THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING MAY 25, 2017

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT AGENDA

MAY 25, 2017 at 1:00 p.m.

SoHo Capital, Inc. Located at 2330 W. Horatio Street, Tampa, FL 33606

District Board of Supervisors Chairman Adam Harden

Vice Chairman Chas Bruck Charles A. Harden Supervisor Supervisor David Bruck

Supervisor I. Clay Thompson, III

District Manager Meritus Brian Lamb

Meritus Brian Howell

District Attorney Foley Charles Harper

District Engineer

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at 1:00p.m. with the third section called Business Items. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called Business Administration. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called Supervisor Requests and Audience Comments. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors

The Heights Community Development District

Dear Board Members:

4.

The Regular Meeting of The Heights Community Development District will be held on **Thursday**, **May 25**, **2017 at 1:00 p.m.** at the offices of SoHo Capital, Inc., located at 2330 W. Horatio Street, Tampa, FL 33606. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330 Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT ON AGENDA ITEMS
- 3. BUSINESS ITEMS

A.	Consideration of Resolution 2017-02; Canvassing and Certifying the Results from	
	the Landowner's Election	Tab 01
B.	Consideration of Resolution 2017-03; Approving Proposed Fiscal Year 2017 Budget	
	& Setting Public Hearing	Tab 02
C.	Consideration of Resolution 2017-04; Re-Designating Treasurer	Tab 03
D.	Annual Disclosure of Qualified Electors	Tab 04
E.	Appointment of Audit Committee	
F.	General Matters of the District	
CO	ONSENT AGENDA	
A.	Consideration of the Board of Supervisors Meeting September 1, 2016	Tab 05
B.	Consideration of the Landowners Election Meeting Minutes December 1, 2016	Tab 06
C.	Consideration of the Board of Supervisors Special Meeting Minutes January 04, 2017	Tab 07
D.	Consideration of Operations and Maintenance Expenditures May 2017	Tab 08

- 5. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS
- 7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb District Manager

RESOLUTION 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Heights Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on December 1, 2016, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the December 1, 2016 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner's election, and announce the Board Members, seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 3	Adam Harden	Votes 2
Seat 4	Chas J. Bruck	Votes 2
Seat 5	I. Clay Thompson	Votes 1

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 3	Adam Harden	Years 4
Seat 4	Chas J. Bruck	Years 4
Seat 5	I. Clay Thompson	Years 2

SECTION 4. Said terms of office commenced on December 13, 2016.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 25th day of May, 2017.

ATTE	ST:	BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
 By:		Chairman, Board of Supervisors
Its:	Secretary/Assistant Secretary	

RESOLUTION 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of The Heights Community Development District ("**District**") prior to June 15, 2017, proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2017 and ending September 30, 2018 ("**Fiscal Year 2017/2018**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to 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 prepared by the District Manager for Fiscal Year 2017/2018 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.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 24, 2017

HOUR: 10:00 a.m.

LOCATION: The offices of SoHo Capital

2330 W. Horatio Street Tampa, FL 33606

- 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 approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, 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 in Florida law.
 - 6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF MAY, 2017.

ATTEST:	THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
	By:
Secretary	Its:



THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT





FISCAL YEAR 2018 PROPOSED ANNUAL OPERATING BUDGET

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BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2018, which begins on October 1, 2017. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number

<u>Fund Name</u> General Fund <u>Services Provided</u>

Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments

Facilities of the District

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

Maintenance of the Facilities

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

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

·	Fiscal Year 2017 Operating Budget	Current Period Actuals 10/1/16 - 3/31/17	Projected Revenues & Expenditures 4/1/17 to 9/30/17	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Off Roll	48,552.00	0.00	18,671.60	18,671.60	(29,880.40)
TOTAL SPECIAL ASSESSMENTS	48,552.00	0.00	18,671.60	18,671.60	(29,880.40)
TOTAL REVENUES	\$48,552.00	\$0.00	\$18,671.60	\$18,671.60	(\$29,880.40)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,000.00	0.00	0.00	0.00	(4,000.00)
TOTAL LEGISLATIVE	4,000.00	0.00	0.00	0.00	(4,000.00)
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	32,000.00	6,000.00	6,000.00	12,000.00	(20,000.00)
District Engineer	3,000.00	0.00	500.00	500.00	(2,500.00)
Public Officials Insurance	1,577.00	0.00	1,577.00	1,577.00	0.00
Legal Advertising	1,000.00	1,268.35	0.00	1,268.35	268.35
Bank Fees	300.00	36.00	36.00	72.00	(228.00)
Dues, Licenses & Fees	175.00	0.00	254.25	254.25	79.25
TOTAL FINANCIAL & ADMINISTRATIVE	38,052.00	7,304.35	8,367.25	15,671.60	(22,380.40)
LEGAL COUNSEL					
District Counsel	4,000.00	0.00	500.00	500.00	(3,500.00)
TOTAL LEGAL COUNSEL	4,000.00	0.00	500.00	500.00	(3,500.00)
OTHER PHYSICAL ENVIRONMENT					
Property & Liability Insurance	2,500.00	0.00	2,500.00	2,500.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	2,500.00	0.00	2,500.00	2,500.00	0.00
TOTAL EXPENDITURES	\$48,552.00	\$7,304.35	\$11,367.25	\$18,671.60	(\$29,880.40)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$7,304.35)	\$7,304.35	\$0.00	\$0.00

FISCAL YEAR 2017 BUDGET ANALYSIS

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

- -	Fiscal Year 2017 Operating Budget	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Proposed Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Off Roll	48,552.00	18,671.60	(29,880.40)	48,552.00	0.00
TOTAL SPECIAL ASSESSMENTS	48,552.00	18,671.60	(29,880.40)	48,552.00	0.00
TOTAL REVENUES	\$48,552.00	\$18,671.60	(\$29,880.40)	\$48,552.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,000.00	0.00	(4,000.00)	4,000.00	0.00
TOTAL LEGISLATIVE	4,000.00	0.00	(4,000.00)	4,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	32,000.00	12,000.00	(20,000.00)	32,000.00	0.00
District Engineer	3,000.00	500.00	(2,500.00)	3,000.00	0.00
Public Officials Insurance	1,577.00	1,577.00	0.00	1,577.00	0.00
Legal Advertising	1,000.00	1,268.35	268.35	1,000.00	0.00
Bank Fees	300.00	72.00	(228.00)	300.00	0.00
Dues, Licenses & Fees	175.00	254.25	79.25	175.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	38,052.00	15,671.60	(22,380.40)	38,052.00	0.00
LEGAL COUNSEL					
District Counsel	4,000.00	500.00	(3,500.00)	4,000.00	0.00
TOTAL LEGAL COUNSEL	4,000.00	500.00	(3,500.00)	4,000.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Property & Liability Insurance	2,500.00	2,500.00	0.00	2,500.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	2,500.00	2,500.00	0.00	2,500.00	0.00
TOTAL EXPENDITURES	\$48,552.00	\$18,671.60	(\$29,880.40)	\$48,552.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



GENERAL FUND 001

Financial & Administrative

District Manager

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

Recording Secretary

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Financial Services

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

Travel Per Diem

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

Postage, Phone, Fax, Copies

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

Rentals & Leases

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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



GENERAL FUND 001

Technology Services

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

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Non-Potable Irrigation Service

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

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Road & Street Facilities

Pavement & Drainage Repairs & Mainte

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

RESOLUTION 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A TREASURER.

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

WHEREAS, the Board of Supervisors of the District desires to appoint a Treasurer;

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

	Section 1.	Eric Davidson	is appointed Treasurer.
	Section 2.	All prior designations which a rescinded.	are inconsistent with the designation herein are forthwith
	Section 3.	This Resolution shall become e	effective on May 25, 2017.
	PASSED AND	O ADOPTED THIS 25 TH DAY	OF MAY, 2017.
ATTE	ST:		THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
SECRI	ETARY / ASSI	STANT SECRETARY	CHAIRMAN

April 20, 2017

Brian Lamb Meritus 2005 Pan Am Circle, Suite 120 Tampa 33607

Dear Brian Lamb,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2017, listed below.

Community Development District	Number of Registered Electors
Heights (the)	1

We ask that you respond to our office with a current list of CDD office holders by **June 1**, **2017**, 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 ccampbell@hcsoe.org.

Respectfully,

Chelsea Campbell

Candidate Services Liaison

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

September 1, 2016 Minutes of the Continued Meeting and Public Hearing 1 2 3 Minutes of the Continued Meeting and Public Hearing 4 5 The Continued Meeting and Public Hearing of the Board of Supervisors for The Heights Community 6 Development District was held on Thursday, September 1, 2016 at 10:00 a.m. at the offices of SoHo 7 Capital, Inc. located at 2330 W. Horatio Street, Tampa, FL 33606. 8 9 1. CALL TO ORDER/ROLL CALL 10 11 Brian Lamb called the Continued Meeting and Public Hearing of the Board of Supervisors of The Heights 12 Community Development District to order on Thursday, September 1, 2016 at 10:00 a.m. 13 14 Board Members Present and Constituting a Quorum: 15 Adam Harden Chairman 16 Chas Bruck Vice Chairman 17 I. Clay Thompson, III Supervisor 18 19 **Staff Members Present:** 20 **Brian Lamb** Meritus 21 22 23 2. PUBLIC COMMENT ON AGENDA ITEMS 24 25 There were no members of the public present. 26 27 3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET 28 A. Open Public Hearing on Proposed Fiscal Year 2017 Budget 29 30 MOTION TO: Open Public Hearing on Proposed Fiscal Year 2017 31 Budget. 32 MADE BY: Supervisor A. Harden 33 SECONDED BY: **Supervisor Thompson** 34 DISCUSSION: None further 35 **RESULT:** Called to Vote: motion PASSED 36 3/0 - Motion passed unanimously 37 38 **B.** Staff Presentations 39 40 Mr. Lamb reviewed the budget with the Board. 41 42 C. Public Comment 43 44 None 45 46

48 D. Close Public Hearing on Proposed Fiscal Year 2017 Budget 49 50 MOTION TO: Close Public Hearing on Proposed Fiscal Year 2017 51 Budget. 52 MADE BY: Supervisor A. Harden 53 SECONDED BY: Supervisor Thompson DISCUSSION: 54 None further 55 **RESULT:** Called to Vote: motion PASSED 56 3/0 - Motion passed unanimously 57 58 E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget 59 60 Mr. Lamb explained the Resolution to the Board. 61 62 MOTION TO: Approve Resolution 2016-03. 63 MADE BY: Supervisor A. Harden 64 SECONDED BY: Supervisor Thompson 65 DISCUSSION: None further 66 **RESULT:** Called to Vote: motion PASSED 67 3/0 - Motion passed unanimously 68 69 4. BUSINESS ITEMS 70 A. Consideration of Resolution 2016-04; Assessment Resolution 71 72 Mr. Lamb reviewed this Resolution with the Board. 73 74 MOTION TO: Approve Resolution 2016-04. 75 MADE BY: Supervisor A. Harden 76 SECONDED BY: Supervisor C. Bruck 77 DISCUSSION: None further 78 **RESULT:** Called to Vote: motion PASSED 79 3/0 - Motion passed unanimously

B. Consideration of Resolution 2016-05; Designation of Treasurer and Asst. Treasurer

Mr. Lamb reviewed and explained this Resolution to the Board.

MOTION TO:	Appro	ove R	les	oluti	on	2016-05.
					_	

MADE BY: Supervisor A. Harden SECONDED BY: Supervisor Thompson

DISCUSSION: None further

RESULT: Called to Vote: motion PASSED 3/0 - Motion passed unanimously

C. Consideration of Resolution 2016-06; Setting Fiscal Year 2017 Meeting Schedule

Mr. Lamb went over this with the Board and stated that he had been informed they no longer wanted to meet on Friday's. They agreed to the 4th Thursday of May 2017 and August 2017.

MOTION TO: Approve Resolution 2016-06.

MADE BY: Supervisor A. Harden SECONDED BY: Supervisor C. Bruck

DISCUSSION: None further

RESULT: Called to Vote: motion PASSED

3/0 - Motion passed unanimously

D. Consideration of Resolution 2016-07; Setting Landowner Election

Mr. Lamb went over this Resolution with the Board and informed them the landowner election will be held on December 1st at 10:00 a.m. at the offices of SoHo Capital. He also reiterated that only the landowner or landowner representative would have to attend.

MOTION TO: Approve Resolution 2016-07.

MADE BY: Supervisor A. Harden SECONDED BY: Supervisor C. Bruck

DISCUSSION: None further

RESULT: Called to Vote: motion PASSED

3/0 - Motion passed unanimously

E. General Matters of the District

5. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Meeting Minutes June 2, 2016
- B. Consideration of the Board of Supervisors Meeting Minutes August 19, 2016

124		T		1
125		MOTION TO:	Approve Consent Agenda Items A - B.	
126		MADE BY:	Supervisor A. Harden	
127		SECONDED BY:	Supervisor C. Bruck	
128		DISCUSSION:	None further	
129		RESULT:	Called to Vote: motion PASSED	
130			3/0 - Motion passed unanimously	
131 132 133 134 135 136 137	B. Dis	strict Counsel strict Engineer strict Manager		
138 139 140 141 142 143 144		SOR REQUESTS AN	D AUDIENCE COMMENTS	
138 139 140 141 142 143	7. SUPERVIS	SOR REQUESTS AN		
138 139 140 141 142 143 144	7. SUPERVIS	SOR REQUESTS AN	Close the Public Hearing and Adjourn	
138 139 140 141 142 143 144 145	7. SUPERVIS	SOR REQUESTS AND NAMENT MOTION TO:	Close the Public Hearing and Adjourn Supervisor A. Harden	
138 139 140 141 142 143 144 145	7. SUPERVIS	NMENT MOTION TO: MADE BY:	Close the Public Hearing and Adjourn	
138 139 140 141 142 143 144 145 146 147 148	7. SUPERVIS	MOTION TO: MADE BY: SECONDED BY: DISCUSSION:	Close the Public Hearing and Adjourn Supervisor A. Harden Supervisor C. Bruck None further	
138 139 140 141 142 143 144 145 146 147	7. SUPERVIS	MOTION TO: MADE BY: SECONDED BY:	Close the Public Hearing and Adjourn Supervisor A. Harden Supervisor C. Bruck	

	appeal any decision made by the Board with respect to an advised that person may need to ensure that a verbatim reco
	the testimony and evidence upon which such appeal is to be based
Aeeting minutes were approve neeting held on	ed at a meeting by vote of the Board of Supervisors at a publicly
	
ignature	Signature
rinted Name	Printed Name
itle:	Title:
Chairman	□ Secretary
Vice Chairman	□ Assistant Secretary
	Recorded by Records Administrator
	Recorded by Records Administrator
	Recorded by Records Administrator
	Recorded by Records Administrator Signature

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

December 1, 2016 Minutes of the Landowners Meeting/Election

1	Minutes of the Landowners Meeting/Election
2 3 4 5	The Landowners Meeting/Election of the Board of Supervisors for The Heights Community Development District was held on Thursday, December 1, 2016 at 10:00 a.m. at the offices of SoHo Capital, Inc. located at 2330 W. Horatio Street, Tampa, FL 33606.
6 7 8	1. CALL TO ORDER/ROLL CALL
9 10	Nicole Chamberlain called the Landowners Meeting/Election of the Board of Supervisors of The Heights Community Development District to order on Tuesday, December 1, 2016 at 10:00 a.m.
11 12 13	Staff Members Present: Brian Lamb, Meritus
14 15	Landowner Representative(s) Present:
16 17	David Bruck
18 19 20	Supervisor Candidate(s) Present: Chas J. Bruck
21 22	2. APPOINTMENT OF MEETING CHAIRMAN
23 24	Brian Lamb from Meritus stated that he will be serving as the meeting chairman.
2526	3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS
27 28 29	Mr. Lamb stated that he has a ballot in hand from Riverside Heights Holdings, and there are no other ballots present. He also stated that there are three seats up for election.
30 31	4. ELECTION OF SUPERVISORS
32 33 34 35	Mr. Lamb announced the results: Adam Harden received 2 votes; Chas J. Bruck received 2 votes; and I. Clay Thompson received 1 vote. Because Adam Harden and Chas J. Bruck received the most votes, they will serve four-year terms; I. Clay Thompson will serve a two-year term.
36 37 38	Mr. Lamb stated that the results would be certified and ratified at the next regular meeting, which is scheduled for May 2017; however, he noted that there may be a special meeting that occurs before then for bond issuance for public infrastructure.
39 40	5. OWNERS REQUEST
41 42 43	6. ADJOURNMENT
43 44 45	Mr. Lamb adjourned the meeting.

	at a meeting by vote of the Board of Supervisors at a publicly
neeting held on	.
Signature	Signature
Printed Name	Printed Name
Γitle:	Title:
□ Secretary	□ Chairman
Assistant Secretary	□ Vice Chairman
	Recorded by Records Administrator
	Signature
	Signature
	Date

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

1		January 4, 2017 Minutes of the Special Meeting		
		v / 1		
2 3	Mir	nutes of the Special Meeting		
4				
5	The Special Meeting of the Board of Supervisors for The Heights Community Development			
6		ary 4, 2017 at 10:00 a.m. at the offices of SoHo Capital, Inc.		
7	located at 2330 W. Horatio Street, T	Sampa, FL 33606.		
8	1 77 77 67 67 17 7 7 67 17 67			
9	1. PLEDGE OF ALLEGIANCE			
10	D' I 1114 DI 1 CAII			
11	Brian Lamb led the Pledge of Alleg	lance.		
12	2 CALL TO ODDED			
13 14	2. CALL TO ORDER	<u> </u>		
15	Brian I amb called the Special Mee	ting of the Board of Supervisors of The Heights Community		
16		nursday, January 4, 2017 at 10:05 a.m.		
17	Development District to order on Tr	idisday, January 4, 2017 at 10.03 a.m.		
18	Board Members Present and Constit	anting a Quorum.		
19	Adam Harden	Chairman Chairman		
20	Chas Bruck	Vice Chairman		
21	Clay Thompson, III	Supervisor		
22	,			
23	Staff Members Present:			
24	Brian Lamb	Meritus		
25				
26	David Harper	District Counsel		
27				
28	There were no members of the gene	ral public present.		
29				
30				
31	3. AUDIENCE QUESTIONS AN	D COMMENTS ON AGENDA ITEMS		
32				
33	There were no audience questions o	r comments.		
34 35				
36	4. BUSINESS ITEMS			
30 37	A. Matters Related to Bon	d Issuanca		
38		Resolution 2017-01; Authorizing Issuance of Bond		
39	i. Consider anon or	resolution 2017 019 Muniorizing Issuance of Donu		
40	Mr. Lamb reviewed this Resolution	with the Board.		
41				

42
43
44

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48

MOTION TO: Approve Resolution 2017-01.

MADE BY: Supervisor A. Harden SECONDED BY: Supervisor C. Bruck

DISCUSSION: None further

RESULT: Called to Vote: motion PASSED

3/0 - Motion passed unanimously

49

B. Discussion on U.S. Bank Trustee Services Agreement

50 51 52

Mr. Lamb and the Board reviewed the U.S. Bank Trustee Services Agreement.

5354

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60 61 MOTION TO: Approve the service agreement and authorize the

Board Chair and District Manager to negotiate final

rates with U.S. Bank.

MADE BY: Supervisor A. Harden SECONDED BY: Supervisor C. Bruck

DISCUSSION: None further

RESULT: Called to Vote: motion PASSED

3/0 - Motion passed unanimously

62 63

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C. General Matters of the District

65

Mr. Lamb stated that he had received Supervisor Charles Harden's resignation letter.

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MOTION TO: Accept Supervisor Charles Harden's resignation.

MADE BY: Supervisor A. Harden SECONDED BY: Supervisor C. Bruck

DISCUSSION: None further

RESULT: Called to Vote: motion PASSED

3/0 - Motion passed unanimously

73 74

Mr. Lamb explained that Supervisor C. Harden's seat was Seat 1, and now that the seat is vacant, the Board has the opportunity to appoint someone to fill the seat for the remainder of the term.

76 77

78 79 MOTION TO: Appoint Frank Scalfaro to fill Seat 1. 80 MADE BY: Supervisor A. Harden SECONDED BY: 81 Supervisor C. Bruck 82 **DISCUSSION:** None further 83 **RESULT:** Called to Vote: Motion PASSED 84 3/0 - Motion passed unanimously 85 Mr. Lamb said that after the meeting, he will swear in Supervisor Scalfaro and will also go over 86 87 Sunshine Laws with him. 88 89 90 5. SUPERVISOR REQUESTS 91 92 There were no supervisor requests. 93 94 95 6. AUDIENCE QUESTIONS, COMMENTS, DISCUSSION FORUM 96 97 There were no audience questions or comments. 98 99 100 7. ADJOURNMENT 101 102 MOTION TO: Adjourn. 103 MADE BY: Supervisor Harden 104 SECONDED BY: Supervisor C. Bruck 105 DISCUSSION: None further **RESULT:** 106 Called to Vote: Motion PASSED 107 3/0 - Motion passed unanimously 108

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Minutes of the Special Meeting
January 4, 2017
Page 4

neeting held on	ing by vote of the Board of Supervisors at a publicl
ignature	Signature
rinted Name	Printed Name
itle:	Title:
Chairman	□ Secretary
Vice Chairman	□ Assistant Secretary
	Recorded by Records Administrator
	Signature
	Date

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus District	7885	\$ 1,478.01		04/28/17 Advance
Meritus Districts	7519	49.00		InfoScouter Invoice #174
Meritus Districts	7506	1,007.36		Management Services - August
Meritus Districts	7552	1,000.00		Management Services - September
Meritus Districts	7650	1,000.00		Management Services - November
Meritus Districts	7688	1,000.00		Management Services - December
Meritus Districts	7728	1,000.00		Management Services - January
Meritus Districts	7765	1,000.00		Management Services - February
Meritus Districts	7803	1,000.00		Management Services - March
Meritus Districts	7837	1,000.00		Management Services - April
Meritus Districts	7880	1,000.00	\$ 9,056.36	Management Services - May
Monthly Contract Sub-Total		\$ 10,534.37		
Variable Contract				
DEO	39271	\$ 175.00		Special District Fee - 10/03/16
DEO	39271 011917	25.00	\$ 200.00	Special District Fee - 01/19/17
Variable Contract Sub-Total		\$ 200.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Chubb	9950 1125 8074 001C 050117	\$ 1,002.00		Insurance renewal - 2016/2017
Regular Services Sub-Total		\$ 1,002.00		
Additional Services				
	323460	\$ 104.04		Public Hearing Budget - 07/22/16

The Heights Community Development District Summary of Operations and Maintenance Invoices

	Invoice/Account		Vendor		
Vendor	Number	Amount	Total	Comments/Description	
Meritus Districts	7882	254.25		Payment to Transworld Systems for 2016/2017 for Special District fee - 04/20/17	
Tampa Bay Times	106078 083116	2.22		Finance Charge - 08/31/16	
Tampa Bay Times	354185	325.26		Notice of Regular Board Meeting - 09/14/16	
Tampa Bay Times	367125	850.00		Landowner Election notice - 11/17/16	
Tampa Bay Times	405653	348.50		Special Meeting Notic - 12/28/16	
Tampa Bay Times	106078 030917	69.85	\$ 1,595.83	Finance fees - 02/28/17	
Additional Services Sub-Total		\$ 1,954.12			
TOTAL:		\$ 13,690.49			

Approved (with any necessary revisions noted):

Signature Printed Name

Title (check one):

[] Chairman [] Vice Chairman [] Assistant Secretary

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070



Invoice Number: 7885

Invoice Date:

Apr 28, 2017

Page:

Bill To:	Ship to:
The Heights CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Customer	ID	Customer PO Payment 1		Terms	
The Heights	CDD		Net Due		
Sales Rep ID		Shipping Method	Ship Date	Due Date	
		Airborne		4/28/17	
Quantity	Item	Description	Unit Price	Amount	

Quantity	Item	Description	Unit Price	Amount
Quantity	Item	Description 4/28/17 advance	Unit Price	Amount 1,478.01
		Subtotal		1,478.01
		Sales Tax		
		Total Invoice Amount		1,478.01
a ale/O sa dit Manas N	w.	Payment/Credit Applied		1,110.01
eck/Credit Memo N	10:			4 450 0 4
		TOTAL		1,478.0

Vendor:

The Heights CDD

Remittor:

DMS, LLC

Check Number:

60808

Check Date:

Apr 28, 2017

Check Amount:

\$1,478.01

Item to be Paid - Description

advance to cover overdraft

Discount Taker

Amount Paid

1,478.01

MERITUS DISTRICTS 2005 PAN AM CIRCLE, SUITE 120 TAMPA, FLORIDA 33607 PH. (813) 397-5121

60808

Apr 28, 2017

CI BANK

One Thousand Four Hundred Seventy-Eight and 01/100 Dollars

\$ 1,478.01

TO THE ORDER OF The Heights CDD 2005 Pan Am Circle Suite 120 Tampa, FL 33607-2529

HI GO BO BII - 12 O G SECURITY FEATURES INCLUDED. DETAILS ON BACK 2

Vendor: The Heights CDD

Remittor: DMS, LLC

Check Number:

60808

Check Date:

Apr 28, 2017

Check Amount:

\$1,478.01

Item to be Paid - Description

Discount Taken

Amount Paid

advance to cover overdraft

1,478.01

2005 Pan Am Circle Suite 120 Tampa, FL 33607



Voice: 813-397-5121 Fax: 813-873-7070

The Heights CDD 2005 Pan Am Circle

Tampa, FL 33607

Customer ID

Bill To:

Ste 120

Meritus
Districts Solutions for Better Communities.

Customer PO

NO.	8885. I	2000	AMM.	XXXX	-	2003	A COUNTY OF THE PARTY OF THE PA	***************************************
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Ш	M.G		100	7			A >-	
ш.	100 V	2.3	100	1		100	1	E CONTRACTOR OF THE PARTY OF TH

Invoice Number: 7519

Invoice Date:

Jul 28, 2016

Page:

Ship to:

1

Payment Terms

The Heights CI	OD		Net Due	
Sales Rep ID		Shipping Method	Ship Date	Due Date
		Airborne	7/28/16	
Quantity	Item	Description	Unit Price	Amount
		InfoScouter invoice #174		49.00
eck/Credit Memo No		Subtotal Sales Tax Total Invoice Amount Payment/Credit Applied		49.00
ECK/OTEGIL WETTO NO		TOTAL		49.00



STATEMENT OF ACCOUNT

(Generated on Jul 22, 2016)



The InfoScouter Virtual Business Solutions

31046 Creekridge Dr Wesley Chapel , Florida 33543

Bill to:	Account S	Ummanı
The Heights CDD	Account	dillillal y
c/o Meritus Corp	Not yet due:	\$0.00
2005 Pan Am Circle #	1-30 days overdue:	\$0.00
120	31-60 days overdue:	\$0.00
Tampa, Florida 33607	61-90 days overdue:	\$0.00
districtinvoices@meritusdistricts.com	>90 days overdue:	\$49.00
200-00-00-00-00-00-00-00-00-00-00-00-00-	Total due:	\$49.00

- SHOWING ALL OUTSTANDING INVOICES BETWEEN AUG 01, 2015 AND JUL 22, 2016

Date	Due date	Details	Amount	Total Paid	Amount due
Jan 31, 2016	Feb 07, 2016	Invoice #174	\$49,00	\$0.00	\$49.00
			\$49.00	\$0.00	\$49.00

Total amount due (USD)

\$49.00

A

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070



INVOICE

Invoice Number: 7506

Invoice Date: Aug 1, 2016

Page:

Bill To:	
The Heights CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Ship to:			

Customer ID	Customer PO	Payment Terms	
The Heights CDD	Taranta da Maria de Andrea	Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/1/16

Quantity	Item	Description	Unit Price	Amount
		Management Services - August Postage - June		1,000.00 7.36
			E control of the second of the	now a law grow, and more from the state of t
		TIL 1500 6 11	\$31. k i	1 2 .3
4.1		Subtotal	P	1,007.36
		SUMME		1.007.30
		The State Control		9551.55
		Sales Tax		
eck/Credit Memo	22.0	The State Control		1,007.36

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070



INVOICE

Invoice Number: 7552

Invoice Date: Sep 1, 2016

Page:

Bill To:	
The Heights CDD	
2005 Pan Am Circle	
Ste 120	
Tampa, FL 33607	

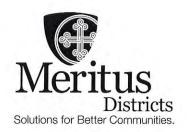
Ship to:	

Customer ID	Customer PO	Paymen	t Terms
The Heights CDD		Net I	Due
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		9/1/16

Quantity	Item	Description	Unit Price	Amount
		Management Services - September		1,000.00
		W		
			Aua	197
		Subtotal	The state of the s	1,000.00
		Sales Tax		
		Total Invoice Amount		1,000.00
neck/Credit Memo No	o:	Payment/Credit Applied		
		TOTAL		1,000.00

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070



Invoice Number: 7650

Invoice Date: Nov 1, 2016

Page:

Bill To:	
The Heights CDD	
2005 Pan Am Circle	
Ste 120	
Tampa, FL 33607	

Customer ID	Customer PO	Payment Terms Net Due	
The Heights CDD			
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/1/16

Quantity	Item	Description	Unit Price	Amount
Quantity	THE IT	Management Services - November		1,000.00
Check/Credit Memo No:		Subtotal Sales Tax Total Invoice Amount Payment/Credit Applied		1,000.00
SHOULD INDING ING.		TOTAL		1,000.00

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070



INVOICE

Invoice Number: 7688

Invoice Date:

Dec 1, 2016

Approved 5/18/2017 by dpatel

1,000.00

Page:

1

Bill To:	Ship to:
The Heights CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Ship to:		

Customer ID	Customer PO	Paymen	t Terms
The Heights CDD		Net	Due
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		12/1/16

Quantity	Item	Description	Unit Price	Amount
		Management Services - December		1,000.00
		M.		
			7	Now Not the Notes of the Notes
		Subtotal		1,000.00
		Sales Tax Total Invoice Amount		1,000.00
neck/Credit Memo N	No:	Payment/Credit Applied		.,

TOTAL

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070

The Heights CDD 2005 Pan Am Circle

Tampa, FL 33607

Bill To:

Ste 120

Meritus	
Districts Solutions for Better Communities.	

ı	BA II	WH	0	-	
ı	N	W	U	6	

Invoice Number: 7728

Invoice Date:

Jan 1, 2017

Page:

Ship to:

Customer	ID	Customer PO	Payment Terms	
The Heights CDD			Net Du	ue
Sales Rep		Shipping Method	Ship Date	Due Date
		Airborne		1/1/17
Quantity	Item	Description	Unit Price	Amount
		Management Services - January		1,000.00
		Subtotal		1,000.00
		Sales Tax		
		Total Invoice Amount		1,000.00
Check/Credit Memo	No:	Payment/Credit Applied		
Check Credit World		TOTAL		1,000.00

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070



INVOICE

Invoice Number: 7765

Invoice Date:

Feb 1, 2017

Page:

Bill To:	
The Heights CDD 2005 Pan Am Circle	
Ste 120	
Tampa, FL 33607	

Ship to:	

Customer ID	Customer PO	Paymen	t Terms
The Heights CDD		Net	Due
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		2/1/17

Quantity	Item	Description	Unit Price	Amount
		Management Services - February		1,000.00
		Subtotal		1,000.00
		Sales Tax Total Invoice Amount		1,000.00
heck/Credit Memo N	o:	Payment/Credit Applied		4 200 00
		TOTAL		1,000.00

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Solutions for Better Communities.

Invoice Date: Mar 1, 2017 1

Page:

Voice: 813-397-5121 Fax: 813-873-7070

Bill To:	
The Heights CDD 2005 Pan Am Circle Ste 120 Tampa, FL 33607	

Ship to:	

Customer ID	Customer PO	Paymen	t Terms
The Heights CDD		Net	Due
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		3/1/17

Quantity	Item	Description	Unit Price	Amount
		Management Services - March		1,000.00
		J.S.		
		Subtotal		1,000.00
		Sales Tay		

Check/Credit Memo No:

Sales Tax 1,000.00 Total Invoice Amount Payment/Credit Applied 1,000.00 TOTAL

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070



Invoice Number: 7837

Invoice Date:

Apr 1, 2017

Page:

Ship to:

Customer ID	Customer PO	Paymen	t Terms
The Heights CDD		Net	Due
Sales Rep ID	Shipping Method	Ship Date	Due Date

Quantity	Item	Description	Unit Price	Amount
		Management Services - April		1,000.00
		M		
		Subtotal Sales Tax		1,000.00
		Total Invoice Amount		1,000.00
neck/Credit Memo No):	Payment/Credit Applied		
		TOTAL		1,000.00

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070



INVOICE

Invoice Number: 7880

Invoice Date: May 1, 2017

Page:

Bill To:	
The Heights CDD	
2005 Pan Am Circle	
Ste 120	
Tampa, FL 33607	

Ship to:	

Customer ID	Customer PO	Paymen	t Terms
The Heights CDD		Net	Due
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		5/1/17

		Airborne		5/1/17
Quantity	Item	Description	Unit Price	Amount
		Management Services - May		1,000.00
		Subtotal Sales Tax Total Invoice Amount		1,000.00
eck/Credit Memo No	:	Payment/Credit Applied TOTAL		1,000.00

Approved 5/18/2017 by dpatel-

Florida Department of Economic	Opportunity,	Special	District Accountability Program
FY 2016/2017 Spec			

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

Invoice No.: 39271			Date Invoiced: 10/03/2010
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/05/2016: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

(813) 397-5121

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



Heights Community Development District, The

Mr. Brian K. Lamb 5680 West Cypress Street, Suite A Tampa, FI 33607

2. Telephone:

3. Fax:	(813) 873-7070
4. Email:	blamb@meritusdistricts.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	Elected theheightscdd.org Hillsborough
8. County(ies):	Hillsborough
9. Function(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
19. Most Recent Update:	12/30/2015
I do hereby certify that the information	n above (changes noted if necessary) is accurate and complete as of this date.
Registered Agent's Signature:	Date
STEP 2: Pay the annual fee or certify	eligibility for the zero fee:
a. Pay the Annual Fee: Pay the	e annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by che
payable to the Department of	Economic Opportunity.
b. Or, Certify Eligibility for the Zer	o Fee: By initialing each of the following items, I, the above signed registered agent, do hereby
certify that to the best of my kn	nowledge and belief, ALL of the following statements contained herein and on any attachments
hereto are true, correct, comple	ete, and made in good faith as of this date. I understand that any information I give may be verified.
	its Certified Public Accountant determined the special district is not a component unit of a local
general-purpose governi	
2 This special district is in	compliance with the reporting requirements of the Department of Financial Services.
 This special district repo 	rted \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year
	ncial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).
	Denied: Reason:
STEP 3: Make a copy of this form for	
	if paying by check) to the Department of Economic Opportunity, Office of Financial Management,
107 E. Madison Street, MSC	C 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Florida Department of Economic Opportunity, Special District Accountability Program FY 2016/2017 Special District Fee Invoice and Update Form Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 39271 Fees Date: 01/19/2017 Date Invoiced: 10/03/2016 Annual Fee: \$175.00 Total Due, Postmarked by 02/20/2017: \$225.00 Late Fee: \$50.00 Received: \$0.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

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



Heights Community Development District, The

Mr. Brian K. Lamb 2005 Pan Am Circle, Suite 120 Tampa, FI 33607

2. Telephone:	(813) 397-5121
3. Fax:	(813) 873-7070
4. Email:	blamb@meritusdistricts.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	theheightscdd.org
8. County(ies):	Hillsborough
9. Function(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
19. Most Recent Update:	11/07/2016
I do hereby certify that the information	n above (changes noted if necessary) is accurate and complete as of this date.
Registered Agent's Signature:	Date
STEP 2: Pay the annual fee or certify	eligibility for the zero fee:
a. Pay the Annual Fee: Pay the	e annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by chec
payable to the Department of	보고 그는 이 사람들이 있는 사람들이 아이들로 마음을 들어 있다면 하는 사람들이 되었다면 하는 것이 되었다면 하는 것이 없었다면 하는 것이 없는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하
b. Or, Certify Eligibility for the Zer	o Fee: By initialing each of the following items, I, the above signed registered agent, do hereby
	nowledge and belief, ALL of the following statements contained herein and on any attachments
hereto are true, correct, compl	ete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and	its Certified Public Accountant determined the special district is not a component unit of a local
general-purpose govern	
	compliance with the reporting requirements of the Department of Financial Services.
	orted \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year
	ncial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).
Department Use Only: Approved:	_ Denied: Reason:
STEP 3: Make a copy of this form for	your records.
STEP 4: Mail this form and payment ((if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,

107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Rick Scott GOVERNOR



Cissy Proctor

To:

Certain Special District Registered Agents

From:

Jack Gaskins Jr., Special District Accountability Program

Date:

January 20, 2017

Subject:

Final Notice: Failure to Comply with the Fiscal Year 2016 / 2017 Special District

Fee and Update Requirements by December 5, 2016, and January 13, 2017

Enclosed is the combined *Fiscal Year 2016 / 2017 Special District Fee Invoice and Update Form* (form). For most special districts receiving this notice of delinquency, the total invoice amount is \$225, which includes the annual fee (\$175) plus two \$25 penalties for failure to remit the required fee to the Department of Economic Opportunity (Department) by the December 5, 2016, and January 13, 2017, post-mark deadlines. For other special districts, the total invoice amount is based on unpaid late fees or partial payments.

If a special district fails to pay the required fee, Rule 73C-24.003(4), Florida Administrative Code, requires the Department to report the special district to the state's Chief Financial Officer for collection. This will result in additional fees and a report of collection activities to the credit bureaus. To avoid being reported to a collection agency and incurring additional fees, complete one of the following by February 20, 2017:

- 1. Pay the amount due with a Visa or MasterCard at FloridaJobs.org/SpecialDistrictFee.
- Prepare a check made payable to the Department of Economic Opportunity and mail the check and form to: The Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124.
- If applicable, certify eligibility for the zero fee by initialing all three items under "Step 2" on the form and mail it to the address listed above or email it to Jack.Gaskins@DEO.MyFlorida.com.
- Contact me if for any reason the special district is unable to comply with at least one of the above requirements.

If the special district does not complete one of the four requirements by February 20, 2017, hold the payment and wait to hear from the collection agency. The Department will return all payments postmarked after February 20, 2017.

If you have questions or concerns, contact me at Jack.Gaskins@DEO.MyFlorida.com or 850-717-8430.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399 850.245.7105 | www.floridajobs.org www.twitter.com/FLDEO |www.facebook.com/FLDEO

Approved 5/18/2017 by dpate

COMMERCIAL INSURANCE BILL



Account Number 9550 1125 8074 001C

MAY 05 2017

HEIGHTS CDD C/O MERITUS 2005 PAN AM CIRCLE, SUITE 120 TAMPA, FL 33607 Invoice Date MAY 01 2017

Policyholder HEIGHTS CDD

Questions about your bill? Please call:

CHUBB PREMIUM ACCOUNTING SERVICE CENTER COMMERCIAL DIRECT BILL at 1-800-372-4822

Your CHUBB agent or broker is: INSURANCE OFFICE OF AMERICA, INC. 1-407-788-3000

Payment Options

To pay by phone call 1-800-372-4822, Option 1 To pay online, go to www.chubb.com, select Pay My Bill

Account Summary

 Previous Balance as of 05/02/2016
 \$1,002.00

 Payments/Adjustments
 (1,002.00)

 Premium/Charges
 1,002.00

 New Balance
 \$1,002.00

MINIMUM PAYMENT DUE: MAY 21 2017 \$1,002.00

Details concerning your account are shown under "Account Statement."

Page 1

Please Return This Section Along With Your Payment

Thank you for insuring through Chubb. Payments must be made payable and submitted directly to Chubb, P.O. BOX 382001, Pittsburgh, PA 15250-8001. For overnight delivery, please remit to Chubb, ATTN: Box 382001, 500 Ross Street 154-0455, Pittsburgh, PA 15262-0001. Please return this section along with your check, in the envelope provided. Please write your account number on your check. The return address, printed on the back of this section, should show through the window in the enclosed envelope.

Payer	HEIGHTS CDD	PAYMENT DUE DATE MAY 21 2017		
Account Number	9550 1125 8074 001C	Payment Enclosed		

Minimum Payment Due Account Balance \$1,002.00 \$1,002.00





NOTICE TO POLICYHOLDERS

Enclosed is your commercial insurance bill from Chubb. The policy that corresponds with this bill has been mailed to you separately. While you may not have received the policy, your coverage is in place. To continue your coverage, it is important that you pay the amount due by the date indicated on the bill and not wait to receive the policy. Payment should be made directly to Chubb.

This bill includes premium charged for terrorism coverage under the Terrorism Risk Insurance Program Reauthorization Act of 2007, if elected, as was disclosed at the time of offer for this policy period. Please refer to the Important Notice provided to you with your quote letter and the confirming notice included with your policy.

For questions about your coverage please contact your agent or broker. If you have any questions about your bill, call our Premium Accounting Service Center at 1-800-372-4822. Thank you for insuring through Chubb.

		*



Times Publishing Company P.O. Box 175 St. Petersburg, FL 33731-0175 Toll Free Phone: 1 (877) 321-7355 Fed Tax ID 59-0482470

AD SALES HOURS
M - TH 7:30 - 6:30
FRI 7:30-5:30
CUSTOMER SERVICE HOURS
M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
07/15/16 - 07/22/16	THE HEIGHTS CDD
Billing Date	Customer Account
07/22/16	106078
Total Amount Due	Ad Number
\$104.04	323460

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
07/15/16	07/22/16	323460	405	TH 255 Public Hearing Budget F	4	34.11IN	104.04

Tampa Bay Times

Times Publishing Company P.O. Box 175 St. Petersburg, FL 33731-0175 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business

Advertising Run Dates	Advertiser/Client Name		
07/15/16 - 07/22/16	THE HEIGHTS CDD		
Billing Date	Sales Rep	Customer Account	
07/22/16	Sarah Potts	106078	
Total Amount Due	Customer Type	Ad Number	
\$104.04	AO	323460	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA, FL 33607

Tampa Bay Times Published Daily

STATE OF FLORIDA 3 ss COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Sarah Potts who on oath says that he/she is Legal Clerk 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: TH 255 Public Hearin was published in Tampa Bay Times: 7/15/16, 7/22/16. in said newspaper in the issues of Baylink Hillsborough

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 not 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 of Affiant

Sworn to and subscribed before me this 07/22/2016.

Signature of Notary Public

Personally known ______ or produced identification

Type of identification produced_



THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2016/2017 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors of The Heights Community Development District will hold a public hearing on August 5, 2016 at 10:00 a.m. at the offices of SoHo Capital, Inc., at 2330 W. Horatio Street, Tampa, FL 33606 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2016/2017. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus Districts, 2005 Pan Am Circle Suite 120, Tampa, Florida 33607, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb District Manager

07/15/2016 & 07/22/2016

Tampa Bay Times Published Daily

STATE OF FLORIDA } ss COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Sarah Potts who on oath says that he/she is Legal Clerk 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: TH 255 Public Hearin was published in Tampa
Bay Times: 7/15/16, 7/22/16. in said newspaper in the issues of
Baylink Hillsborough

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 not 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 of Affiant

Sworn to and subscribed before me this 07/22/2016.

Signature of Notary Public

Personally known ______ or produced identification

Type of identification produced



THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

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Brian Lamb District Manager

07/15/2016 & 07/22/2016

2005 Pan Am Circle Suite 120 Tampa, FL 33607

Voice: 813-397-5121 Fax: 813-873-7070

The Heights CDD

Bill To:



Invoice Number: 7882

Invoice Date:

Apr 20, 2017

Page:

Ship to:

e 120 mpa, FL 33607			
Customer ID	Customer PO	Paymen	t Terms
The Heights CDD		Net	Due
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		4/20/17

Quantity	Item	Description	Unit Price	Amount
Quantity	Item	Payment to Transworld Systems for 2016/2017 special district fee required by the FL Dpt of Economic Opportunity	Unit Price	Amount 254.25
		Subtotal		254.25
		Sales Tax		
		Total Invoice Amount		254.25
Check/Credit Memo N	lo:	Payment/Credit Applied		
		TOTAL		254.25

Vendor: Transworld Systems

Remittor: DMS, LLC

Check Number: 60804

Check Date: Apr 20, 2017

Check Amount: \$254.25

Item to be Paid - Description 64954475

Discount Taker

Amount Paid 254.25

MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FLORIDA 33607
PH. (813) 397-5121

CI BANK

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

60804

Apr 20, 2017

PAY Two Hundred Fifty-Four and 25/100 Dollars

\$ 254.25

TO THE ORDER OF Transworld Systems P.O. Box 15110 Wilmington, DE 198505110

HERORO CHILATOR SECURITY FEATURES INCLUDED. DETAILS ON BACK 2116.

P.O. Box 15618 Wilmington, DE 19850-5618 926,5511.EDGV1



Calls to or from this company may be monitored or recorded.

HEIGHTS COMMUNITY DEVELOPMENT DISTRI 2005 PAN AM CIR STE 120 TAMPA FL 33607-2529

TRANSWORLD SYSTEMS INC. 5626 FRANTZ ROAD DUBLIN, OH 43017 1-800-824-9392

Date: March 3, 2017 Our Account #: 64954475

Creditor: FL DEPARTMENT OF ECONOMIC

OPPORTUNITY SD

Creditor's Account #: HEIG-12052016-00013

Current Balance Due: \$254.25

This Balance is a Sum of Balances from 1 Account(s).

The above has been placed with us for collection by FL DEPARTMENT OF ECONOMIC OPPORTUNITY SD.

Make your check or money order payable to TRANSWORLD SYSTEMS INC. and mail it in the enclosed envelope.

Unless you notify this office within 30 days after receiving this notice that you dispute the validity of this debt or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within 30 days from receiving this notice that you dispute the validity of this debt or any portion thereof, this office will obtain verification of the debt or obtain a copy of a judgment and mail you a copy of such judgment or verification. If you request of this office in writing within 30 days after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

This is an attempt to collect a debt. Any information obtained will be used for that purpose. This is a communication from a debt collector.

Office Hours: Monday through Thursday 8:00am to 9:00pm, Friday 8:00am to 5:00pm, Saturday 8:00am to 12:00pm (ET) If you have an income tax refund, perhaps you can use the proceeds to pay this account.

MAR 1 6 2017

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT (MAKE SURE ADDRESS SHOWS THROUGH WINDOW)

Creditor's Account #: HEIG-12052016-00013 MAR 1 6 2017

Our Account #

Current Balance Due

64954475

\$254.25

HEIGHTS COMMUNITY DEVELOPMENT DISTRI

Payment Amount

\$

Check here if your address has changed and print your new address in the space provided below.

Make Payment To:

TRANSWORLD SYSTEMS INC. PO BOX 15110 WILMINGTON, DE 198505110 laalilalaladadabilaaalabaallaaliilaallaal Rick Scott



Cissy Proctor EXECUTIVE DIRECTOR

March 17, 2017

Mr. Brian K. Lamb 2005 Pan Am Circle, Suite 120 Tampa, Florida 33607

Re: The Heights Community Development District (the "District") Enclosed Check Number 1016 Dated March 15, 2017 for \$225

Dear Mr. Lamb,

Thank you for paying the Fiscal Year 2016 / 2017 special district fee for the above referenced special district. However, since this fee was due by February 20, 2017, the Department has already referred the debt to the state's Chief Financial Officer for collection, as required by Rule 73C-24.003(4), Florida Administrative Code. Therefore, the District must settle the past due amount plus collection fees through the collection agency.

If you have any questions, please contact me at <u>Jack.Gaskins@DEO.MyFlorida.com</u> or 850-717-8430.

Sincerely,

Jack Gaskins Jr.

Special District Accountability Program www.FloridaJobs.org/SpecialDistricts

Enclosures: Above Referenced Check

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2016/2017 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code Invoice No.: 39271 Fees Date: 01/19/2017

Annual Fee: \$175.00 x

Late Fee: \$50.00 X

Received: \$0.00

Date Invoiced: 10/03/2016 Total Due, Postmarked by 02/20/2017: \$225.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

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



Heights Community Development District, The Mr. Brian K. Lamb 2005 Pan Am Circle, Suite 120 Tampa, FI 33607

2. Telephone:	(813) 397-5121	
	(813)-873-7070	
4. Emaîl:	blamb@meritusdistricts.com	
5. Status:	Independent	ž.
6. Governing Body:	Elected	
7. Website Address:	theheightscdd.org	
8. County(ies):	Hillsborough	RECEIVEL 2017 MAR 17 AM 91 G FINANCIAL MGMT
9. Function(s):	Community Development	AN 177
10. Boundary Map on File:	09/29/2006	A A
11. Creation Document on File:	08/03/2006	
12. Date Established:	07/13/2006	AND 7 PR
13. Creation Method:	Local Ordinance	I A
14. Local Governing Authority:	City of Tampa	MGM.
15. Creation Document(s):	City Ordinances 2006-161 and 243	7 9 M
16. Statutory Authority:	Chapter 190, Florida Statutes	On U
17. Authority to Issue Bonds:	Yes	
18. Revenue Source(s):	Assessments	e-
19. Most Recent Update:	11/07/2016	W
Registered Agent's Signature: STEP 2: Pay the annual fee or certify	eligibility for the zero fee:	Date
a. Pay the Annual Feez Pay the	annual fee online by following the instructions at w	ww.Floridajobs.org/SpecialDistrictFee or by check
payable to the Department of I	sconomic Opportunity.	
hereto are true, correct, comple 1 This special district and it general-purpose governm 2 This special district is in c 3 This special district report	ompliance with the reporting requirements of the Deed \$3,000 or less in annual revenues to the Departrial Report (if created since then, attach an income s	contained herein and on any attachments and that any information I give may be verified. Il district is not a component unit of a local epartment of Financial Services. The property of Financial Services on its Fiscal Year
STEP 3: Make a copy of this form for y	A THE RESIDENCE OF THE PROPERTY OF THE PROPERT	
	paying by check) to the Department of Economic O	pportunity Duran of Dellar
107 E. Madison Street, MSC	120, Tallahassee, FL 32399-4124. Direct any quest	pportunity, Bureau of Budget Management, Ilons to (850) 717-8430.

Department of Economic Opportunity

Description				
Description	Discour	it	Amount	
special district fee - FY16/17		\$0,00		\$175.00
FY 16/17 Special District Fee Late Fee		\$0.00		\$25.00
2nd late fee added to original invoice		\$0.00		\$25.00
		FINA	.2011 MA	0
· ·		NCIAC		7
	Total ·	<u> </u>	3C 1	\$225.00
	FY 16/17 Special District Fee Late Fee	FY 16/17 Special District Fee Late Fee	FY 16/17 Special District Fee Late Fee \$0.00 2nd late fee added to original invoice \$0.00	special district fee - FY16/17 FY 16/17 Special District Fee Late Fee 2nd late fee added to original invoice \$0.00 FINANCIAL AMOUNT



Two Hundred Twenty Five and 00/100 Dollars

PAY TO THE ORDER OF:

Department of Economic Opportunity
Office of Financial Mont.
107 E. Madison Street
MSC 120
Tallahassee, FL 32399-4124

VOID AFTER 180 DAYS

"OO1016" (O63116177:

Tampa Bay Times

Account Rep:

Credit Rep:

727-893-8282

Fed Tax ID:

59-0482470

PAGE 1

ACCOUNT NUMBER 106078 BILLING PERIOD 08/01/16 - 08/31/16 AMOUNT DUE: \$150.39 CUSTOMER SUMMARY FOR THE HEIGHTS CDD

E HEIGHTS CDD

PERIOD ENDING	08/31/16
PREVIOUS BALANCE	\$148.17
CURRENT CHARGES	\$2.22
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$150.39

ACCOUNT NAME

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA FL 33607

Sales Rep:

Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment:

Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$148.17
	08/31/16				FINANCE CHARGE			\$2.22

180/

Tampa Bay Times

Amount due: \$150.39

Due Date:

9/30/2016

Amount Paid:

8/31/2016					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
08/01/16 - 08/31/16	THE HEIGHTS CDD	106078			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$150.39	\$2.22	\$104.69	\$0.64	\$42.84	\$0.00

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA FL 33607

Billing Date

REMIT TO: TAMPA BAY TIMES DEPT 3396 P O BOX 123396 DALLAS, TX 75312-3396

Account Rep:

Credit Rep:

727-893-8282

Fed Tax ID:

59-0482470

PAGE 1

ACCOUNT NUMBER 106078

BILLING PERIOD 09/01/16 - 09/30/16

AMOUNT DUE: \$475.65

CUSTOMER SUMMARY FOR

THE HEIGHTS CDD

PERIOD ENDING 09/30/16 PREVIOUS BALANCE \$150.39 **CURRENT CHARGES** \$325.26 **ADJUSTMENTS** \$0.00 **PAYMENTS** \$0.00 **BALANCE DUE** \$475.65

ACCOUNT NAME

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA FL 33607

Sales Rep: Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment:

Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$150.39
	09/30/16				FINANCE CHARGE			\$2.26
09/14/16	09/14/16	354185		405	NOTICE OF REGULAR BOARD MEETIN	2	2x 3.32	\$323.00

Tampa Bay Times

Amount due: \$475.65

Due Date:

10/30/2016

Amount Paid:

Billing Date			Due Date.	Amoun	t raiu.
9/30/2016					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
09/01/16 - 09/30/16	THE HEIGHTS CDD	106078			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$475.65	\$325.26	\$2.22	\$104.69	\$0.64	\$42.84

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA FL 33607

REMIT TO: TAMPA BAY TIMES **DEPT 3396** P O BOX 123396 DALLAS, TX 75312-3396



Times Publishing Company P.O. Box 175 St. Petersburg, FL 33731-0175 Toll Free Phone: 1 (877) 321-7355 Fed Tax ID 59-0482470

> AD SALES HOURS M - TH 7:30 - 6:30 FRI 7:30-5:30 CUSTOMER SERVICE HOURS M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
11/10/16 - 11/17/16	THE HEIGHTS CDD
Billing Date	Customer Account
11/17/16	106078
Total Amount Due	Ad Number
\$850.00	367125

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
11/10/16	11/17/16	367125	405	TH 255 Landowner Election	4	35.22IN	850.00



Tampa Bay Times

Times Publishing Company P.O. Box 175 St. Petersburg, FL 33731-0175 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business

Advertising Run Dates Advertiser/Client Name 11/10/16 - 11/17/16 THE HEIGHTS CDD **Billing Date** Sales Rep **Customer Account** 11/17/16 Sarah Potts 106078 **Total Amount Due** Customer Type Ad Number \$850.00 AO 367125

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

TAMPA BAY TIMES DEPT 3396 P.O. BOX 123396 DALLAS, TX 75312-3396

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA, FL 33607



Times Publishing Company P.O. Box 175 St. Petersburg, FL 33731-0175

St. Petersburg, FL 33731-0175 Toll Free Phone: 1 (877) 321-7355 Fed Tax ID 59-0482470

> AD SALES HOURS M - TH 7:30 - 6:30

FRI 7:30-5:30 CUSTOMER SERVICE HOURS

M-F 8:00 - 5:00

ADVERTISING INVOICE

Advertising Run Dates	Advertiser/Client Name
2/28/16 - 12/28/16	THE HEIGHTS CDD
Billing Date	Customer Account
12/28/16	106078
Total Amount Due	Ad Number
\$348.50	405653

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
12/28/16	12/28/16	405653	405	TH 255 Special Meeting	2	14.11IN	348.50

JAN 042017





Times Publishing Company P.O. Box 175 St. Petersburg, FL 33731-0175 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business

Advertising Run Dates	Advertiser/Client Name				
12/28/16 - 12/28/16	THE HEIGHTS CDD				
Billing Date	Sales Rep	Customer Account			
12/28/16	Sarah Potts	106078			
Total Amount Due	Customer Type	Ad Number			
\$348.50	AO	405653			

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA, FL 33607

Tampa Bay Times Published Daily

STATE OF FLORIDA 3 ss COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Sarah Potts who on oath says that he/she is Legal Clerk 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: TH 255 Special Meeti was published in Tampa Bay Times: 12/28/16. in said newspaper in the issues of Baylink Hillsborough

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 not 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 of Affiant

Sworn to and subscribed before me this 12/28/2016.

Signature of Notary Public

Personally known

Type of identification produced

JESSICA ATTARD

OF Production Mission 18 (2019)

EXPIRES: March 28, 2019

Rended Thru Budgel Notary Services

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Heights Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on Wednesday, January 4, 2017 at 10:00 a.m., at SoHo Capital, 2330 W Horatio Street, Tampa, FL 33606.

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting 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 Management Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, 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

12/28/16

Teresa Farlow

From: Deirdre Almeida <dalmeida@tampabay.com>

Sent: Thursday, March 09, 2017 10:59 AM

To: Teresa Farlow
Cc: Deirdre Almeida

Subject: The Heights account 106078

Attachments: THEHEIGHTS-29-405653-1.pdf; THEHEIGHTS-27-354185-1.pdf;

THEHEIGHTS-28-367125-1.pdf; invoices.pdf

Teresa,

Attached are 3 ad orders awaiting payment. Invoices included. The balance is finance fees totaling \$73.73. Keep in mind these fin fees keep accruing when not paid. Total balance due \$1595.83

Current	1-30	31-60	61-90	Over 90
\$0.00	\$23.58	\$23.24	\$366.24	\$1,182.77
	nagoshie in silenta silenta.	of the results of the		
		\$0.00 \$23.58		\$0.00 \$23.58 \$23.24 \$366.24

Thank you,

Deirdre Almeida

Legal Advertising Representative

Citrus, Hernando, Pasco, Pinellas & Hillsborough
11321 U.S. Highway 19 Port Richey, FL 34668

Direct 727-869-6276

106078 030917 \$6985 Finance Sees Times Publishing Company 490 1st Ave South St. Petersburg FL 33701



Account Rep:

Credit Rep:

727-893-8282

Fed Tax ID:

59-0482470

PAGE 1

ACCOUNT NUMBER 106078 BILLING PERIOD 02/01/17 - 02/28/17 AMOUNT DUE: \$1,595.83

CUSTOMER SUMMARY FOR

THE HEIGHTS CDD

PERIOD ENDING 02/28/17
PREVIOUS BALANCE \$1,572.25
CURRENT CHARGES \$23.58
ADJUSTMENTS \$0.00
PAYMENTS \$0.00
BALANCE DUE \$1,595.83

ACCOUNT NAME

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA FL 33607

Sales Rep:

Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment:

Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$1,572.25
	02/28/17				FINANCE CHARGE			\$23.58

Ad totals = 1521 50

MAR 062017

Tampa Bay Times

Amount due: \$1,595.83

0 6 2017

Due Date:

3/30/2017

Amount Paid:

2/28/2017					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
02/01/17 - 02/28/17	THE HEIGHTS CDD	106078			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$1,595.83	\$23.58	\$23.24	\$366.24	\$854.92	\$327,85

THE HEIGHTS CDD 2005 PAN AM CIRCLE STE 120 TAMPA FL 33607

Billing Date

REMIT TO: TAMPA BAY TIMES DEPT 3396 P O BOX 123396 DALLAS, TX 75312-3396

The Heights Community Development District

Financial Statements (Unaudited)

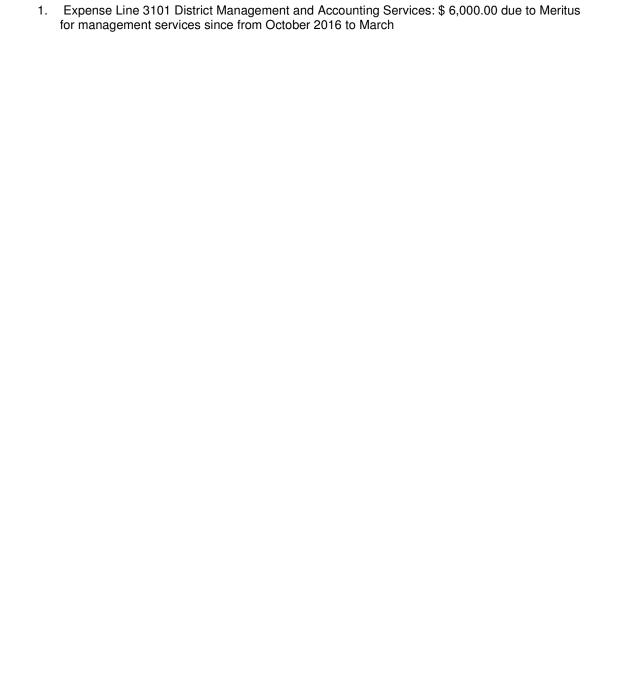
Period Ending April 30, 2017



District Management Services, LLC 2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Meritus Corp The Heights CDD

NOTES TO THE FINANCIAL STATEMENTS FOR THE MONTH ENDED APRIL 2017



These notes are to be read in conjunction with the attached compilation report.

The Heights Community Development District

Balance Sheet As of 4/30/2017

	General Fund	Capital Projects Fund	General Fixed Assets Account	Total
	General Fund		Group	10tai
Assets				
Cash - US Ameribank	0.00	0.00	0.00	0.00
Accounts Receivable-Other	85,349.60	0.00	0.00	85,349.60
Due From Capital Projects Fund	12,113.16	0.00	0.00	12,113.16
Prepaid Items - Misc	0.00	0.00	0.00	0.00
Prepaid Insurance-Gen Liab	0.00	0.00	0.00	0.00
Prepaid Insurance-Professional Liability	0.00	0.00	0.00	0.00
Cost of Issuance	0.00	0.00	70,724.48	70,724.48
Construction Work In Progress	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00
Total Assets	97,462.76	0.00	70,724.48	168,187.24
Liabilities				
Accounts Payable	130,871.41	0.00	0.00	130,871.41
Accounts Payable - Other	0.00	24,163.27	0.00	24,163.27
Due To General Fund	0.00	12,113.16	0.00	12,113.16
Deferred Revenue	67,029.76	0.00	0.00	67,029.76
Accrued Expenses Payable	0.00	0.00	0.00	0.00
Due to Developer	0.00	0.00	0.00	0.00
Total Liabilities	197,901.17	36,276.43	0.00	234,177.60
Fund Equity & Other Credits Contributed Capital				
Fund Balance-All Other Reserves	0.00	(36,276.43)	0.00	(36,276.43)
Fund Balance-Unreserved	(132,303.78)	0.00	0.00	(132,303.78)
Investment In General Fixed Assets	0.00	0.00	70,724.48	70,724.48
Other	30,387.36	0.00	0.00	30,387.36
Total Fund Equity & Other Credits Contributed Capital	(101,916.42)	(36,276.43)	70,724.48	(67,468.37)
Total Liabilities & Fund Equity	95,984.75	0.00	70,724.48	166,709.23

The Heights Community Development District

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2016 Through 4/30/2017

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments-Service Charges				
Operations & Maintenance Assmts - Off-Roll	145,656.00	0.00	(145,656.00)	(100.00)%
Total Revenues	145,656.00	0.00	(145,656.00)	(100.00)%
Expenditures				
Legislative				
Supervisor Fees	12,000.00	0.00	12,000.00	100.00%
Financial & Administrative				
District Management & Accounting Services	96,000.00	8,478.01	87,521.99	91.17%
District Engineer	9,000.00	0.00	9,000.00	100.00%
Public Officials Insurance	4,731.00	0.00	4,731.00	100.00%
Legal Advertising	3,000.00	1,268.35	1,731.65	57.72%
Bank Fees	900.00	36.00	864.00	96.00%
Dues, Licenses & Fees	525.00	254.25	270.75	51.57%
Legal Counsel				
District Counsel	12,000.00	0.00	12,000.00	100.00%
Other Physical Environment				
Property & Casualty Insurance	7,500.00	0.00	7,500.00	100.00%
Total Expenditures	145,656.00	10,036.61	135,619.39	93.11%
Excess of Revenues Over (Under) Expenditures	0.00	(10,036.61)	(10,036.61)	0.00%
Fund Balance, Beginning of Period				
	0.00	(91,879.81)	(91,879.81)	0.00%
Fund Balance, End of Period	0.00	(101,916.42)	(101,916.42)	0.00%

The Heights Community Development District

Statement of Revenues and Expenditures 300 - Capital Projects Fund From 10/1/2016 Through 4/30/2017

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period				
	0.00	(36,276.43)	(36,276.43)	0.00%
Fund Balance, End of Period	0.00	(36,276.43)	(36,276.43)	0.00%

Date: 5/18/17 03:42:27 PM

The Heights Community Development District Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - US Ameribank

Reconciliation ID: 04/30/17 Reconciliation Date: 4/30/2017

Status: Locked

Bank Balance	(1,478.01)
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	1,478.01
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	0.00
Balance Per Books	0.00
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Date: 5/4/17 12:26:34 PM Page: 1

The Heights Community Development District Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - US Ameribank

Reconciliation ID: 04/30/17 Reconciliation Date: 4/30/2017

Status: Locked

Outstanding Other Cash Items

Document Number	Document Date	Document Description	Document Amount
JV189	4/28/2017	Receipt of Funds from Meritus	1,478.01
Outstanding Other Cash	n Items		1,478.01

Date: 5/4/17 12:26:34 PM Page: 2



P.O. Box 17540, Clearwater, FL 33762 Customer Service: 800-949-5666 Return Service Requested

00002384-0004767-0001-0001-FIMR8001470430177595

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRI 2005 PAN AM CIR STE 120 TAMPA FL 33607-2529

MAY 0 3 2017

Page 1 of 1

Account Number:

Date

04/30/17

Enclosures:

Effective July 3, 2017, business accounts will be charged a Documentary Collection Fee of \$150.00 for each documentary collection request (applicable wire or official check fees may also apply).

CAN INTEREST CHECKING

Acct

Summary of Activity Since Your Last Statement

	Beginning Balance	4/01/17	1,478.01 -
	Deposits / Misc Credits	0	.00
	Withdrawals / Misc Debits	0	.00
**	Ending Balance	4/30/17	1,478.01 **
	Service Charge		.00
	Interest Paid Thru 4/30/17		.00
	Interest Paid Year To Date		.00
	Average Rate / Cycle Days		.00000 / 30

