASTON PARK CDD	88,479.41	0.00	0.00	0.00	-3,539.16	84,940.25	1,698.81	83,241.44
Real Estate Current	646	DD0107	THE HEIGHTS CDD	65,081.46	0.00	0.00	0.00	-2,803.26	62,478.20	1,249.56	61,228.64
Real Estate Current	646	DD0108	WATERLEAF CDD	98,195.73	0.00	0.00	0.00	-3,927.76	94,267.97	1,885.36	92,382.61
Real Estate Current	646	DD0110	HAWK'S POINT CDD	13,436.71	0.00	0.00	0.00	-537.46	12,899.25	257.98	12,641.27
Real Estate Installment	646	DD0110	HAWK'S POINT CDD	304.02	0.00	0.00	0.00	-13.68	290.34	5.81	284.53
Real Estate Current, Real Estate Installment	646	DD0110	HAWK'S POINT CDD	13,740.73	0.00	0.00	0.00	-551.14	13,189.59	263.79	12,925.80
Real Estate Current	646	DD0112	CHANNING PARK CDD	12,201.88	0.00	0.00	0.00	-488.06	11,713.82	234.28	11,479.54
Real Estate Current	646	DD0114	FOREST BROOKE CDD	55,434.60	0.00	0.00	0.00	-2,217.36	53,217.24	1,064.34	52,152.90
Real Estate Current	646	DD0115	SPRING LAKE CDD	83,152.52	0.00	0.00	0.00	-3,326.12	79,826.40	1,596.53	78,229.87
Real Estate Current	646	DD0116	WATERSET NORTH CDD	181,279.87	0.00	0.00	0.00	-7,251.16	174,028.71	3,480.58	170,548.13
Real Estate Current	646	DD0118	MAGNOLIA PARK CDD	32,230.93	0.00	0.00	0.00	-1,289.27	30,941.66	618.83	30,322.83
Real Estate Current	646	DD0119	TRIPLE CREEK CDD	162,115.97	0.00	0.00	0.00	-6,484.63	155,631.34	3,112.63	152,518.71
Real Estate Current	646	DD0124	FISHHAWK IV CDD	192,814.93	0.00	0.00	0.00	-7,712.47	185,102.46	3,702.05	181,400.41
Real Estate Current	646	DD0125	PARK CREEK CDD	30,915.34	0.00	0.00	0.00	-1,236.81	29,678.73	593.58	29,085.15
Real Estate Current	646	DD0126	HIDDEN CREEK CDD	60,962.06	0.00	0.00	0.00	-2,438.55	58,523.51	1,170.47	57,353.04
Real Estate Installment	646	DD0126	HIDDEN CREEK CDD	609.67	0.00	0.00	0.00	-21.50	588.17	11.76	576.41



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

Invoice Number: 7103755  
Account Number: 275194000  
Invoice Date: 10/25/2023  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

2/3

The Heights CDD  
ATTN District  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607  
United States

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: 7103755  
Account Number: 275194000  
Current Due: \$4,040.63  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 275194000  
Invoice # 7103755  
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: 7103755  
Invoice Date: 10/25/2023  
Account Number: 275194000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

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 10/01/2023 - 09/30/2024				\$3,750.00
Incidental Expenses 10/01/2023 to 09/30/2024	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
<b>Monthly Contract</b>				
INFRAMARK LLC	105798	\$3.78		DISRICT SERVICES NOVEMBER 2023
INFRAMARK LLC	107135	\$5,160.60	\$5,164.38	DISRICT INVOICE DECEMBER 2023
<b>Monthly Contract Subtotal</b>		<b>\$5,164.38</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
TAMPA ELECTRIC	221007995097 120523	\$186.78		ELECTRICITY SERVICE - 10/28/23-11/29/23
TAMPA ELECTRIC	221008569735 112923	\$882.43	\$1,069.21	ELECTRICITY SERVICE - 10/24/23-11/21/23
<b>Utilities Subtotal</b>		<b>\$1,069.21</b>		
<b>Regular Services</b>				
THE HEIGHTS CDD	12072023-01	\$301,289.50		SERIES 2017 & SERIES 2018 FY24 TAX DIST ID 651
<b>Regular Services Subtotal</b>		<b>\$301,289.50</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$307,523.09</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

<p><b>THE HEIGHTS CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

**Title (Check one):**

☐ Chariman    ☐ Vice Chariman    ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#105798

**DATE**

11/30/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

12/30/2023

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: November 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	6	Ea	0.63		3.78
<b>Subtotal</b>					<b>3.78</b>

<b>Subtotal</b>	\$3.78
-----------------	--------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$3.78
------------------	--------

**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#**

#107135

**DATE**

12/21/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

1/20/2024

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: December 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	8	Ea	0.63		5.04
B/W Copies	36	Ea	0.15		5.40
Eric Davidson 11-14-23 DNH*GODADDY.COM : domain \$25.16	1	Ea	25.16		25.16
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	833.33		833.33
District Management	1	Ea	4,166.67		4,166.67
<b>Subtotal</b>					<b>5,160.60</b>

<b>Subtotal</b>	\$5,160.60
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$5,160.60
------------------	------------

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.

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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.



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

Statement Date: December 05, 2023

Amount Due: \$186.78

Due Date: December 27, 2023

Account #: 221007995097

## Account Summary

Current Service Period: October 28, 2023 - November 29, 2023

Previous Amount Due \$176.10

Payment(s) Received Since Last Statement -\$176.10

Current Month's Charges \$186.78

Amount Due by December 27, 2023 \$186.78

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

## Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



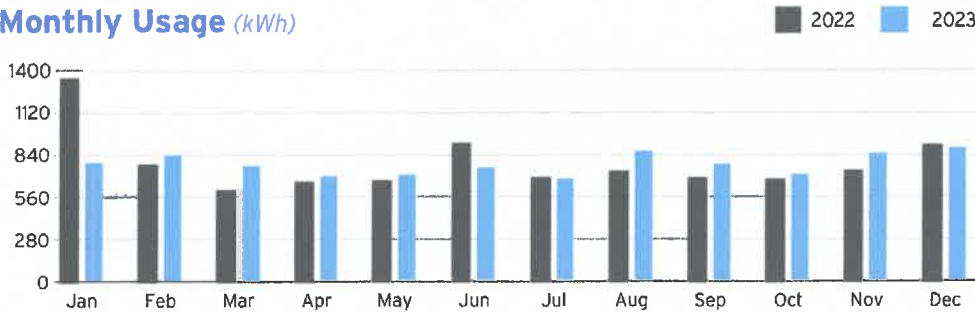
Your average daily kWh used was **6.9% lower** than it was in your previous period.



Scan here to view your account online.



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

DEC 11 2023

Account #: 221007995097

Due Date: December 27, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$186.78

Payment Amount: \$ \_\_\_\_\_

605705158751

00006509 FTECO112052323533510 00000 02 01000000 13725 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6057051587512210079950970000000186785



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

Account #: 221007995097  
Statement Date: December 05, 2023  
Charges Due: December 27, 2023

## Meter Read

**Meter Location:** DOCKSIDE

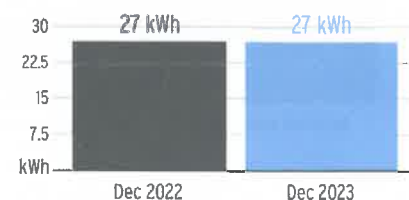
**Service Period:** Oct 28, 2023 - Nov 29, 2023

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000697056	11/29/2023	35,494	34,607	887 kWh	1	33 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	887 kWh @ \$0.07990/kWh	\$70.87
Fuel Charge	887 kWh @ \$0.05239/kWh	\$46.47
Storm Protection Charge	887 kWh @ \$0.00400/kWh	\$3.55
Clean Energy Transition Mechanism	887 kWh @ \$0.00427/kWh	\$3.79
Storm Surcharge	887 kWh @ \$0.01061/kWh	\$9.41
Florida Gross Receipt Tax		\$4.07

### Electric Service Cost

Franchise Fee	\$10.67
Municipal Public Service Tax	\$13.20

**Total Electric Cost, Local Fees and Taxes** **\$186.78**

**Total Current Month's Charges**

**\$186.78**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: November 29, 2023

Amount Due: \$882.43

Due Date: December 20, 2023

Account #: 221008569735

## Account Summary

Current Service Period: October 24, 2023 - November 21, 2023

Previous Amount Due \$820.42

Payment(s) Received Since Last Statement -\$820.42

Current Month's Charges \$882.43

Amount Due by December 20, 2023 \$882.43

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



Scan here to view  
your account online.



**DOWNED IS  
DANGEROUS!**

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

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008569735

Due Date: December 20, 2023



Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Received

DEC 04 2023

Amount Due: \$882.43

Payment Amount: \$ \_\_\_\_\_

668667869215

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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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

66866786921522100856973500000000882434



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

**Account #:** 221008569735  
**Statement Date:** November 29, 2023  
**Charges Due:** December 20, 2023

**Service Period:** Oct 24, 2023 - Nov 21, 2023

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

## Charge Details

## Important Messages



### Electric Charges

#### 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
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$50.43
Municipal Public Service Tax	\$0.00
State Tax	\$62.01

**Lighting Charges** **\$882.43**

### 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 \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending Sept. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

**Total Current Month's Charges**

**\$882.43**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

**CHECK REQUEST FORM**  
**The Heights**

<b>Date:</b>	12/11/2023
<b>Invoice#:</b>	12072023-01
<b>Vendor#:</b>	V00023
<b>Vendor Name:</b>	The Heights
<b>Pay From:</b>	Valley Acct# 5949
<b>Description:</b>	Series 2017 & Series 2018 - FY 24 Tax Dist. ID 651
<b>Code to:</b>	201.103200.1000
<b>Amount:</b>	\$301,289.50
<b>Requested By:</b>	12/11/2023 Teresa Farlow

# THE HEIGHTS CDD

## DISTRICT CHECK REQUEST

**Today's Date** 12/7/2023  
**Check Amount** \$301,289.50  
**Payable To** The Heights CDD  
**Check Description** Series 2017 & Series 2018 - FY 22 Tax Dist. ID 651  
**Special Instructions** Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

DM

Fund 001

G/L 20702

Object Code

Chk # \_\_\_\_\_ Date \_\_\_\_\_

## THE HEIGHTS CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2024, TAX YEAR 2023

Dollar Amounts	Fiscal Year 2024 Percentages
500,000.00	38.946%
783,826.00	61.054%
1,283,826.00	100.0000%

Net O&amp;M

Net DS

Net Total

43%

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				
11/17/2023	61,228.64	23,846.16	23,846.16	37,382.48	37,382.48	-	646	1668	
12/7/2023	493,481.07	192,191.57	192,191.57	301,289.50	301,289.50	-	651		
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Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-27-2023 to 11-30-2023 dated 12-07-2023 - Run 12/06/2023 04:06PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current, Real Estate Installment	651	DD0100	HAMMOCKS CDD	358,523.94	0.00	0.00	0.00	-14,326.53	344,197.41	6,883.95	337,313.46
Real Estate Current	651	DD0101	BAHIA LAKES CDD	431,324.04	0.00	0.00	0.00	-17,252.73	414,071.31	8,281.43	405,789.88
Real Estate Current	651	DD0103	MIRABELLA CDD	383,080.83	0.00	0.00	0.00	-15,323.11	367,757.72	7,355.15	360,402.57
Real Estate Current	651	DD0105	K-BAR RANCH CDD	1,229,382.53	0.00	0.00	0.00	-49,175.27	1,180,207.26	23,604.14	1,156,603.12
Real Estate Current	651	DD0106	EASTON PARK CDD	682,824.70	0.00	0.00	0.00	-27,312.85	655,511.85	13,110.24	642,401.61
Real Estate Current	651	DD0107	THE HEIGHTS CDD	524,533.46	0.00	0.00	0.00	-20,981.34	503,552.12	10,071.05	493,481.07
Real Estate Current	651	DD0108	WATERLEAF CDD	1,383,866.54	0.00	0.00	0.00	-55,354.13	1,328,512.41	26,570.25	1,301,942.16
Real Estate Current	651	DD0110	HAWK'S POINT CDD	919,175.40	0.00	0.00	0.00	-36,766.63	882,408.77	17,648.17	864,760.60
Real Estate Current	651	DD0112	CHANNING PARK CDD	175,582.30	0.00	0.00	0.00	-7,022.07	168,560.23	3,370.81	165,189.42
Real Estate Current	651	DD0114	FOREST BROOKE CDD	1,848,528.55	0.00	0.00	0.00	-73,940.48	1,774,588.07	35,491.76	1,739,096.31
Real Estate Current	651	DD0115	SPRING LAKE CDD	1,815,159.21	0.00	0.00	0.00	-72,607.41	1,742,551.80	34,851.04	1,707,700.76
Real Estate Current	651	DD0116	WATERSET NORTH CDD	2,523,240.49	0.00	0.00	0.00	-100,929.34	2,422,311.15	48,446.23	2,373,864.92
Real Estate Current	651	DD0118	MAGNOLIA PARK CDD	554,503.44	0.00	0.00	0.00	-22,180.27	532,323.17	10,646.45	521,676.72
Real Estate Current	651	DD0119	TRIPLE CREEK CDD	4,740,174.52	0.00	0.00	0.00	-189,606.73	4,550,567.79	91,011.35	4,459,556.44
Real Estate Current	651	DD0124	FISHHAWK IV CDD	1,619,070.92	0.00	0.00	0.00	-64,761.78	1,554,309.14	31,086.19	1,523,222.95
Real Estate Installment	651	DD0124	FISHHAWK IV CDD	453.63	0.00	0.00	0.00	-20.41	433.22	8.66	424.56
Real Estate Current, Real Estate Installment	651	DD0124	FISHHAWK IV CDD	1,619,524.55	0.00	0.00	0.00	-64,782.19	1,554,742.36	31,094.85	1,523,647.51
Real Estate Current	651	DD0125	PARK CREEK CDD	815,064.91	0.00	0.00	0.00	-32,603.31	782,461.60	15,649.24	766,812.36
Real Estate Current	651	DD0126	HIDDEN CREEK CDD	1,454,769.97	0.00	0.00	0.00	-58,191.01	1,396,578.96	27,931.58	1,368,647.38
Real Estate Current	651	DD0128	BULLFROG CREEK CDD	575,707.05	0.00	0.00	0.00	-23,028.19	552,678.86	11,053.57	541,625.29
Real Estate Current	651	DD0129	DG FARMS CDD	1,255,394.05	0.00	0.00	0.00	-50,216.14	1,205,177.91	24,103.56	1,181,074.35
Real Estate Current	651	DD0131	LA COLLINA CDD	399,511.42	0.00	0.00	0.00	-15,980.18	383,531.24	7,670.62	375,860.62

<b>THE HEIGHTS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	108628	\$5,125.00		DISTRICT INVOICE JANUARY 2024
<b>Monthly Contract Subtotal</b>		<b>\$5,125.00</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
TAMPA ELECTRIC	221007995097 010524	\$160.26		ELECTRICITY SERVICE - 11/30/23-12/29/23
TAMPA ELECTRIC	221008541585 122023	\$11,837.08		ELECTRICITY SERVICE - 11/15/23-12/14/23
TAMPA ELECTRIC	221008569735 122923	\$820.42	\$12,817.76	ELECTRICITY SERVICE - 11/22/23-12/21/23
<b>Utilities Subtotal</b>		<b>\$12,817.76</b>		
<b>Regular Services</b>		<b>\$0.00</b>		
<b>Regular Services Subtotal</b>		<b>\$0.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$17,942.76</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#108628

**DATE**

1/24/2024

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

2/23/2024

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	833.33		833.33
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>5,125.00</b>

<b>Subtotal</b>	\$5,125.00
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$5,125.00
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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.*



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

Statement Date: January 05, 2024

Amount Due: \$160.26

Due Date: January 26, 2024

Account #: 221007995097

## Account Summary

Current Service Period: November 30, 2023 - December 29, 2023

Previous Amount Due	\$186.78
Payment(s) Received Since Last Statement	-\$186.78
Miscellaneous Credits	-\$5.55
Credit balance after payments and credits	-\$5.55
<b>Current Month's Charges</b>	<b>\$165.81</b>

**Amount Due by January 26, 2024 \$160.26**

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

## Your Energy Insight



Your average daily kWh used was **11.54% higher** than the same period last year.



Your average daily kWh used was **7.41% higher** than it was in your previous period.



Scan here to view your account online.



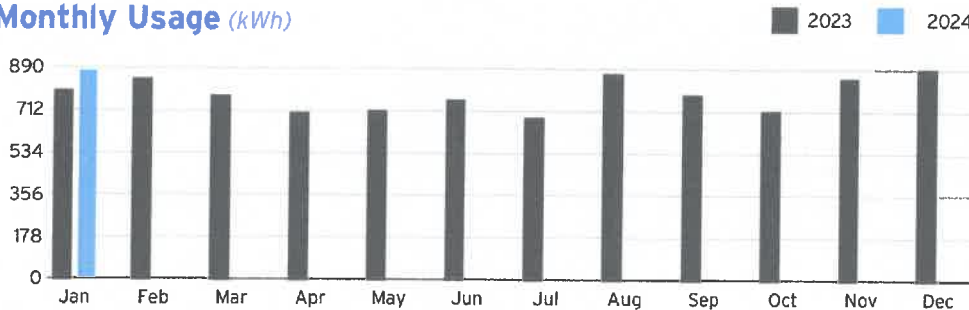
**DOWNED IS DANGEROUS!**

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

For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

JAN 10

Account #: 221007995097

Due Date: January 26, 2024



**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$160.26

Payment Amount: \$

602001524191

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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

Make check payable to: TECO

Please write your account number on the memo line of your check.

6020015241912210079950970000000160262



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

Account #: 221007995097  
Statement Date: January 05, 2024  
Charges Due: January 26, 2024

## Meter Read

**Meter Location:** DOCKSIDE

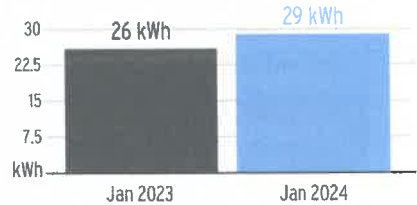
**Service Period:** Nov 30, 2023 - Dec 29, 2023

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000697056	12/29/2023	36,369	35,494	875 kWh	1	30 Days

## Charge Details

### Avg kWh Used Per Day



### 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.



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	875 kWh @ \$0.08192/kWh	\$71.68
Fuel Charge	875 kWh @ \$0.03843/kWh	\$33.63
Storm Protection Charge	875 kWh @ \$0.00775/kWh	\$6.78
Clean Energy Transition Mechanism	875 kWh @ \$0.00427/kWh	\$3.74
Storm Surcharge	875 kWh @ \$0.00225/kWh	\$1.97
Florida Gross Receipt Tax		\$3.60

### Electric Service Cost

Franchise Fee	\$9.43
Municipal Public Service Tax	\$12.48

### Total Electric Cost, Local Fees and Taxes

**\$143.90**

**\$165.81**

## Total Current Month's Charges

**\$165.81**



### Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$5.55
---	---------

### Total Current Month's Credits

**-\$5.55**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: December 20, 2023

Amount Due: \$11,837.08

Due Date: January 10, 2024

Account #: 221008541585

## Account Summary

Current Service Period: November 15, 2023 - December 14, 2023

Previous Amount Due \$11,834.45

Payment(s) Received Since Last Statement -\$11,834.45

Current Month's Charges \$11,837.08

Amount Due by January 10, 2024 \$11,837.08

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



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

DEC 26 2023

Account #: 221008541585

Due Date: January 10, 2024



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$11,837.08

Payment Amount: \$ \_\_\_\_\_

656322279795

00005759 FTECO112202323292910 00000 02 01000000 12669 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6563222797952210085415850000011837081



Service For:  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

Account #: 221008541585  
Statement Date: December 20, 2023  
Charges Due: January 10, 2024

Service Period: Nov 15, 2023 - Dec 14, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

**Lower bills starting January 2024**  
The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

**Important Rate Information for Lighting Customers**  
The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

	<b>Electric Charges</b>
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>	
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
<b>Lighting Charges</b>	<b>\$11,659.56</b>

	<b>Other Fees and Charges</b>
Lighting Late Payment Fee	\$177.52
<b>Total Other Fees and Charges</b>	<b>\$177.52</b>

<b>Total Current Month's Charges</b>	<b>\$11,837.08</b>
--------------------------------------	--------------------

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Tampa, FL 33601-0111
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7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
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00005759-0012889-Page 2 of 4



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

Statement Date: December 29, 2023

Amount Due: \$820.42

Due Date: January 19, 2024

Account #: 221008569735

## Account Summary

Current Service Period: November 22, 2023 - December 21, 2023

Previous Amount Due \$882.43

Payment(s) Received Since Last Statement -\$882.43

Current Month's Charges \$820.42

Amount Due by January 19, 2024 \$820.42

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



Scan here to view  
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Received  
JAN 05

Account #: 221008569735

Due Date: January 19, 2024

Amount Due: \$820.42

Payment Amount: \$ \_\_\_\_\_

674840724444



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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00006527 FTECO112302300112210 00000 02 01000000 13536 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6748407244442210085697350000000820422

00006527-0014536-Page 1 of 4



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

Account #: 221008569735  
Statement Date: December 29, 2023  
Charges Due: January 19, 2024

**Service Period:** Nov 22, 2023 - Dec 21, 2023

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

## Charge Details

	<b>Electric Charges</b>
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>	
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
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$50.43
Municipal Public Service Tax	\$0.00
<b>Lighting Charges</b>	<b>\$820.42</b>

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

## Important Messages

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TECO  
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Tampa, FL 33631-3318  
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- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
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Tampa, FL 33601-0111

## Contact Us

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

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7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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**THE HEIGHTS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	110077	\$5,125.00		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110663	\$1.27	\$5,126.27	DISTRICT SERVICES FEBRUARY 2024
<b>Monthly Contract Subtotal</b>		<b>\$5,126.27</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
TAMPA ELECTRIC	221007995097 020524	\$169.33		ELECTRIC - 12/30/23-01/30/24
TAMPA ELECTRIC	221008569735 013024	\$832.73		ELECTRIC - 12/22/23-01/24/24
TAMPA ELECTRIC	41585 022124 CC	\$12,293.37	\$13,295.43	ELECTRIC - 01/18/24-02/15/24
<b>Utilities Subtotal</b>		<b>\$13,295.43</b>		
<b>Regular Services</b>				
ACCURATE LINES, INC	7173	\$900.00		STRIPING
NANCY C MILLAN	A1034590000	\$5,915.11		TAX PAYMENT ACCOUNT#A1034590000
NANCY C MILLAN	A1833410180	\$4,244.96	\$10,160.07	TAX PAYMENT ACCOUNT#A1833410180
THE HEIGHTS CDD	02022024-01	\$361.07		SERIES 2017 & SERIES 2018 FY24 TAX DIST ID INT 02/02/2024
THE HEIGHTS CDD	02072024-01	\$30,765.71	\$31,126.78	SERIES 2017 & SERIES 2018 FY24 TAX DIST ID 662
<b>Regular Services Subtotal</b>		<b>\$42,186.85</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$60,608.55</b>		

Approved (with any necessary revisions noted):

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

**BILL TO**  
The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: February 2024

**INVOICE#**  
#110077  
**CUSTOMER ID**  
C2314  
**PO#**

# INVOICE

**DATE**  
2/6/2024  
**NET TERMS**  
Net 30  
**DUE DATE**  
3/7/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	833.33		833.33
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>5,125.00</b>

<b>Subtotal</b>	\$5,125.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,125.00

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#**

#110663

**DATE**

2/27/2024

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

3/28/2024

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.64		1.27
<b>Subtotal</b>					<b>1.27</b>

**Subtotal** \$1.27

**Tax** \$0.00

**Total Due** \$1.27

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

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*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.*



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

Statement Date: February 05, 2024

Amount Due: \$169.33

Due Date: February 26, 2024

Account #: 221007995097

## Account Summary

Current Service Period: December 30, 2023 - January 30, 2024

Previous Amount Due \$160.26

Payment(s) Received Since Last Statement -\$160.26

Current Month's Charges \$169.33

Amount Due by February 26, 2024 \$169.33

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

## Your Energy Insight



Your average daily kWh used was **7.69% higher** than the same period last year.



Your average daily kWh used was **3.45% lower** than it was in your previous period.



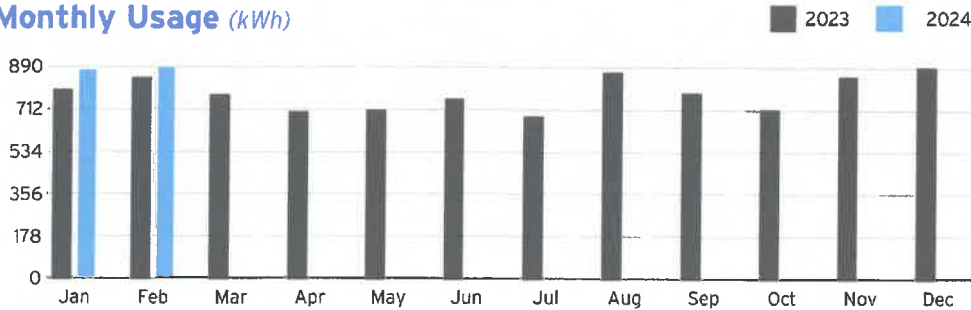
Scan here to view your account online.

## 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

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

FEB 08

Account #: 221007995097

Due Date: February 26, 2024



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$169.33

Payment Amount: \$

622989096754

00006183 FTECO102062403212810 00000 02 01000000 13354 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6229890967542210079950970000000169334



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

Account #: 221007995097  
Statement Date: February 05, 2024  
Charges Due: February 26, 2024

## Meter Read

**Meter Location:** DOCKSIDE

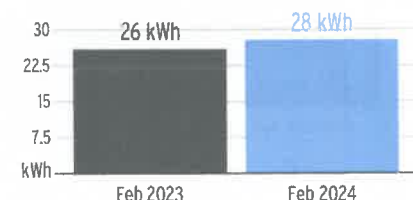
**Service Period:** Dec 30, 2023 - Jan 30, 2024

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	01/30/2024	37,255		36,369		886 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

### We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	886 kWh @ \$0.08192/kWh	\$72.58
Fuel Charge	886 kWh @ \$0.03843/kWh	\$34.05
Storm Protection Charge	886 kWh @ \$0.00775/kWh	\$6.87
Clean Energy Transition Mechanism	886 kWh @ \$0.00427/kWh	\$3.78
Storm Surcharge	886 kWh @ \$0.00225/kWh	\$1.99
Florida Gross Receipt Tax		\$3.67

### Electric Service Cost

Franchise Fee	\$9.62
Municipal Public Service Tax	\$12.77

### Total Electric Cost, Local Fees and Taxes

**\$169.33**

**Total Current Month's Charges**

**\$169.33**

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

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877-588-1010

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813-275-3909

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

Statement Date: January 30, 2024

Amount Due: \$1,653.15

Due Date: February 20, 2024

Account #: 221008569735

Past Due – Pay Immediately

## Account Summary

Current Service Period: December 22, 2023 - January 24, 2024

Previous Amount Due	\$820.42
Payment(s) Received Since Last Statement	-\$820.42
Payment Adjustment	\$820.42

Past Due – Pay Immediately \$820.42

Current Month's Charges – Pay by February 20, 2024 \$832.73

Amount Due \$1,653.15

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



Scan here to view  
your account online.



**DOWNED IS  
DANGEROUS!**

If you see a downed power line, move  
a safe distance away and call 911.  
For more safety tips, visit  
[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

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Amount Due: \$1,653.15

Payment Amount: \$ \_\_\_\_\_

678544421283

Past Due – \$820.42

Current – \$832.73

00000346 FTECO101302423073910 00000 03 01000000 13490 002

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

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Please write your account number on the memo line of your check.

6785444212832210085697350000001653154



**Service For:**  
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SOLAR, TAMPA, FL 33602-2010

Account #: 221008569735  
Statement Date: January 30, 2024  
Charges Due: February 20, 2024

**Service Period:** Dec 22, 2023 - Jan 24, 2024

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

## Charge Details

## Important Messages



### Electric Charges

#### 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
Storm Surcharge	\$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
<b>Total Other Fees and Charges</b>	<b>\$12.31</b>

**Total Current Month's Charges**

**\$832.73**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: February 21, 2024

Amount Due: \$12,293.37

Due Date: March 13, 2024

Account #: 221008541585

PAYMENT BY CHECK WILL NOT BE ACCEPTED

## Account Summary

Current Service Period: January 18, 2024 - February 15, 2024

Previous Amount Due	\$11,879.08
Payment(s) Received Since Last Statement	-\$23,716.16
Credit balance after payments and credits	-\$11,837.08
<b>Current Month's Charges</b>	<b>\$24,130.45</b>

**Amount Due by March 13, 2024** **\$12,293.37**

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



Scan here to view  
your account online.

**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](http://TampaElectric.com/BizSave)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008541585

Due Date: March 13, 2024



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$12,293.37

Payment Amount: \$ \_\_\_\_\_

652618643684

Payment by check  
will not be accepted

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

PAYMENT BY CHECK WILL NOT BE ACCEPTED



**Service For:**  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

**Account #: 221008541585**  
**Statement Date: February 21, 2024**  
**Charges Due: March 13, 2024**

**Service Period:** Jan 18, 2024 - Feb 15, 2024

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

## Charge Details



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	4326 kWh @ \$0.03406/kWh	\$147.34
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.03806/kWh	\$164.65
Storm Protection Charge	4326 kWh @ \$0.03877/kWh	\$167.72
Clean Energy Transition Mechanism	4326 kWh @ \$0.00036/kWh	\$1.56
Storm Surcharge	4326 kWh @ \$0.00074/kWh	\$3.20
Florida Gross Receipt Tax		\$12.42
Franchise Fee		\$716.93
Municipal Public Service Tax		\$39.02

**Lighting Charges** **\$11,701.52**



### Other Fees and Charges

Payment Returned	\$11,837.08
<b>Total Other Fees and Charges</b>	<b>\$11,837.08</b>



### Installments & Adjustments

Miscellaneous Adjustments	\$591.85
---------------------------	----------

**Total Current Month's Charges**

**\$24,130.45**

## Important Messages

### We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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# AccurateLines, Inc.

1315 Wisconsin Ave.  
Palm Harbor, FL 34683

## INVOICE

Date	Invoice #
12/13/2023	7173

TO:
Soho Capital 220 W 7th Ave Tampa, FL

Job Name
Armature Works

Item	Description	Quantity	Rate	Amount
Striping	Painted 2 crosswalks, 1 stop bar, 1 arrow, 1 large loading zone w 3 loading zone stencils.	1	650.00	650.00
Misc.	Mobilization fee for Tuesday. When we arrived onsite pressure washing was being done and the loading zone was wet. Work was completed the following day.	1	250.00	250.00
OK Det 2/20/24				
All work is complete!			<b>Total</b>	\$900.00



hillstax.org



## 2023 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A1034590000

**Account Name/Address:** OREGON HOLDINGS LLC  
701 S HOWARD AVE STE 106 PMB 322  
TAMPA, FL 33606-2473

**Legal Description:**  
COMM AT NW COR OF GOVT LOT 4 RUN THN S 612.00 FT  
THN E 25.00 FT TO E R/W LINE OF  
See Additional Legal on Tax Roll

**Property Location:**

5919 N ROME AVE,  
TAMPA,  
33604

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	205,890	0	205,890	5.7309	1,179.94
ENVIRONMENTAL LAND	813-272-5890	205,890	0	205,890	0.0604	12.44
LIBRARY-SERVICE	813-273-3660	205,890	0	205,890	0.5583	114.95
SCHOOL - LOCAL	813-272-4064	569,326	0	569,326	2.2480	1,279.84
SCHOOL - STATE	813-272-4064	569,326	0	569,326	3.1520	1,794.52
PORT AUTHORITY	813-905-5132	205,890	0	205,890	0.0770	15.85
HILLS CO TRANSIT AUTHORITY	813-384-6583	205,890	0	205,890	0.5000	102.95
CHILDRENS BOARD	813-229-2884	205,890	0	205,890	0.4589	94.48
WATER MANAGEMENT	352-796-7211	205,890	0	205,890	0.2043	42.06
TAMPA CITY	813-274-8552	205,890	0	205,890	6.2076	1,278.08

**Total Millage:** 19.1974 **Total Ad Valorem Taxes:** \$5,915.11

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount

**Total Non-Ad Valorem Assessments:** \$0.00 **Combined Taxes & Assessments:** \$5,915.11

↕ Detach below portion and return it with your payment. ↕

Nancy C. Millan, Hillsborough County Tax Collector 2023 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A1034590000 Tax District: TA Escrow: Assessed Value: 205,890 Exemptions:

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov 30, 2023	\$5678.51
Dec 31, 2023	\$5737.66
Jan 31, 2024	\$5796.81
Feb 29, 2024	\$5855.96
Mar 31, 2024	\$5915.11



SAVE A STAMP  
& PAY ONLINE!

SCAN QR CODE  
WITH SMARTPHONE

Remember to write your account number on your check.  
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

OREGON HOLDINGS LLC  
701 S HOWARD AVE STE 106 PMB 322  
TAMPA, FL 33606-2473

CDP  
Retention Pond

1 A1034590000 2023 6



hillstax.org



## 2023 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A1833410180

**Account Name/Address:** RIVERSIDE HEIGHTS HOLDINGS I LLC  
701 S HOWARD AVE STE 106 PMB 322  
TAMPA, FL 33606-2473

**Legal Description:**  
HEIGHTS OF TAMPA  
LOT 2 BLOCK 8

**Property Location:**

N MASSACHUSETTS & W PALM AVE,  
TAMPA,  
33602

### Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	199,854	0	199,854	5.7309	1,145.34
ENVIRONMENTAL LAND	813-272-5890	199,854	0	199,854	0.0604	12.07
LIBRARY-SERVICE	813-273-3660	199,854	0	199,854	0.5583	111.58
SCHOOL - LOCAL	813-272-4064	199,854	0	199,854	2.2480	449.27
SCHOOL - STATE	813-272-4064	199,854	0	199,854	3.1520	629.94
PORT AUTHORITY	813-905-5132	199,854	0	199,854	0.0770	15.39
HILLS CO TRANSIT AUTHORITY	813-384-6583	199,854	0	199,854	0.5000	99.93
CHILDRENS BOARD	813-229-2884	199,854	0	199,854	0.4589	91.71
WATER MANAGEMENT	352-796-7211	199,854	0	199,854	0.2043	40.83
TAMPA CITY	813-274-8552	199,854	0	199,854	6.2076	1,240.61

**Total Millage:** 19.1974 **Total Ad Valorem Taxes:** \$3,836.67

### Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
THE HEIGHTS CDD	954-603-0034	0.00
TAMPA STORMWATER	813-274-7491	195.16
TAMPA STORMWATER IMPROVEMENT	813-274-7491	213.13

**Total Non-Ad Valorem Assessments:** \$408.29 **Combined Taxes & Assessments:** \$4,244.96

✚ Detach below portion and return it with your payment. ✚

Nancy C. Millan, Hillsborough County Tax Collector

2023 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A1833410180	Tax District: TA	Escrow:	Assessed Value: 199,854	Exemptions:
--------------------------	------------------	---------	-------------------------	-------------

ONLY PAY ONE AMOUNT <small>Postmarks not accepted after March 31st.</small>	
If Paid By	Amount Due
Nov 30, 2023	\$4075.16
Dec 31, 2023	\$4117.61
Jan 31, 2024	\$4160.06
Feb 29, 2024	\$4202.51
Mar 31, 2024	\$4244.96



SAVE A STAMP  
& PAY ONLINE!

SCAN QR CODE  
WITH SMARTPHONE

↓ CDD-PARK 1

Remember to write your account number on your check.  
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

RIVERSIDE HEIGHTS HOLDINGS I LLC  
701 S HOWARD AVE STE 106 PMB 322  
TAMPA, FL 33606-2473

1 A1833410180 2023 2

**CHECK REQUEST FORM**  
**The Heights**

<b>Date:</b>	2/2/2024
<b>Invoice#:</b>	02022024-01
<b>Vendor#:</b>	V00023
<b>Vendor Name:</b>	The Heights
<b>Pay From:</b>	Valley Acct# 5949
<b>Description:</b>	Series 2017 & Series 2018 - FY 24 Tax Dist. ID Int 02/02/2024
<b>Code to:</b>	201.103200.1000
<b>Amount:</b>	\$361.07
<b>Requested By:</b>	<div>2/2/2024</div> <div><u>Teresa Farlow</u></div>

# THE HEIGHTS CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/2/2024  
**Check Amount** \$361.07  
**Payable To** The Heights CDD  
**Check Description** Series 2017 & Series 2018 - FY 22 Tax Dist. ID Int 2/2/24  
**Special Instructions** Do not mail. Please give to Eric

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

Eric

Authorization

DM

Fund 001

G/L 20702

Object Code

Chk # \_\_\_\_\_ Date \_\_\_\_\_

# THE HEIGHTS CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2024, TAX YEAR 2023

Dollar Amounts	Fiscal Year 2024 Percentages
500,000.00	38.946%
783,826.00	61.054%
1,283,826.00	100.0000%

Net O&amp;M

Net DS

Net Total

43%

200

Date Received	Amount Received	38.95%		38.95%	61.05%		Proof	Distribution Number & Date Transferred	Payments (CDD checks)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2017 & 2018 Debt Service Revenue	Rounded 2017 & 2018 Debt Service Revenue				
11/17/2023	61,228.64	23,846.16	23,846.16	37,382.48	37,382.48	-	646	1668	
12/7/2023	493,481.07	192,191.57	192,191.57	301,289.50	301,289.50	-	651	1673	
2/2/2024	591.40	230.33	230.33	361.07	361.07	-	Int 2/2/24		
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**Distribution of Interest Earned on Investments for the Quarter Ending December 31, 2023** **02/02/2024**

Distribution Category	Act System Num	Funding Agency	Distributed Amt
Bank Interest	DD0090	VILLAGES OF BLOOMINGDALE CDD	648.78
Bank Interest	DD0091	MIRA LAGO WEST CDD	500.53
Bank Interest	DD0092	WESTCHESTER SDD	55.47
Bank Interest	DD0093	STONEBRIER CDD	1,185.87
Bank Interest	DD0094	AVELAR CREEK CDD	742.03
Bank Interest	DD0095	RIVERBEND CDD	1,616.60
Bank Interest	DD0096	CORDOBA RANCH CDD	1,216.36
Bank Interest	DD0097	CYPRESS CREEK CDD	3,429.04
Bank Interest	DD0098	NEW PORT TAMPA BAY CDD	287.24
Bank Interest	DD0099	BELMONT CDD	2,358.82
Bank Interest	DD0100	HAMMOCKS CDD	595.46
Bank Interest	DD0101	BAHIA LAKES CDD	573.85
Bank Interest	DD0103	MIRABELLA CDD	452.66
Bank Interest	DD0105	K-BAR RANCH CDD	1,849.01
Bank Interest	DD0106	EASTON PARK CDD	1,115.47
Bank Interest	DD0107	THE HEIGHTS CDD	591.40
Bank Interest	DD0108	WATERLEAF CDD	1,949.44
Bank Interest	DD0110	HAWK'S POINT CDD	1,110.74
Bank Interest	DD0112	CHANNING PARK CDD	233.04
Bank Interest	DD0114	FOREST BROOKE CDD	2,220.73
Bank Interest	DD0115	SPRING LAKE CDD	2,372.95
Bank Interest	DD0116	WATERSET NORTH CDD	3,740.62
Bank Interest	DD0118	MAGNOLIA PARK CDD	774.35
Bank Interest	DD0119	TRIPLE CREEK CDD	6,353.01
Bank Interest	DD0124	FISHHAWK IV CDD	2,453.50
Bank Interest	DD0125	PARK CREEK CDD	1,034.66

**CHECK REQUEST FORM**  
**The Heights**

**Date:** 2/9/2024

**Invoice#:** 02072024-01

**Vendor#:** V00023

**Vendor Name:** The Heights

**Pay From:** Valley Acct# 5949

**Description:** Series 2017 & Series 2018 - FY 24 Tax Dist. ID 662

**Code to:** 201.103200.1000

**Amount:** \$30,765.71

**Requested By:** 2/9/2024  
Teresa Farlow

# THE HEIGHTS CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/7/2024  
**Check Amount** \$30,765.71  
**Payable To** The Heights CDD  
**Check Description** Series 2017 & Series 2018 - FY 22 Tax Dist. ID 662  
**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 2024, TAX YEAR 2023**

Dollar Amounts	Fiscal Year 2024 Percentages
500,000.00	38.946%
783,826.00	61.054%
1,283,826.00	100.00000%

Net O&M  
Net DS  
Net Total

47%

200

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			
11/17/2023	61,228.64	23,846.16	23,846.16	37,382.48	37,382.48	-	646	1668
12/7/2023	493,481.07	192,191.57	192,191.57	301,289.50	301,289.50	-	651	1673
2/2/2024	591.40	230.33	230.33	361.07	361.07	-	Int 2/2/24	
2/7/2024	50,391.06	19,625.35	19,625.35	30,765.71	30,765.71	-	662	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	605,692.17	235,893.40	235,893.41	369,798.77	369,798.76	-		
Net Total on Roll	1,283,826.00		500,000.00		783,826.00			
Collection Surplus / (Deficit)	(678,133.83)		(264,106.59)		(414,027.24)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 01-01-2024 to 01-31-2024 dated 02-06-2024. - Run 02/05/2024 02:16PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Installment	662	DD0096	CORDOBA RANCH CDD	1,122.61	0.00	0.00	0.00	-33.67	1,088.94	21.78	1,067.16
Real Estate Current, Real Estate Installment	662	DD0096	CORDOBA RANCH CDD	30,755.01	0.00	0.00	0.00	-668.64	30,086.37	601.72	29,484.65
Real Estate Current	662	DD0097	CYPRESS CREEK CDD	13,337.97	0.00	0.00	0.00	-294.68	13,043.29	272.87	13,370.42
Real Estate Current	662	DD0098	NEW PORT TAMPA BAY CDD	25,818.73	0.00	0.00	0.00	-535.74	25,282.99	505.66	24,777.33
Real Estate Current	662	DD0099	BELMONT CDD	13,243.68	0.00	0.00	0.00	-289.49	12,954.19	259.08	12,695.11
Real Estate Installment	662	DD0099	BELMONT CDD	830.34	0.00	0.00	0.00	-24.91	805.43	16.11	789.32
Real Estate Current, Real Estate Installment	662	DD0099	BELMONT CDD	14,074.02	0.00	0.00	0.00	-314.40	13,759.62	275.19	13,484.43
Real Estate Current	662	DD0100	HAMMOCKS CDD	9,226.92	0.00	0.00	0.00	-206.62	9,020.30	180.40	8,839.90
Real Estate Current	662	DD0101	BAHIA LAKES CDD	1,648.84	0.00	0.00	0.00	-25.78	1,623.06	32.46	1,590.60
Real Estate Current	662	DD0105	K-BAR RANCH CDD	20,673.65	0.00	0.00	0.00	-444.12	20,229.53	404.59	19,824.94
Real Estate Current	662	DD0106	EASTON PARK CDD	7,066.08	0.00	0.00	0.00	-160.02	6,906.06	138.12	6,767.94
Real Estate Current	662	DD0107	THE HEIGHTS CDD	52,468.83	0.00	0.00	0.00	-1,049.38	51,419.45	1,028.39	50,391.06
Real Estate Current	662	DD0108	WATERLEAF CDD	17,845.83	0.00	0.00	0.00	-356.92	17,488.91	349.78	17,139.13
Real Estate Current	662	DD0110	HAWK'S POINT CDD	6,351.10	0.00	0.00	0.00	-127.03	6,224.07	124.48	6,099.59
Real Estate Installment	662	DD0110	HAWK'S POINT CDD	595.37	0.00	0.00	0.00	0.00	595.37	11.91	583.46
Real Estate Current, Real Estate Installment	662	DD0110	HAWK'S POINT CDD	6,946.47	0.00	0.00	0.00	-127.03	6,819.44	136.39	6,683.05
Real Estate Current	662	DD0112	CHANNING PARK CDD	1,417.86	0.00	0.00	0.00	-31.34	1,386.52	27.73	1,358.79
Real Estate Current	662	DD0114	FOREST BROOKE CDD	6,106.65	0.00	0.00	0.00	-122.12	5,984.53	119.69	5,864.84
Real Estate Current	662	DD0115	SPRING LAKE CDD	10,808.91	0.00	0.00	0.00	-216.18	10,592.73	211.86	10,380.87
Real Estate Current	662	DD0116	WATERSET NORTH CDD	28,148.86	0.00	0.00	0.00	-639.19	27,509.67	550.20	26,959.47
Real Estate Current	662	DD0118	MAGNOLIA PARK CDD	6,220.23	0.00	0.00	0.00	-122.45	6,097.78	121.95	5,975.83

**THE HEIGHTS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	111483	\$5,125.00		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112653	\$1.69	\$5,126.69	DISTRICT SERVICES MARCH 2024
KEYSTONE PROPERTY MAINTENANCE	20073	\$1,025.00		MARCH SERVICE
<b>Monthly Contract Subtotal</b>		<b>\$6,151.69</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
TAMPA ELECTRIC	221007995097 030524	\$156.18		ELECTRIC - 01/31/24-02/28/24
TAMPA ELECTRIC	221008569735 022824	\$746.10	\$902.28	ELECTRIC - 01/25/24-02/22/24
<b>Utilities Subtotal</b>		<b>\$902.28</b>		
<b>Regular Services</b>				
SIGN SOLUTION OF TAMPA BAY, INC	59640	\$985.30		SIGNS
THE HEIGHTS CDD	03042024-01	\$428,673.38		SERIES 2017 & SERIES 2018 FY24 TAX DIST ID 665
<b>Regular Services Subtotal</b>		<b>\$429,658.68</b>		
<b>Additional Services</b>				
OUTDOOR CONCEPTS OF	9857	\$80.40		SERVICE CALL / INSPECTION
<b>Additional Services Subtotal</b>		<b>\$80.40</b>		
<b>TOTAL</b>		<b>\$436,793.05</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

<p><b>THE HEIGHTS CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#111483

**DATE**

3/1/2024

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

3/31/2024

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	833.33		833.33
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>5,125.00</b>

<b>Subtotal</b>	\$5,125.00
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$5,125.00
------------------	------------

**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#**

#112653

**DATE**

3/28/2024

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

4/27/2024

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	7	Ea	0.15		1.05
Postage	1	Ea	0.64		0.64
<b>Subtotal</b>					<b>1.69</b>

<b>Subtotal</b>	\$1.69
-----------------	--------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$1.69
------------------	--------

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.

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Account Name: INFRAMARK, LLC

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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.



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

Invoice 20073

BILL TO  
BLOCK 1  
2005 PAN AM  
CIRCLE,STE300  
TAMPA, FL 33607

CDD

DATE  
03/01/2024

PLEASE PAY  
\$5,125.00

DUE DATE  
03/31/2024

DATE	ACCOUNT SUMMARY	AMOUNT
02/01/2024	Balance Forward	4,100.00
	Other payments and credits after 02/01/2024 through 02/29/2024	0.00
03/01/2024	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	5,125.00

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 \$5,125.00

THANK YOU.

Tjhe Heights

Please include invoice number in check memo.



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

Statement Date: March 05, 2024

Amount Due: \$156.18

Due Date: March 26, 2024

Account #: 221007995097

## Account Summary

Current Service Period: January 31, 2024 - February 28, 2024

Previous Amount Due	\$169.33
Payment(s) Received Since Last Statement	-\$169.33

Current Month's Charges	\$156.18
-------------------------	----------

Amount Due by March 26, 2024 \$156.18

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

## Your Energy Insight



Your average daily kWh used was **3.7% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

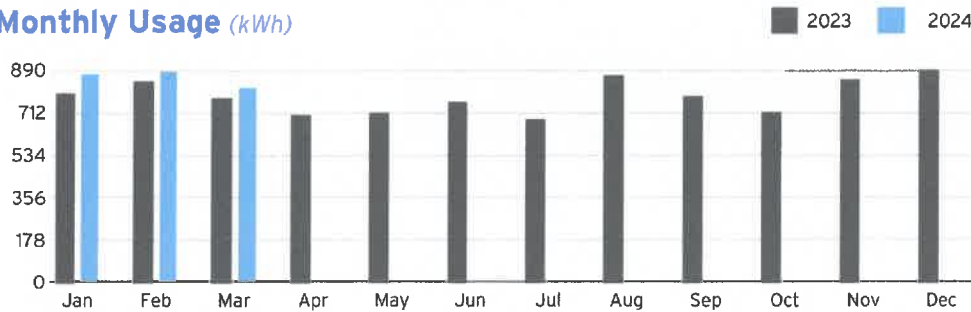
## One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Recd

MAR 08

Account #: 221007995097

Due Date: March 26, 2024



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$156.18

Payment Amount: \$ \_\_\_\_\_

622989114596

00000535 FTECO103052423295810 00000 03 01000000 13569 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6229891145962210079950970000000156185



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

Account #: 221007995097  
Statement Date: March 05, 2024  
Charges Due: March 26, 2024

## Meter Read

**Meter Location:** DOCKSIDE

**Service Period:** Jan 31, 2024 - Feb 28, 2024

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

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000697056	02/28/2024	38,075	37,255	820 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	820 kWh @ \$0.08192/kWh	\$67.17
Fuel Charge	820 kWh @ \$0.03843/kWh	\$31.51
Storm Protection Charge	820 kWh @ \$0.00775/kWh	\$6.36
Clean Energy Transition Mechanism	820 kWh @ \$0.00427/kWh	\$3.50
Storm Surcharge	820 kWh @ \$0.00225/kWh	\$1.85
Florida Gross Receipt Tax		\$3.39

**Electric Service Cost** **\$135.53**

Franchise Fee \$8.88

Municipal Public Service Tax \$11.77

**Total Electric Cost, Local Fees and Taxes** **\$156.18**

**Total Current Month's Charges**

**\$156.18**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: February 28, 2024

Amount Due: \$746.10

Due Date: March 20, 2024

Account #: 221008569735

## Account Summary

Current Service Period: January 25, 2024 - February 22, 2024

Previous Amount Due	-\$74.32
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$74.32
<b>Current Month's Charges</b>	<b>\$820.42</b>

**Amount Due by March 20, 2024 \$746.10**

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



Scan here to view  
your account online.

**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

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

MAR 04

Account #: 221008569735

Due Date: March 20, 2024



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$746.10

Payment Amount: \$ \_\_\_\_\_

669902486056

00006628 FTECO102282400234810 00000 02 01000000 13610 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6699024860562210085697350000000746101



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

Account #: 221008569735  
Statement Date: February 28, 2024  
Charges Due: March 20, 2024

**Service Period:** Jan 25, 2024 - Feb 22, 2024

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

## Charge Details



### Electric Charges

#### 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
Storm Surcharge	\$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**

## Important Messages

### We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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P.O. Box 31318  
Tampa, FL 33631-3318  
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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



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**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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866-832-6249  
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813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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# Invoice

Page 1 of 1



Sales Invoice Number

59640

Invoice Date

Thursday, February 29, 2024

**Invoice To:**

The Heights CDD  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

Contact Name: Clay Thompson  
Phone Number: (813) 484-3165  
Email: Clay@soho-capital.com

**Delivery Notes:**

Your Order No.

Our Invoice Number  
59640

Invoice Date  
2/29/2024

Payment Due  
On Completion

**Description:** Friendly Boating & Caution Boaters Manatee Signs

Product Code	Product Description	Qty	Sides	Size	Unit Price	Install	Total
1 Alum, White - .080	Single-sided aluminum .080 with full color 3M High Intensity Prismatic Reflective printed vinyl graphics.  <b>Color:</b> 4-Color Process <b>Text:</b> Caution Boaters Watch for Manatees	8	1	30.00x24.00	\$91.85	\$0.00	\$734.80

2 Alum, White - .080	Single-sided aluminum .080 with full color 3M High Intensity Prismatic Reflective printed vinyl graphics.  <b>Color:</b> <b>Text:</b> Florida Friendly Boating	2	1	30.00x36.00	\$125.25	\$0.00	\$250.50
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**Please Remit Payment To:**

**Sign Solutions of Tampa Bay, Inc.**

3921 West MLK Blvd  
Tampa, FL 33614  
Phone: (813) 269-5990  
Fax: (813) 269-5991  
Email: sales@SignSolutionsTB.com

Line Item Total:	\$985.30
Tax Exempt Amt:	\$985.30
Subtotal:	\$985.30
Taxes:	\$0.00
Total:	\$985.30
Total Payments:	\$0.00
Balance Due:	\$985.30

Payment Method    Cash    ☐ Check    ☐ Credit Card    ☐

Number

Type

VCode

Exp

Date Picked Up

(Customer Signature)

**CHECK REQUEST FORM**  
**The Heights**

**Date:** 3/6/2024

**Invoice#:** 03042024-01

**Vendor#:** V00023

**Vendor Name:** The Heights

**Pay From:** Valley Acct# 5949

**Description:** Series 2017 & Series 2018 - FY 24 Tax Dist. ID 665

**Code to:** 201.103200.1000

**Amount:** \$428,673.38

**Requested By:** Teresa Farlow 3/6/2024

---

# THE HEIGHTS CDD

## DISTRICT CHECK REQUEST

**Today's Date** 3/4/2024  
**Check Amount** \$428,673.38  
**Payable To** The Heights CDD  
**Check Description** Series 2017 & Series 2018 - FY 22 Tax Dist. ID 665  
**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 2024, TAX YEAR 2023**

Dollar Amounts	Fiscal Year 2024 Percentages
500,000.00	38.946%
783,826.00	61.054%
1,283,826.00	100.00000%

Net O&M  
Net DS  
Net Total

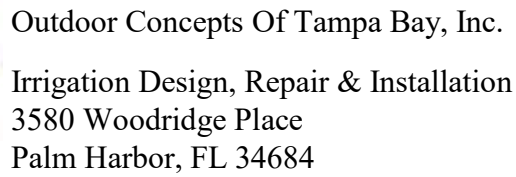
102%

200

Date Received	Amount Received	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						
11/17/2023	61,228.64	23,846.16	23,846.16	37,382.48	37,382.48	-	646		1668		
12/7/2023	493,481.07	192,191.57	192,191.57	301,289.50	301,289.50	-	651		1673		
2/2/2024	591.40	230.33	230.33	361.07	361.07	-	Int 2/2/24		1678		
2/7/2024	50,391.06	19,625.35	19,625.35	30,765.71	30,765.71	-	662		1678		
3/4/2024	702,122.70	273,449.32	273,449.32	428,673.38	428,673.38	-	665				
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Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 02-01-2024 to 02-29-2024 dated 03-05-2024. - Run 03/04/2024 11:01AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	665	DD0098	NEW PORT TAMPA BAY CDD	7,801.91	0.00	0.00	0.00	-97.39	7,704.52	154.09	7,550.43
Real Estate Current	665	DD0099	BELMONT CDD	1,093.41	0.00	0.00	0.00	-10.93	1,082.48	21.65	1,060.83
Real Estate Current	665	DD0100	HAMMOCKS CDD	11,826.06	0.00	0.00	0.00	-129.31	11,696.75	233.94	11,462.81
Real Estate Current	665	DD0101	BAHIA LAKES CDD	4,280.90	0.00	0.00	0.00	-30.93	4,249.97	85.00	4,164.97
Real Estate Current	665	DD0103	MIRABELLA CDD	2,972.37	0.00	0.00	0.00	-29.72	2,942.65	58.85	2,883.80
Real Estate Current	665	DD0105	K-BAR RANCH CDD	12,138.12	0.00	0.00	0.00	-118.55	12,019.57	240.40	11,779.17
Real Estate Current	665	DD0106	EASTON PARK CDD	5,403.48	0.00	0.00	0.00	-54.03	5,349.45	106.99	5,242.46
Real Estate Current	665	DD0107	THE HEIGHTS CDD	723,688.59	0.00	0.00	0.00	-7,236.86	716,451.73	14,329.03	702,122.70
Real Estate Current	665	DD0108	WATERLEAF CDD	8,969.27	0.00	0.00	0.00	-89.69	8,879.58	177.60	8,701.98
Real Estate Installment	665	DD0108	WATERLEAF CDD	2,689.99	0.00	0.00	0.00	0.00	2,689.99	53.79	2,636.20
Real Estate Current, Real Estate Installment	665	DD0108	WATERLEAF CDD	11,659.26	0.00	0.00	0.00	-89.69	11,569.57	231.39	11,338.18
Real Estate Current	665	DD0110	HAWK'S POINT CDD	3,181.44	0.00	0.00	0.00	-25.60	3,155.84	63.12	3,092.72
Real Estate Current	665	DD0112	CHANNING PARK CDD	1,724.79	0.00	0.00	0.00	-19.73	1,705.06	34.10	1,670.96
Real Estate Current	665	DD0114	FOREST BROOKE CDD	12,210.18	0.00	0.00	0.00	-122.10	12,088.08	241.76	11,846.32
Real Estate Current	665	DD0115	SPRING LAKE CDD	9,227.04	0.00	0.00	0.00	-133.18	9,093.86	181.88	8,911.98
Real Estate Current	665	DD0116	WATERSET NORTH CDD	16,901.97	0.00	0.00	0.00	-189.75	16,712.22	334.24	16,377.98
Real Estate Current	665	DD0118	MAGNOLIA PARK CDD	4,730.72	0.00	0.00	0.00	-46.34	4,684.38	93.70	4,590.68
Real Estate Installment	665	DD0118	MAGNOLIA PARK CDD	224.18	0.00	0.00	0.00	0.00	224.18	4.48	219.70
Real Estate Current, Real Estate Installment	665	DD0118	MAGNOLIA PARK CDD	4,954.90	0.00	0.00	0.00	-46.34	4,908.56	98.18	4,810.38
Real Estate Current	665	DD0119	TRIPLE CREEK CDD	127,652.79	0.00	0.00	0.00	-1,276.48	126,376.31	2,527.51	123,848.80
Real Estate Installment	665	DD0119	TRIPLE CREEK CDD	3,074.85	0.00	0.00	0.00	0.00	3,074.85	61.51	3,013.34
Real Estate Current, Real Estate Installment	665	DD0119	TRIPLE CREEK CDD	130,727.64	0.00	0.00	0.00	-1,276.48	129,451.16	2,589.02	126,862.14



Date	Invoice #
3/1/2024	9857

Project Information
City of Tampa Riverwalk Extension Tampa, FL

[illegible]

			<b>Total</b>	\$80.40
<b>Phone #</b>	<b>E-mail</b>		<b>Payments/Credits</b>	\$0.00
727-647-1767	outdoorconceptsfl@gmail.com		<b>Balance Due</b>	\$80.40

<b>THE HEIGHTS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	122117	\$125.00		DISTRICT INVOICE APRIL 2024
<b>Monthly Contract Subtotal</b>		<b>\$125.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>				
TAMPA ELECTRIC	1585 041124 CC	\$11,701.52		ELECTRIC - 02/16/24-03/15/24
TAMPA ELECTRIC	1585 042224 ACH	\$11,701.52		ELECTRIC - 03/16/24-04/16/24
TAMPA ELECTRIC	221007995097 040424	\$155.37		ELECTRIC - 02/29/24-03/28/24
TAMPA ELECTRIC	5097 040424 ACH	\$164.32		ELECTRIC - 02/29/2024 - 03/28/2024 PLUS SERVICE FEE TO PAID ONLINE
TAMPA ELECTRIC	9735 032824 ACH	\$820.42	\$24,543.15	ELECTRIC - 02/23/2024 - 03/22/2024
<b>Utilities Subtotal</b>		<b>\$24,543.15</b>		
<b>Regular Services</b>				
MOLLOY & JAMES	1026	\$960.00		LEGAL FEES 03/05/2024
RIVERSIDE HEIGHTS HOLDINGS	2138	\$913.90		PROFESSIONAL SERVICES
<b>Regular Services Subtotal</b>		<b>\$1,873.90</b>		
<b>Additional Services</b>				
KEYSTONE PROPERTY MAINTENANCE	19841	\$1,025.00		LAWN MAINT.
OUTDOOR CONCEPTS OF	9908	\$81.38		SERVICE CALL - 04/01/24
<b>Additional Services Subtotal</b>		<b>\$1,106.38</b>		
<b>TOTAL</b>		<b>\$27,648.43</b>		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

<p><b>THE HEIGHTS CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#122117

**DATE**

4/3/2024

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

5/3/2024

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: April 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	833.33		833.33
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
<b>Subtotal</b>					<b>5,125.00</b>

**Subtotal** \$5,125.00

**Tax** \$0.00

**Total Due** \$5,125.00

**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.*



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

Statement Date: March 21, 2024

Amount Due: \$11,701.52

Due Date: April 11, 2024  
Account #: 221008541585

PAYMENT BY CHECK WILL NOT BE ACCEPTED

### Account Summary

Current Service Period: February 16, 2024 - March 15, 2024

Previous Amount Due	\$12,293.37
Payment(s) Received Since Last Statement	-\$12,293.37
Current Month's Charges	\$11,701.52

Amount Due by April 11, 2024 \$11,701.52

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



Scan here to view  
your account online.

## One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Received

MAR 25

Account #: 221008541585

Due Date: April 11, 2024

Amount Due: \$11,701.52

Payment Amount: \$ \_\_\_\_\_

650149550191

Payment by check  
will not be accepted

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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

PAYMENT BY CHECK WILL NOT BE ACCEPTED



**Service For:**  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

Account #: 221008541585  
Statement Date: March 21, 2024  
Charges Due: April 11, 2024

**Service Period:** Feb 16, 2024 - Mar 15, 2024

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

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	4326 kWh @ \$0.03406/kWh	\$147.34
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.03806/kWh	\$164.65
Storm Protection Charge	4326 kWh @ \$0.03877/kWh	\$167.72
Clean Energy Transition Mechanism	4326 kWh @ \$0.00036/kWh	\$1.56
Storm Surcharge	4326 kWh @ \$0.00074/kWh	\$3.20
Florida Gross Receipt Tax		\$12.42
Franchise Fee		\$716.93
Municipal Public Service Tax		\$39.02
<b>Lighting Charges</b>		<b>\$11,701.52</b>

**Total Current Month's Charges**

**\$11,701.52**

00005001-0014499-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

#### Payments:

TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

#### All Other

#### Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

## Contact Us

#### Online:

[TampaElectric.com](https://TampaElectric.com)

#### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: April 22, 2024

Amount Due: \$11,701.52

Due Date: May 13, 2024  
Account #: 221008541585

DO NOT PAY. Your account will be drafted on May 13, 2024

### Account Summary

Current Service Period: March 16, 2024 - April 16, 2024

Previous Amount Due	\$11,701.52
Payment(s) Received Since Last Statement	-\$11,701.52
<b>Current Month's Charges</b>	<b>\$11,701.52</b>

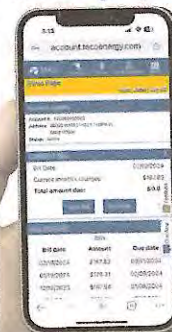
**Amount Due by May 13, 2024** **\$11,701.52**

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



Scan here to view  
your account online.

### 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!

Learn about your newly redesigned bill and get deeper insights about your usage by visiting **TECOaccount.com**



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008541585

Due Date: May 13, 2024

Amount Due: \$11,701.52

Payment Amount: \$ \_\_\_\_\_

650149568451

Your account will be  
drafted on May 13, 2024



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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

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

Account #: 221008541585  
Statement Date: April 22, 2024  
Charges Due: May 13, 2024

**Service Period:** Mar 16, 2024 - Apr 16, 2024

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

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 32 days

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Clean Energy Transition Mechanism	4326 kWh @ \$0.00036/kWh	\$1.56
Storm Surcharge	4326 kWh @ \$0.00074/kWh	\$3.20
Florida Gross Receipt Tax		\$12.42
Franchise Fee		\$716.93
Municipal Public Service Tax		\$39.02
<b>Lighting Charges</b>		<b>\$11,701.52</b>

**Total Current Month's Charges**

**\$11,701.52**

00006018-0013562-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



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P.O. Box 31318  
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### Phone

Toll Free:  
**866-689-6469**

### All Other

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Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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888-223-0800 (All Other Counties)

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7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 04, 2024

Amount Due: \$311.55

Due Date: April 25, 2024  
Account #: 221007995097

Past Due - Pay Immediately

### Account Summary

Current Service Period: February 29, 2024 - March 28, 2024

Previous Amount Due \$156.18  
Payment(s) Received Since Last Statement \$0.00

Past Due - Pay Immediately \$156.18  
Current Month's Charges - Pay by April 25, 2024 \$155.37

Amount Due \$311.55

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

### Your Energy Insight



Your average daily kWh used was **16.67% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

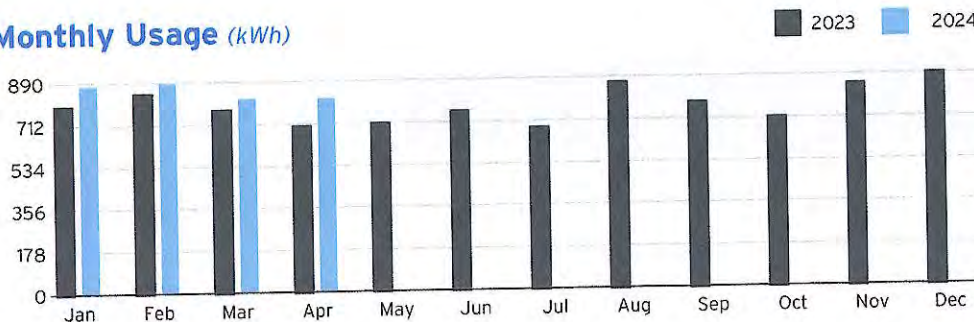
### A one-stop shop to manage your account.



- 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](https://TECOaccount.com) today!

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

To ensure prompt credit, please return stub portion of this bill with your payment.

Received  
APR 10

Account #: 221007995097  
Due Date: April 25, 2024

Amount Due: \$311.55

Payment Amount: \$ \_\_\_\_\_

648914981991

Past Due - \$156.18  
Current - \$155.37



00006177 FTECO104042423501410 00000 02 01000000 13337 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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6489149819912210079950970000000311559



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

Account #: 221007995097  
Statement Date: April 04, 2024  
Charges Due: April 25, 2024

## Meter Read

**Meter Location:** DOCKSIDE

**Service Period:** Feb 29, 2024 - Mar 28, 2024

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	03/28/2024	38,890	38,075		815 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	815 kWh @ \$0.08192/kWh	\$66.76
Fuel Charge	815 kWh @ \$0.03843/kWh	\$31.32
Storm Protection Charge	815 kWh @ \$0.00775/kWh	\$6.32
Clean Energy Transition Mechanism	815 kWh @ \$0.00427/kWh	\$3.48
Storm Surcharge	815 kWh @ \$0.00225/kWh	\$1.83
Florida Gross Receipt Tax		\$3.37
<b>Electric Service Cost</b>		<b>\$134.83</b>
Franchise Fee		\$8.83
Municipal Public Service Tax		\$11.71
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$155.37</b>

**Total Current Month's Charges**

**\$155.37**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: March 28, 2024

Amount Due: \$820.42

Due Date: April 18, 2024

Account #: 221008569735

## Account Summary

Current Service Period: February 23, 2024 - March 22, 2024

Previous Amount Due	\$746.10
Payment(s) Received Since Last Statement	-\$746.10
<b>Current Month's Charges</b>	<b>\$820.42</b>

**Amount Due by April 18, 2024 \$820.42**

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



Scan here to view  
your account online.

# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008569735

Due Date: April 18, 2024



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$820.42

Payment Amount: \$ \_\_\_\_\_

632865664294

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6328656642942210085697350000000820421



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

**Account #:** 221008569735  
**Statement Date:** March 28, 2024  
**Charges Due:** April 18, 2024

**Service Period:** Feb 23, 2024 - Mar 22, 2024

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

## Charge Details

## Important Messages



### Electric Charges

#### 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
Storm Surcharge	\$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**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

### Residential Customer Care:

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888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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INVOICE

Molloy & James  
325 S. Boulevard  
Tampa, FL 33606

wmolloy@mjlaw.us  
+1 (813) 254-7157

The Heights CDD c/o Inframark

Bill to  
Brian Lamb  
The Heights CDD c/o Inframark

Invoice details

Invoice no.: 1026  
Terms: Due on receipt  
Invoice date: 04/01/2024

#	Product or service	Qty	Rate	Amount
1.	Dan Molloy 3/5 Review status of district and assignments	2.4	\$400.00	\$960.00
Total				\$960.00

# dark moss

DESIGNING THE URBAN FOREST

PO Box 173121  
TampaFL 33672  
Richard Peterika

## INVOICE

Invoice Number: 2138  
Date: October 15, 2023  
Project Number: C-082

Heights CDD Growth Tree Row

Riverside Heights Holdings LLC

Attn: Adam Harden

Oakhurst INV

For Professional Services Rendered Through: September 18, 2023

### Professional Services

#### 99 - General Supplemental Services

	Hours	Rate	Amount
Arborist	4.50	125.00	\$562.50
BCMA Project Arborist	1.00	215.00	\$215.00
Phase 99 - General Supplemental Services	5.50		\$777.50
Totals:			

\$777.50

### Reimbursable Expenses

	Amount
Permits	\$136.40
	\$136.40

Invoice Total \$913.90

### Outstanding Invoices

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
Total Prior Billing					

## Dark Moss

## Backup

Invoice #: 2138  
 Date: October 15, 2023  
 Project ID: C-082

For Professional Services Rendered Through: September 18, 2023

## Reimbursable Expenses

	Date	Qty	Unit Rate	Amount
Permits	8/11/2023	1.00	70.00	\$77.00
Permits	8/8/2023	1.00	54.00	\$59.40
Totals				\$136.40
				\$136.40

## 99 - General Supplemental Services

## Professional Services

	Date	Hours	Rate	Amount
Arborist				
Site visit to evaluate tree. - finish removal permit report draft	7/25/2023	2.00	125.00	\$250.00
Tree permit removal assessment and permit document	8/3/2023	1.25	125.00	\$156.25
Final permit document	8/4/2023	1.00	125.00	\$125.00
Permit Accela submission	8/8/2023	.25	125.00	\$31.25
BCMA Project Arborist				
Reassess tree and staff coordination on rezoning Implications	7/19/2023	.50	215.00	\$107.50
report redlines	7/25/2023	.50	215.00	\$107.50
Totals		5.50		\$777.50
				\$777.50

99 - General Supplemental Services Total:

\$777.50

Backup Total \$913.90



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

Invoice 19841

BILL TO  
BLOCK 1  
2005 PAN AM  
CIRCLE, STE 300  
TAMPA, FL 33607

THE HEIGHTS

CDD

DATE  
02/01/2024

PLEASE PAY  
\$4,100.00

DUE DATE  
03/02/2024

DATE	ACCOUNT SUMMARY	AMOUNT
01/01/2024	Balance Forward	3,075.00
	Other payments and credits after 01/01/2024 through 01/31/2024	0.00
02/01/2024	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	4,100.00

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	\$4,100.00
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THANK YOU.



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

# Invoice

Date	Invoice #
4/5/2024	9908

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

Project Information
City of Tampa Riverwalk Extension Tampa, FL

Terms
Due on receipt

Description	Qty	Rate	Amount
Service Call/System Repairs - April - 040124	1	75.00	75.00
Drip Tubing	3	0.50	1.50
.50" Fittings	4	0.32	1.28
Nozzle (rainbird)	2	1.80	3.60

		<b>Total</b>	\$81.38
--	--	--------------	---------

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

<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$81.38

# **The Heights Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 679,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 679,023
Due From Other Funds	87,178	848,118	-	-	-	-	-	935,296
Investments:								
Acquisition & Construction Account	-	-	-	-	884	-	-	884
Construction Fund	-	-	-	21	-	-	-	21
Interest Account	-	1	-	-	-	-	-	1
Reserve Fund	-	703,600	244,550	-	-	-	-	948,150
Revenue Fund	-	922,865	-	-	-	-	-	922,865
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
<b>TOTAL ASSETS</b>	<b>\$ 766,386</b>	<b>\$ 2,474,584</b>	<b>\$ 244,550</b>	<b>\$ 21</b>	<b>\$ 884</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ 58,839,953</b>

## LIABILITIES

Accounts Payable	\$ 30,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,579
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	-	-	841,518	-	93,778	-	-	935,296
<b>TOTAL LIABILITIES</b>	<b>33,279</b>	<b>-</b>	<b>841,518</b>	<b>-</b>	<b>215,629</b>	<b>-</b>	<b>29,005,000</b>	<b>30,095,426</b>

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	2,474,584	-	-	-	-	-	2,474,584
Capital Projects	-	-	-	21	-	-	-	21
Unassigned:	733,107	-	(596,968)	-	(214,745)	26,348,528	-	26,269,922
<b>TOTAL FUND BALANCES</b>	<b>733,107</b>	<b>2,474,584</b>	<b>(596,968)</b>	<b>21</b>	<b>(214,745)</b>	<b>26,348,528</b>	<b>-</b>	<b>28,744,527</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 766,386</b>	<b>\$ 2,474,584</b>	<b>\$ 244,550</b>	<b>\$ 21</b>	<b>\$ 884</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ 58,839,953</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,126	\$ 12,126	0.00%
Special Assmnts- Tax Collector	500,000	216,038	(283,962)	43.21%
<b>TOTAL REVENUES</b>	<b>500,000</b>	<b>228,164</b>	<b>(271,836)</b>	<b>45.63%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	2,000	-	2,000	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	10,000	3,333	6,667	33.33%
District Counsel	10,000	563	9,437	5.63%
District Engineer	10,000	-	10,000	0.00%
District Manager	50,000	16,667	33,333	33.33%
Auditing Services	8,700	-	8,700	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	19	481	3.80%
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	525	975	35.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	259	241	51.80%
<b>Total Administration</b>	<b>109,100</b>	<b>29,709</b>	<b>79,391</b>	<b>27.23%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	156,000	51,089	104,911	32.75%
<b>Total Electric Utility Services</b>	<b>156,000</b>	<b>51,089</b>	<b>104,911</b>	<b>32.75%</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>234,900</b>	<b>8,626</b>	<b>226,274</b>	<b>3.67%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	225	(225)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>225</b>	<b>(225)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>500,000</b>	<b>89,649</b>	<b>410,351</b>	<b>17.93%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	138,515	138,515	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>594,592</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 733,107</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 19,856	\$ 19,856	0.00%
Tax Incremental Revenue	-	1,449,466	1,449,466	0.00%
Special Assmnts- Tax Collector	1,900,350	338,672	(1,561,678)	17.82%
<b>TOTAL REVENUES</b>	<b>1,900,350</b>	<b>1,807,994</b>	<b>(92,356)</b>	<b>95.14%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	395,000	395,000	-	100.00%
Interest Expense	1,505,350	504,088	1,001,262	33.49%
<b>Total Debt Service</b>	<b>1,900,350</b>	<b>899,088</b>	<b>1,001,262</b>	<b>47.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,900,350</b>	<b>899,088</b>	<b>1,001,262</b>	<b>47.31%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	908,906	908,906	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,565,678</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,474,584</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,055	\$ 4,055	0.00%
Special Assmnts- Tax Collector	732,497	-	(732,497)	0.00%
<b>TOTAL REVENUES</b>	<b>732,497</b>	<b>4,055</b>	<b>(728,442)</b>	<b>0.55%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	587,497	196,769	390,728	33.49%
<b>Total Debt Service</b>	<b>732,497</b>	<b>341,769</b>	<b>390,728</b>	<b>46.66%</b>
<b>TOTAL EXPENDITURES</b>	<b>732,497</b>	<b>341,769</b>	<b>390,728</b>	<b>46.66%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(337,714)	(337,714)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(259,254)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (596,968)</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>21</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 21</u></b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15	\$ 15	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>15</b>	<b>15</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	15	15	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(214,760)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (214,745)</u></b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26,348,528</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 26,348,528</u></b>		

THE HEIGHTS CDD

Bank Reconciliation

Bank Account No.	5949	Valley National Bank - GF Operating
Statement No.	01_24	
Statement Date	1/31/2024	

G/L Balance (LCY)	679,023.34	Statement Balance	684,344.20
G/L Balance	679,023.34	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	684,344.20
Subtotal	679,023.34	Outstanding Checks	5,320.86
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	679,023.34	Ending Balance	679,023.34
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
12/21/2023	Payment	1673	THE HEIGHTS CDD		301,289.50	301,289.50	0.00
Total Checks					301,289.50	301,289.50	0.00
Deposits							
1/31/2024		JE000274	Interest Earned 1.31	G/L	3,409.22	3,409.22	0.00
Total Deposits					3,409.22	3,409.22	0.00
Outstanding Checks							
1/12/2024	Payment	1674	INFRAMARK LLC		5,160.60	0.00	5,160.60
1/24/2024	Payment	1676	TAMPA ELECTRIC		160.26	0.00	160.26
Total Outstanding Checks.....					5,320.86		5,320.86

# **The Heights Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 29, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 641,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 641,297
Due From Other Funds	87,178	847,090	-	-	-	-	-	934,268
Investments:								
Acquisition & Construction Account	-	-	-	-	887	-	-	887
Construction Fund	-	-	-	21	-	-	-	21
Interest Account	-	1	-	-	-	-	-	1
Reserve Fund	-	703,600	244,550	-	-	-	-	948,150
Revenue Fund	-	961,657	-	-	-	-	-	961,657
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
<b>TOTAL ASSETS</b>	<b>\$ 728,660</b>	<b>\$ 2,512,348</b>	<b>\$ 244,550</b>	<b>\$ 21</b>	<b>\$ 887</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ 58,839,994</b>

## LIABILITIES

Accounts Payable	\$ 11,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,807
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	-	-	840,490	-	93,778	-	-	934,268
<b>TOTAL LIABILITIES</b>	<b>14,507</b>	<b>-</b>	<b>840,490</b>	<b>-</b>	<b>215,629</b>	<b>-</b>	<b>29,005,000</b>	<b>30,075,626</b>

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	2,512,348	-	-	-	-	-	2,512,348
Capital Projects	-	-	-	21	-	-	-	21
Unassigned:	714,153	-	(595,940)	-	(214,742)	26,348,528	-	26,251,999
<b>TOTAL FUND BALANCES</b>	<b>714,153</b>	<b>2,512,348</b>	<b>(595,940)</b>	<b>21</b>	<b>(214,742)</b>	<b>26,348,528</b>	<b>-</b>	<b>28,764,368</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 728,660</b>	<b>\$ 2,512,348</b>	<b>\$ 244,550</b>	<b>\$ 21</b>	<b>\$ 887</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ 58,839,994</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15,004	\$ 15,004	0.00%
Special Assmnts- Tax Collector	500,000	235,893	(264,107)	47.18%
<b>TOTAL REVENUES</b>	<b>500,000</b>	<b>250,897</b>	<b>(249,103)</b>	<b>50.18%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	2,000	-	2,000	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	10,000	4,166	5,834	41.66%
District Counsel	10,000	563	9,437	5.63%
District Engineer	10,000	-	10,000	0.00%
District Manager	50,000	20,833	29,167	41.67%
Auditing Services	8,700	-	8,700	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	20	480	4.00%
Public Officials Insurance	5,000	2,802	2,198	56.04%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Non Ad Valorem Taxes	-	408	(408)	0.00%
Bank Fees	100	-	100	0.00%
Misc-Ad Valorem Taxes	-	9,836	(9,836)	0.00%
Website Administration	1,500	650	850	43.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
<b>Total Administration</b>	<b>109,100</b>	<b>44,994</b>	<b>64,106</b>	<b>41.24%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	156,000	76,591	79,409	49.10%
<b>Total Electric Utility Services</b>	<b>156,000</b>	<b>76,591</b>	<b>79,409</b>	<b>49.10%</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024  
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
<b><u>Other Physical Environment</u></b>				
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	900	187,000	0.48%
<b>Total Other Physical Environment</b>	<b>234,900</b>	<b>9,526</b>	<b>225,374</b>	<b>4.06%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	225	(225)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>225</b>	<b>(225)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>500,000</b>	<b>131,336</b>	<b>368,664</b>	<b>26.27%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	119,561	119,561	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>594,592</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 714,153</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26,493	\$ 26,493	0.00%
Tax Incremental Revenue	-	1,449,466	1,449,466	0.00%
Special Assmnts- Tax Collector	1,900,350	369,799	(1,530,551)	19.46%
<b>TOTAL REVENUES</b>	<b>1,900,350</b>	<b>1,845,758</b>	<b>(54,592)</b>	<b>97.13%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	395,000	395,000	-	100.00%
Interest Expense	1,505,350	504,088	1,001,262	33.49%
<b>Total Debt Service</b>	<b>1,900,350</b>	<b>899,088</b>	<b>1,001,262</b>	<b>47.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,900,350</b>	<b>899,088</b>	<b>1,001,262</b>	<b>47.31%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	946,670	946,670	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,565,678</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,512,348</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,083	\$ 5,083	0.00%
Special Assmnts- Tax Collector	732,497	-	(732,497)	0.00%
<b>TOTAL REVENUES</b>	<b>732,497</b>	<b>5,083</b>	<b>(727,414)</b>	<b>0.69%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	587,497	196,769	390,728	33.49%
<b>Total Debt Service</b>	<b>732,497</b>	<b>341,769</b>	<b>390,728</b>	<b>46.66%</b>
<b>TOTAL EXPENDITURES</b>	<b>732,497</b>	<b>341,769</b>	<b>390,728</b>	<b>46.66%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(336,686)	(336,686)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(259,254)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (595,940)</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>21</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 21</u></b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 18	\$ 18	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>18</b>	<b>18</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	18	18	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(214,760)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (214,742)</u></b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 29, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26,348,528</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 26,348,528</u></b>		

THE HEIGHTS CDD

Bank Reconciliation

Bank Account No.	5949	Valley National Bank - GF Operating
Statement No.	02-24	
Statement Date	2/29/2024	

G/L Balance (LCY)	641,297.33	Statement Balance	658,835.56
G/L Balance	641,297.33	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	658,835.56
Subtotal	641,297.33	Outstanding Checks	17,538.23
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	641,297.33	Ending Balance	641,297.33
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
1/24/2024	Payment	1676	TAMPA ELECTRIC		160.26	160.26	0.00
2/8/2024	Payment	DD101	Payment of Invoice 000327		11,837.08	11,837.08	0.00
2/8/2024	Payment	DD102	Payment of Invoice 000329		820.42	820.42	0.00
2/8/2024	Payment	DD103	Payment of Invoice 000333		11,879.08	11,879.08	0.00
2/8/2024	Payment	DD104	Payment of Invoice 000345		832.73	832.73	0.00
2/14/2024	Payment	1677	INFRAMARK LLC		10,250.63	10,250.63	0.00
2/14/2024	Payment	1678	THE HEIGHTS CDD		31,126.78	31,126.78	0.00
2/23/2024	Payment	DD105	Payment of Invoice 000347		169.33	169.33	0.00
2/23/2024	Payment	DD106	Payment of Invoice 000349		12,293.37	12,293.37	0.00
Total Checks					79,369.68	79,369.68	0.00
Deposits							
2/2/2024		JE000294	Debt Service/ Tax Revenue	G/L	591.40	591.40	0.00
2/6/2024		JE000295	Debt Service/ Tax Revenue	G/L	50,391.06	50,391.06	0.00
2/29/2024		JE000296	Interest Revenue	G/L	2,878.58	2,878.58	0.00
Total Deposits					53,861.04	53,861.04	0.00
Outstanding Checks							
1/12/2024	Payment	1674	INFRAMARK LLC		5,160.60	0.00	5,160.60
2/22/2024	Payment	1679	NANCY C MILLAN		84.26	0.00	84.26
2/23/2024	Payment	DD107	Payment of Invoice 000357		12,293.37	0.00	12,293.37
Total Outstanding Checks.....					17,538.23		17,538.23

# **The Heights Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 889,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 889,216
Due From Other Funds	87,178	2,546	4,054	-	-	-	-	93,778
Investments:								
Acquisition & Construction Account	-	-	-	-	891	-	-	891
Construction Fund	-	-	-	21	-	-	-	21
Interest Account	-	1	-	-	-	-	-	1
Reserve Fund	-	703,600	244,550	-	-	-	-	948,150
Revenue Fund	-	1,397,704	-	-	-	-	-	1,397,704
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
<b>TOTAL ASSETS</b>	<b>\$ 976,579</b>	<b>\$ 2,103,851</b>	<b>\$ 248,604</b>	<b>\$ 21</b>	<b>\$ 891</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ 58,683,474</b>

## LIABILITIES

Accounts Payable	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
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	-	-	-	-	93,778	-	-	93,778
<b>TOTAL LIABILITIES</b>	<b>2,858</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>215,629</b>	<b>-</b>	<b>29,005,000</b>	<b>29,223,487</b>

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	2,103,851	248,604	-	-	-	-	2,352,455
Capital Projects	-	-	-	21	-	-	-	21
Unassigned:	973,721	-	-	-	(214,738)	26,348,528	-	27,107,511
<b>TOTAL FUND BALANCES</b>	<b>973,721</b>	<b>2,103,851</b>	<b>248,604</b>	<b>21</b>	<b>(214,738)</b>	<b>26,348,528</b>	<b>-</b>	<b>29,459,987</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 976,579</b>	<b>\$ 2,103,851</b>	<b>\$ 248,604</b>	<b>\$ 21</b>	<b>\$ 891</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ 58,683,474</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 20,197	\$ 20,197	0.00%
Special Assmnts- Tax Collector	500,000	509,343	9,343	101.87%
<b>TOTAL REVENUES</b>	<b>500,000</b>	<b>529,540</b>	<b>29,540</b>	<b>105.91%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	2,000	-	2,000	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	10,000	4,999	5,001	49.99%
District Counsel	10,000	563	9,437	5.63%
District Engineer	10,000	-	10,000	0.00%
District Manager	50,000	25,000	25,000	50.00%
Auditing Services	8,700	-	8,700	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	22	478	4.40%
Public Officials Insurance	5,000	2,802	2,198	56.04%
Legal Advertising	1,000	-	1,000	0.00%
Misc-Non Ad Valorem Taxes	-	408	(408)	0.00%
Bank Fees	100	-	100	0.00%
Misc-Ad Valorem Taxes	-	9,836	(9,836)	0.00%
Website Administration	1,500	775	725	51.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
<b>Total Administration</b>	<b>109,100</b>	<b>50,121</b>	<b>58,979</b>	<b>45.94%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	156,000	88,449	67,551	56.70%
<b>Total Electric Utility Services</b>	<b>156,000</b>	<b>88,449</b>	<b>67,551</b>	<b>56.70%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	5,000	3,426	1,574	68.52%
Landscape Maintenance	36,000	6,305	29,695	17.51%
Decorative Light Maintenance	4,000	-	4,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Misc-Contingency	187,900	1,885	186,015	1.00%
<b>Total Other Physical Environment</b>	<b>234,900</b>	<b>11,616</b>	<b>223,284</b>	<b>4.95%</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	225	(225)	0.00%
<b>Total Construction In Progress</b>	-	225	(225)	0.00%
<b>TOTAL EXPENDITURES</b>	<b>500,000</b>	<b>150,411</b>	<b>349,589</b>	<b>30.08%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	379,129	379,129	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>594,592</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 973,721</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 32,911	\$ 32,911	0.00%
Tax Incremental Revenue	620,524	605,878	(14,646)	97.64%
Special Assmnts- Tax Collector	783,826	798,472	14,646	101.87%
<b>TOTAL REVENUES</b>	<b>1,404,350</b>	<b>1,437,261</b>	<b>32,911</b>	<b>102.34%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	410,000	395,000	15,000	96.34%
Interest Expense	994,350	504,088	490,262	50.70%
<b>Total Debt Service</b>	<b>1,404,350</b>	<b>899,088</b>	<b>505,262</b>	<b>64.02%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,404,350</b>	<b>899,088</b>	<b>505,262</b>	<b>64.02%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	538,173	538,173	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,565,678</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,103,851</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,039	\$ 6,039	0.00%
Tax Incremental Revenue	542,919	843,588	300,669	155.38%
<b>TOTAL REVENUES</b>	<b>542,919</b>	<b>849,627</b>	<b>306,708</b>	<b>156.49%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	155,000	145,000	10,000	93.55%
Interest Expense	387,918	196,769	191,149	50.72%
<b>Total Debt Service</b>	<b>542,918</b>	<b>341,769</b>	<b>201,149</b>	<b>62.95%</b>
<b>TOTAL EXPENDITURES</b>	<b>542,918</b>	<b>341,769</b>	<b>201,149</b>	<b>62.95%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1	507,858	507,857	50785800.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	1	-	(1)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1</b>	<b>-</b>	<b>(1)</b>	<b>0.00%</b>
Net change in fund balance	\$ 1	\$ 507,858	\$ 507,855	50785800.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(259,254)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 248,604</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>21</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 21</u></b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 22	\$ 22	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>22</b>	<b>22</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	22	22	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(214,760)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (214,738)</u></b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26,348,528</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 26,348,528</u></b>		

# Bank Account Statement

The Heights CDD

Bank Account Statement: Bank Account No.: 5949, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	908,680.75
Balance Last Statement	658,835.56	Outstanding Bank Transactions	0.00
Statement Ending Balance	908,680.75	Subtotal	908,680.75
		Outstanding Checks	-19,464.27
G/L Balance at 03/31/24	889,216.48	Bank Account Balance	889,216.48

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
02/22/24	Bank Account Ledger Entry	1679	Check for Vendor V00029		1	-84.26	-84.26
03/05/24	Bank Account Ledger Entry	1680	Check for Vendor V00039		1	-900.00	-900.00
03/05/24	Bank Account Ledger Entry	JE000310	Debt Service/ Tax Revenue		1	702,122.70	702,122.70
03/14/24	Bank Account Ledger Entry	1681	Check for Vendor V00027		1	-5,126.27	-5,126.27
03/14/24	Bank Account Ledger Entry	1682	Check for Vendor V00029		1	-10,160.07	-10,160.07
03/14/24	Bank Account Ledger Entry	1683	Check for Vendor V00006		1	-80.40	-80.40
03/14/24	Bank Account Ledger Entry	1684	Check for Vendor V00026		1	-746.10	-746.10
03/14/24	Bank Account Ledger Entry	1685	Check for Vendor V00023		1	-428,673.38	-428,673.38
03/28/24	Bank Account Ledger Entry	JE000312	Teco ACH 02.16.24-03.15.24		1	-11,701.52	-11,701.52
03/31/24	Bank Account Ledger Entry	JE000314	Interest Earned 03.2024		1	5,194.49	5,194.49
Total						249,845.19	249,845.19

## Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
Quantity			0	Total

## Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
01/12/24	Payment	1674	Check for Vendor V00027	-5,160.60
02/23/24	Payment	DD107	Payment of Invoice 000357	-12,293.37
03/26/24	Payment	1686	Check for Vendor V00010	-1,025.00
03/26/24	Payment	1687	Check for Vendor V00040	-985.30
Quantity			4	Total -19,464.27

# **The Heights Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 905,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 905,573
Due From Other Funds	86,807	1,896	5,075	-	-	-	-	93,778
Investments:								
Acquisition & Construction Account	-	-	-	-	895	-	-	895
Construction Fund	-	-	-	21	-	-	-	21
Interest Account	-	1	-	-	-	-	-	1
Reserve Fund	-	703,600	244,550	-	-	-	-	948,150
Revenue Fund	-	1,406,115	-	-	-	-	-	1,406,115
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
<b>TOTAL ASSETS</b>	<b>\$ 992,565</b>	<b>\$ 2,111,612</b>	<b>\$ 249,625</b>	<b>\$ 21</b>	<b>\$ 895</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ 58,708,246</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>LIABILITIES</b>								
Accounts Payable	\$ 28,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,931
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	-	-	-	-	93,778	-	-	93,778
<b>TOTAL LIABILITIES</b>	<b>31,631</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>215,629</b>	<b>-</b>	<b>29,005,000</b>	<b>29,252,260</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	2,111,612	249,625	-	-	-	-	2,361,237
Capital Projects	-	-	-	21	-	-	-	21
Unassigned:	960,934	-	-	-	(214,734)	26,348,528	-	27,094,728
<b>TOTAL FUND BALANCES</b>	<b>960,934</b>	<b>2,111,612</b>	<b>249,625</b>	<b>21</b>	<b>(214,734)</b>	<b>26,348,528</b>	<b>-</b>	<b>29,455,986</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 992,565</b>	<b>\$ 2,111,612</b>	<b>\$ 249,625</b>	<b>\$ 21</b>	<b>\$ 895</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ 58,708,246</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 24,104	\$ 24,104	0.00%
Special Assmnts- Tax Collector	500,000	509,580	9,580	101.92%
<b>TOTAL REVENUES</b>	<b>500,000</b>	<b>533,684</b>	<b>33,684</b>	<b>106.74%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	2,000	-	2,000	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	10,000	5,833	4,167	58.33%
District Counsel	10,000	1,523	8,477	15.23%
District Engineer	10,000	-	10,000	0.00%
District Manager	50,000	29,167	20,833	58.33%
Auditing Services	8,700	-	8,700	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	22	478	4.40%
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%
Misc-Ad Valorem Taxes	-	5,999	(5,999)	0.00%
Website Administration	1,500	900	600	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
<b>Total Administration</b>	<b>109,100</b>	<b>51,962</b>	<b>57,138</b>	<b>47.63%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	156,000	102,432	53,568	65.66%
<b>Total Electric Utility Services</b>	<b>156,000</b>	<b>102,432</b>	<b>53,568</b>	<b>65.66%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	5,000	3,426	1,574	68.52%
Landscape Maintenance	36,000	7,412	28,588	20.59%
Decorative Light Maintenance	4,000	-	4,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Misc-Contingency	187,900	1,885	186,015	1.00%
<b>Total Other Physical Environment</b>	<b>234,900</b>	<b>12,723</b>	<b>222,177</b>	<b>5.42%</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	225	(225)	0.00%
<b>Total Construction In Progress</b>	-	225	(225)	0.00%
<b>TOTAL EXPENDITURES</b>	<b>500,000</b>	<b>167,342</b>	<b>332,658</b>	<b>33.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	366,342	366,342	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>594,592</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 960,934</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 40,301	\$ 40,301	0.00%
Tax Incremental Revenue	620,524	605,878	(14,646)	97.64%
Special Assmnts- Tax Collector	783,826	798,843	15,017	101.92%
<b>TOTAL REVENUES</b>	<b>1,404,350</b>	<b>1,445,022</b>	<b>40,672</b>	<b>102.90%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	410,000	395,000	15,000	96.34%
Interest Expense	994,350	504,088	490,262	50.70%
<b>Total Debt Service</b>	<b>1,404,350</b>	<b>899,088</b>	<b>505,262</b>	<b>64.02%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,404,350</b>	<b>899,088</b>	<b>505,262</b>	<b>64.02%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	545,934	545,934	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,565,678</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,111,612</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,060	\$ 7,060	0.00%
Tax Incremental Revenue	542,919	843,588	300,669	155.38%
<b>TOTAL REVENUES</b>	<b>542,919</b>	<b>850,648</b>	<b>307,729</b>	<b>156.68%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	155,000	145,000	10,000	93.55%
Interest Expense	387,918	196,769	191,149	50.72%
<b>Total Debt Service</b>	<b>542,918</b>	<b>341,769</b>	<b>201,149</b>	<b>62.95%</b>
<b>TOTAL EXPENDITURES</b>	<b>542,918</b>	<b>341,769</b>	<b>201,149</b>	<b>62.95%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1	508,879	508,878	50887900.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	1	-	(1)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1</b>	<b>-</b>	<b>(1)</b>	<b>0.00%</b>
Net change in fund balance	\$ 1	\$ 508,879	\$ 508,876	50887900.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(259,254)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 249,625</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		21		
<b>FUND BALANCE, ENDING</b>		<u><u>\$ 21</u></u>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26	\$ 26	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>26</b>	<b>26</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	26	26	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(214,760)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (214,734)</u></b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26,348,528</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 26,348,528</u></b>		

# Bank Account Statement

The Heights CDD

Bank Account Statement: Bank Account No.: 5949, Statement No.: 04-24

Currency Code

Statement Date	04/30/24	Statement Balance	911,325.81
Balance Last Statement	908,680.75	Outstanding Bank Transactions	11,701.52
Statement Ending Balance	911,325.81	Subtotal	923,027.33
		Outstanding Checks	-17,453.97
G/L Balance at 04/30/24	905,573.36	Bank Account Balance	905,573.36

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04-24							
03/26/24	Bank Account Ledger Entry	1686	Check for Vendor V00010		1	-1,025.00	-1,025.00
03/26/24	Bank Account Ledger Entry	1687	Check for Vendor V00040		1	-985.30	-985.30
04/15/24	Bank Account Ledger Entry	1688	Check for Vendor V00026		1	-820.42	-820.42
04/16/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	4,244.96	4,244.96
04/16/24	Bank Account Ledger Entry	1689	Check for Vendor V00010		1	-1,025.00	-1,025.00
04/16/24	Bank Account Ledger Entry	1690	Check for Vendor V00025		1	-960.00	-960.00
04/16/24	Bank Account Ledger Entry	1691	Check for Vendor V00026		1	-156.18	-156.18
04/30/24	Bank Account Ledger Entry	JE000331	Interest Earned 04_24		1	3,904.86	3,904.86
04/19/24	Bank Account Ledger Entry	JE000332	ACH_Utility - Electric		1	-820.42	-820.42
04/22/24	Bank Account Ledger Entry	JE000334	DS Tax collector pymnt		1	608.06	608.06
04/17/24	Bank Account Ledger Entry	DD108	Payment of Invoice 000399		1	-320.50	-320.50
Total						2,645.06	2,645.06

## Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
04/01/24		JE000313	Teco ACH 02.16.24-03.15.24	11,701.52
Quantity		1	Total	11,701.52

## Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
02/23/24	Payment	DD107	Payment of Invoice 000357	-12,293.37
04/26/24	Payment	1692	Check for Vendor V00027	-5,160.60
Quantity		2	Total	-17,453.97