

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 |
|--|--|---|--|
| REVENUES | | | |
| SPECIAL ASSESSMENTS | | | |
| Operations & Maintenance Assmts-Tax Roll | \$ 500,000 | \$ 500,000 | \$ - |
| Operations & Maintenance Assmts-Off Roll | - | - | - |
| TOTAL SPECIAL ASSESSMENTS | 500,000 | 500,000 | - |
| INTEREST EARNINGS | | | |
| Interest Earnings | - | - | - |
| TOTAL INTEREST EARNINGS | - | - | - |
| CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE | | | |
| Developer Contributions | - | - | - |
| TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE | - | - | - |
| OTHER MISCELLANEOUS REVENUES | | | |
| Miscellaneous - Other | - | - | - |
| TOTAL OTHER MISCELLANEOUS REVENUES | - | - | - |
| TOTAL REVENUES | \$ 500,000 | \$ 500,000 | \$ - |
| EXPENDITURES | | | |
| LEGISLATIVE | | | |
| Supervisor Fees | \$ 2,381 | \$ 2,000 | \$ (381) |
| TOTAL LEGISLATIVE | \$ 2,381 | \$ 2,000 | \$ (381) |
| FINANCIAL & ADMINISTRATIVE | | | |
| 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 | - |
| TOTAL FINANCIAL & ADMINISTRATIVE | \$ 88,207 | \$ 97,100 | \$ 8,893 |
| LEGAL COUNSEL | | | |
| District Counsel | \$ 8,277 | \$ 10,000 | \$ 1,723 |
| TOTAL LEGAL COUNSEL | \$ 8,277 | \$ 10,000 | \$ 1,723 |
| ELECTRIC UTILITY SERVICES | | | |
| Electric Utility Services | \$ 7,297 | \$ 156,000 | \$ 148,703 |
| TOTAL ELECTRIC UTILITY SERVICES | \$ 7,297 | \$ 156,000 | \$ 148,703 |
| OTHER PHYSICAL ENVIRONMENT | | | |
| 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 | - |
| TOTAL OTHER PHYSICAL ENVIRONMENT | \$ 393,838 | \$ 234,900 | \$ (158,938) |
| CONSTRUCTION IN PROGRESS | | | |
| Construction in Progress | \$ - | \$ - | \$ - |
| TOTAL CONSTRUCTION IN PROGRESS | \$ - | \$ - | \$ - |
| TOTAL EXPENDITURES | \$ 500,000 | \$ 500,000 | \$ - |
| EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES | \$ - | \$ - | \$ - |

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COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

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

Notations:

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

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COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2017

| REVENUES | | |
|--|-----------|-------------------|
| CDD Debt Service Assessments | \$ | 1,396,150 |
| TOTAL REVENUES | \$ | 1,396,150 |
| TIF Revenue | \$ | - |
| TOTAL TIF REVENUE * | \$ | - |
| 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 |
| TOTAL EXPENDITURES | \$ | 1,396,150 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ | - |
| ANALYSIS OF BONDS OUTSTANDING | | |
| Bonds Outstanding - Period Ending 1/1/2024 | \$ | 20,235,000 |
| Principal Payment Applied Toward Series 2017 Bonds | \$ | 410,000 |
| Bonds Outstanding - Period Ending 1/1/2025 | \$ | 19,825,000 |

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

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

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COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

| 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 | | |
| | \$ 21,745,000 | | \$ 22,854,309 | \$ 44,599,309 | \$ 44,599,309 | \$ 44,599,309 |

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

| REVENUES | | |
|--|-----------|------------------|
| CDD Debt Service Assessments | \$ | 539,431 |
| TOTAL REVENUES | \$ | 539,431 |
| TIF Revenue | \$ | - |
| TOTAL TIF REVENUE * | \$ | - |
| 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 |
| TOTAL EXPENDITURES | \$ | 539,431 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ | - |
| ANALYSIS OF BONDS OUTSTANDING | | |
| Bonds Outstanding - Period Ending 1/1/2024 | \$ | 7,850,000 |
| Principal Payment Applied Toward Series 2018 Bonds | \$ | 155,000 |
| Bonds Outstanding - Period Ending 1/1/2025 | \$ | 7,695,000 |

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

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

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COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

| 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 |
| | | \$ 8,255,000 | | \$ 8,474,036 | \$ 16,729,036 |

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.

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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.

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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 Council

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

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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.

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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.

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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.

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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.