

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING
& REGULAR MEETING
AUGUST 1, 2018**

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT AGENDA

AUGUST 1, 2018 at 10:00 a.m.

The offices of SoHo Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Adam Harden Chas Bruck Frank Scalfaro Vacant I. Clay Thompson, III
District Manager	Meritus	Brian Lamb
District Attorney	Molloy & James	Daniel L. Molloy
District Engineer	Landmark Engineering & Surveying Corp.	Todd Amaden

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

The District Agenda is comprised of four different sections:

The public hearing and meeting will begin at **10:00a.m.** with the third section called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. The fourth section is 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 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 Continued 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.

August 1, 2018

Board of Supervisors
The Heights Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of The Heights Community Development District will be held on **Wednesday, August 1, 2018 at 10:00 a.m.** at the offices of SoHo Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602. Following is the Agenda for the Public Hearing and Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
 - E. Consideration of Resolution 2018-09; Adopting Fiscal Year 2019 Budget.....Tab 01
- 4. VENDOR AND STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-10; Assessment Resolution..... Tab 02
 - B. Consideration of Resolution 2018-11; Setting Fiscal Year 2019 Meeting Schedule Tab 03
 - C. General Matters of the District
- 6. CONSENT AGENDA**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting May 2, 2018 ... Tab 04
 - B. Consideration of the Minutes of the Board of Supervisors Continued Meeting May 8, 2018..... Tab 05
 - C. Consideration of the Minutes of the Board of Supervisors Continued Meeting May 22, 2018..... Tab 06
 - D. Consideration of the Minutes of the Board of Supervisors Special Meeting June 26, 2018... Tab 07
 - E. Consideration of the Minutes of the Board of Supervisors Continued Meeting July 17, 2018 Tab 08
 - F. Consideration of Operations and Maintenance Expenditures April 2018..... Tab 09
 - G. Consideration of Operations and Maintenance Expenditures May 2018 Tab 10
 - H. Consideration of Operations and Maintenance Expenditures June 2018 Tab 11
 - I. Review of Financial Statements Month Ending June 30, 2018 Tab 12
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

Sincerely,
Brian Lamb
District Manager

1.

RESOLUTION 2018-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of The Heights Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for The Heights Community Development District for the Fiscal Year Ending September 30, 2019."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1st DAY OF AUGUST 2018.

ATTEST:

**THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

2019



THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

AUGUST 1, 2018

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019

FINAL ANNUAL OPERATING BUDGET

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AUGUST 1, 2018

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2019, which begins on October 1, 2018. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/17 - 4/30/18	Projected Revenues & Expenditures 5/1/18 to 9/30/18	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Off Roll	48,552.00	0.00	0.00	0.00	(48,552.00)
TOTAL SPECIAL ASSESSMENTS	48,552.00	0.00	0.00	0.00	(48,552.00)
INTEREST EARNINGS					
Interest Earnings	0.00	0.23	0.00	0.23	0.23
TOTAL INTEREST EARNINGS	0.00	0.23	0.00	0.23	0.23
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	17,621.58		17,621.58	17,621.58
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	17,621.58	0.00	17,621.58	17,621.58
TOTAL REVENUES	\$48,552.00	\$17,621.81	\$0.00	\$17,621.81	(\$30,930.19)
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)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	0.00	0.00	0.00	0.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	32,000.00	7,000.00	5,000.00	12,000.00	(20,000.00)
District Engineer	3,000.00	4,625.00	3,000.00	7,625.00	4,625.00
Postage, Phone, Faxes, Copies	0.00	35.96	40.00	75.96	75.96
Public Officials Insurance	1,577.00	200.40	1,376.60	1,577.00	0.00
Legal Advertising	1,000.00	2,046.47	350.00	2,396.47	1,396.47
Bank Fees	300.00	138.00	138.00	276.00	(24.00)
Dues, Licenses & Fees	175.00	225.00	0.00	225.00	50.00
Office Supplies	0.00	99.61	0.00	99.61	99.61
TOTAL FINANCIAL & ADMINISTRATIVE	38,052.00	14,370.44	9,904.60	24,175.43	(13,876.57)
LEGAL COUNSEL					
District Counsel	4,000.00	6,529.95	6,529.95	13,059.90	9,059.90
TOTAL LEGAL COUNSEL	4,000.00	6,529.95	6,529.95	13,059.90	9,059.90
OTHER PHYSICAL ENVIRONMENT					
Decorative Light Maintenance	0.00	8,528.17	0.00	8,528.17	8,528.17
Property & Liability Insurance	2,500.00	0.00	2,500.00	2,500.00	0.00
Landscape Maintenance	0.00	2,900.00	5,500.00	8,400.00	8,400.00
Miscellaneous Landscape	0.00	1,850.00	1,850.00	3,700.00	3,700.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Wetland Monitoring & Maintenance	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00
Perimeter Walls	0.00	0.00	0.00	0.00	0.00
Entry Feature Maintenance	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	2,500.00	13,278.17	9,850.00	23,128.17	20,628.17
TOTAL EXPENDITURES	\$48,552.00	\$34,178.56	\$26,284.55	\$60,363.50	\$11,811.50
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$16,556.75)	(\$26,284.55)	(\$42,741.69)	(\$42,741.69)

FISCAL YEAR 2018 BUDGET ANALYSIS

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 9/30/18	Over/(Under) Budget Through 9/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Tax Roll	0.00	0.00	0.00		0.00
Operations & Maintenance Assmts - Off Roll	48,552.00	0.00	(48,552.00)		(48,552.00)
TOTAL SPECIAL ASSESSMENTS	48,552.00	0.00	(48,552.00)	0.00	(48,552.00)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	17,621.58	17,621.58	198,652.00	198,652.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	17,621.58	17,621.58	198,652.00	198,652.00
TOTAL REVENUES	\$48,552.00	\$17,621.81	(\$30,930.19)	\$198,652.00	\$150,100.00
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
ELECTRIC UTILITY SERVICES					
Electric Utility Services	0.00	0.00	0.00		0.00
TOTAL ELECTRIC UTILITY SERVICES	0.00	0.00	0.00	0.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	32,000.00	12,000.00	(20,000.00)	50,000.00	18,000.00
District Engineer	3,000.00	7,625.00	4,625.00	3,000.00	0.00
Trustees Fees	0.00	0.00	0.00	10,000.00	10,000.00
Disclosure Report	0.00	0.00	0.00	10,000.00	10,000.00
Auditing Services	0.00	0.00	0.00	8,000.00	8,000.00
Postage, Phone, Faxes, Copies	0.00	75.96	75.96	100.00	100.00
Public Officials Insurance	1,577.00	1,577.00	0.00	1,577.00	0.00
Legal Advertising	1,000.00	2,396.47	1,396.47	1,000.00	0.00
Bank Fees	300.00	276.00	(24.00)	300.00	0.00
Dues, Licenses & Fees	175.00	225.00	50.00	175.00	0.00
Office Supplies	0.00	99.61	99.61	100.00	100.00
TOTAL FINANCIAL & ADMINISTRATIVE	38,052.00	24,175.43	(13,876.57)	84,152.00	46,100.00
LEGAL COUNSEL					
District Counsel	4,000.00	13,059.90	9,059.90	6,000.00	2,000.00
TOTAL LEGAL COUNSEL	4,000.00	13,059.90	9,059.90	6,000.00	2,000.00
OTHER PHYSICAL ENVIRONMENT					
Contingency Expense	0.00	0.00	0.00	80,000.00	80,000.00
Decorative Light Maintenance	0.00	8,528.17	8,528.17	5,000.00	5,000.00
Property & Liability Insurance	2,500.00	2,500.00	0.00	2,500.00	0.00
Landscape Maintenance	0.00	8,400.00	8,400.00	15,000.00	15,000.00
Miscellaneous Landscape	0.00	3,700.00	3,700.00		0.00
Plant Replacement Program	0.00	0.00	0.00	2,000.00	2,000.00
Wetland Monitoring & Maintenance	0.00	0.00	0.00		0.00
Irrigation Maintenance	0.00	0.00	0.00		0.00
Perimeter Walls	0.00	0.00	0.00		0.00
Entry Feature Maintenance	0.00	0.00	0.00		0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	2,500.00	23,128.17	20,628.17	104,500.00	102,000.00
TOTAL EXPENDITURES	\$48,552.00	\$60,363.50	\$11,811.50	\$198,652.00	\$150,100.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$42,741.69)	(\$42,741.69)	\$0.00	\$0.00

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

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

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2017

REVENUES

CDD Debt Service Assessments - CAPI	\$ 1,047,200
TOTAL REVENUES	\$ 1,047,200

EXPENDITURES

Series 2017 January Bond Principal Payment	\$ -
Series 2017 January Bond CAPI Payment	\$ 1,047,200
Series 2017 July Bond Interest Payment	\$ -
TOTAL EXPENDITURES	\$ 1,047,200
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$ 21,745,000
Principal Payment Applied Toward Series 2017 Bonds	\$ -
Bonds Outstanding - Period Ending 11/1/2019	\$ 21,745,000

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments - CAPI

TOTAL REVENUES	\$	-
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EXPENDITURES

Series 2018 May Bond Principal Payment	\$	-
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Series 2018 May Bond CAPI Payment

Series 2018 November Bond Interest Payment	\$	-
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TOTAL EXPENDITURES	\$	-
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018

Principal Payment Applied Toward Series 2018 Bonds	\$	-
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Bonds Outstanding - Period Ending 11/1/2019	\$	-
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THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count Debt Service	Unit Count O&M	FISCAL YEAR 2019		
				Debt Service Per Unit	O&M Per Unit	Total Assessment
Apartments	1.00	900	900	\$ 600.00		\$ 600
Condominiums	1.25	620	620	\$ 750.00		\$ 750
Retail/Commercial (per 1,000 sq. ft.)	1.25	212	212	\$ 750.00		\$ 750
Office (per 1,000 sq. ft.)	2.00	278	278	\$ 1,200.00		\$ 1,200
Total		2,010	2,010			

Notations:

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

RESOLUTION 2018-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Heights Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the The Heights Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the

County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 1st day of August 2018.

ATTEST:

**THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

RESOLUTION 2018-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of The Heights Community Development District, for the Fiscal Year 2019, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1st DAY OF AUGUST, 2018

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2018/2019

May	01, 2019	10:00 a.m.
August	07, 2019	10:00 a.m.

All meetings will convene at 10:00 a.m. at the offices of SoHo Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602.

1 **May 2, 2017 Minutes of the Regular Meeting**

2
3 **Minutes of the Regular Meeting**

4
5 The Regular Meeting of the Board of Supervisors for The Heights Community Development
6 District was held on **Wednesday, May 2, 2017 at 10:00 a.m.** at the offices of SoHo Capital, Inc.
7 located at 2330 W. Horatio Street, Tampa, FL 33606.
8
9

10 **1. CALL TO ORDER/ROLL CALL**

11
12 Brian Lamb called the Regular Meeting of the Board of Supervisors of The Heights Community
13 Development District to order on **Wednesday, May 2, 2017 at 10:00 a.m.**
14

15 Staff Members Present:

16 Brian Lamb Meritus
17

18 There were no members of the general public in attendance.
19

20 Mr. Lamb stated that the meeting would be continued to date and time certain of Wednesday,
21 May 8, 2017 at 10:00 a.m. at the new Offices of SoHo Capital, Inc. located at 220 W. 7th Ave,
22 Suite 100, Tampa, FL 33602.
23
24

25 **2. PUBLIC COMMENT ON AGENDA ITEMS**

26
27 There were no public comments on agenda items.
28
29

30 **3. VENDOR AND STAFF REPORTS**

- 31 A. District Counsel
32 B. District Engineer
33 C. District Manager
34

35 **4. BUSINESS ITEMS**

- 36 A. Annual Disclosure of Qualified Electors
37 B. Announcement of Landowners Election in November 2018
38 i. Sample Ballot and Proxy
39 C. Consideration of Resolution 2018-01; Landowners Election
40 D. General Matters of the District
41

42 **5. CONSENT AGENDA**

- 43 A. Consideration of the Minutes of the Public Hearing and Regular Meeting
44 August 24, 2017
45 B. Consideration of the Operations and Maintenance Expenditures August 2017
46 C. Consideration of the Operations and Maintenance Expenditures September 2017

- 47 **D. Consideration of the Operations and Maintenance Expenditures October 2017**
48 **E. Consideration of the Operations and Maintenance Expenditures November 2017**
49 **F. Consideration of the Operations and Maintenance Expenditures December 2017**
50 **G. Consideration of the Operations and Maintenance Expenditures January 2018**
51 **H. Consideration of the Operations and Maintenance Expenditures February 2018**
52 **I. Consideration of the Operations and Maintenance Expenditures March 2018**
53 **J. Review of Financial Statements Month Ending March 31, 2018**
54

55 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
56

57 There were no supervisor requests or audience comments.
58
59

60 **7. ADJOURNMENT**
61

62 Brian Lamb stated that the meeting is continued to a date and time certain of Wednesday, May 8,
63 2017 at 10:00 a.m. at the new Offices of SoHo Capital, Inc. located at 220 W. 7th Ave, Suite
64 100, Tampa, FL 33602.
65
66

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

1 **May 8, 2017 Minutes of the Continued Meeting**

2
3 **Minutes of the Continued Meeting**

4
5 The Continued Meeting of the Board of Supervisors for The Heights Community Development
6 District was held on **Wednesday, May 8, 2017 at 10:00 a.m.** at the offices of SoHo Capital, Inc.
7 220 W. 7th Ave, Suite 100, Tampa, FL 33602.
8
9

10 **1. CALL TO ORDER/ROLL CALL**

11
12 Brian Lamb called the Continued Meeting of the Board of Supervisors of The Heights
13 Community Development District to order on **Wednesday, May 8, 2017 at 10:00 a.m.**
14

15 Board Members Present and Constituting a Quorum:

16 Adam Harden	Chairman
17 Matt Suggs	Supervisor
18 Clay Thompson	Supervisor

19
20 Staff Members Present:

21 Brian Lamb	Meritus
22 Dan Molloy	District Counsel

23
24 Grant Tertkes
25

26 There were no members of the general public in attendance.
27
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29 **2. PUBLIC COMMENT ON AGENDA ITEMS**

30
31 There were no public comments on agenda items.
32
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34 **3. VENDOR AND STAFF REPORTS**

35 **A. District Counsel**

36
37 Mr. Molloy went over his report. The agenda date for the expansion petition date is Thursday,
38 July 19, 2018. The Board and Mr. Molloy briefly discussed assessments and taxes.
39

40 **B. District Engineer**

41 **C. District Manager**
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43
44

45 **4. BUSINESS ITEMS**

46 **A. Annual Disclosure of Qualified Electors**

47
48 Mr. Lamb announced that as of April 15, 2018, The Heights CDD has 8 qualified electors.
49

50 **B. Announcement of Landowners Election in November 2018**

51 **i. Sample Ballot and Proxy**

52
53 Mr. Lamb went over the Landowners Election process. Seats 1, 2, and 5 will be up for the
54 Landowners Election in November 2018. These will all be four-year seats. The Board asked Mr.
55 Molloy about how the election process works once the District hits 250 qualified electors.
56

57 **C. Consideration of Resolution 2018-01; Landowners Election**

58
59 Mr. Lamb went over the resolution with the Board.
60

MOTION TO:	Approve Resolution 2018-01.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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68 **D. General Matters of the District**
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71 **5. CONSENT AGENDA**

72 **A. Consideration of the Minutes of the Public Hearing and Regular Meeting**
73 **August 24, 2017**

74 **B. Consideration of the Operations and Maintenance Expenditures August 2017**

75 **C. Consideration of the Operations and Maintenance Expenditures September 2017**

76 **D. Consideration of the Operations and Maintenance Expenditures October 2017**

77 **E. Consideration of the Operations and Maintenance Expenditures November 2017**

78 **F. Consideration of the Operations and Maintenance Expenditures December 2017**

79 **G. Consideration of the Operations and Maintenance Expenditures January 2018**

80 **H. Consideration of the Operations and Maintenance Expenditures February 2018**

81 **I. Consideration of the Operations and Maintenance Expenditures March 2018**

82 **J. Review of Financial Statements Month Ending March 31, 2018**

83
84 The Board reviewed the Consent Agenda items.
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95 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

96

97 There were no supervisor requests or audience comments.

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100 **7. ADJOURNMENT**

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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Suggs
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

MOTION TO:	Add the proposed budget and setting the public hearing to the agenda and continue the meeting to Tuesday, May 22, 2018 at 10:00 a.m. the same location, which is 220 W. 7th Ave, Suite 100, Tampa, FL 33602.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Suggs
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

1 **May 22, 2017 Minutes of the Continued Meeting**

2
3 **Minutes of the Continued Meeting**

4
5 The Continued Meeting of the Board of Supervisors for The Heights Community Development
6 District was held on **Tuesday, May 22, 2017 at 10:00 a.m.** at the offices of SoHo Capital, Inc.
7 220 W. 7th Ave, Suite 100, Tampa, FL 33602.
8
9

10 **1. CALL TO ORDER/ROLL CALL**

11
12 Brian Lamb called the Continued Meeting of the Board of Supervisors of The Heights
13 Community Development District to order on **Tuesday, May 22, 2017 at 10:00 a.m.**
14

15 Board Members Present and Constituting a Quorum:

16 Adam Harden	Chairman
17 Chas Bruck	Vice Chairman
18 Frank Scalfaro	Supervisor
19 Clay Thompson	Supervisor

20

21 Staff Members Present:

22 Brian Lamb	Meritus
23 Dan Molloy	District Counsel

24

25 There were no members of the general public in attendance.
26
27

28 **2. PUBLIC COMMENT ON AGENDA ITEMS**

29
30 There were no public comments on agenda items.
31
32

33 **3. VENDOR AND STAFF REPORTS**

- 34 **A. District Counsel**
 - 35 **B. District Engineer**
 - 36 **C. District Manager**
- 37
38

39 **4. BUSINESS ITEMS**

- 40 **A. Consideration of Resolution 2018-02; Approving Fiscal Year 2019 Proposed**
 - 41 **Budget & Setting Public Hearing**
- 42

43 Mr. Lamb went over the resolution and budget line items with the Board. The Board discussed
44 the budget and operations costs. Mr. Lamb recommended adding another \$100,000 to the
45 existing budget. The public hearing will be set for Wednesday, August 1, 2018.
46

MOTION TO: Approve Resolution 2018-02.
MADE BY: Supervisor Harden
SECONDED BY: Supervisor Bruck
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

B. Acceptance of Board Resignation – Matt Suggs

C. Consideration of Resolution 2018-03; Declaring Board Vacancy, Seat 2

Mr. Lamb went over Matt Suggs's Board resignation and Resolution 2018-03 with the Board.

MOTION TO: Approve Resolution 2018-03 in substantial form, recognizing the resignation of Supervisor Suggs, and recognizing that the seat is declared vacant and can be filled, if the Board desires, by another qualified Board member who is a resident of the state of Florida and a U.S. Citizen for the unexpired term.
MADE BY: Supervisor Bruck
SECONDED BY: Supervisor Harden
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

D. Appointment of Audit Committee

Mr. Lamb went over the Audit Committee process.

MOTION TO: Appoint Adam Harden and Frank Scalfaro to the Audit Committee.
MADE BY: Supervisor Harden
SECONDED BY: Supervisor Scalfaro
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

E. General Matters of the District

86
87 **5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
88

89 There were no supervisor requests or audience comments.
90
91

92 **6. ADJOURNMENT**
93

MOTION TO:	Adjourn.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

1 **June 26, 2018 Minutes of the Special Meeting**

2
3 **Minutes of the Special Meeting**

4
5 The Special Meeting of the Board of Supervisors for The Heights Community Development
6 District was held on **Tuesday, June 26, 2018 at 10:00 a.m.** at the offices of SoHo Capital, Inc.
7 220 W. 7th Ave, Suite 100, Tampa, FL 33602.
8
9

10 **1. CALL TO ORDER/ROLL CALL**

11
12 Brian Lamb called the Special Meeting of the Board of Supervisors of The Heights Community
13 Development District to order on **Tuesday, June 26, 2018 at 10:00 a.m.**
14

15 Board Members Present and Constituting a Quorum:

16 Adam Harden	Chairman
17 Chas Bruck	Vice Chairman
18 Clay Thompson	Supervisor

19
20 Staff Members Present:

21 Brian Lamb	Meritus
22 Dan Molloy	District Counsel

23
24 There were no members of the general public in attendance.
25
26

27 **2. PUBLIC COMMENT ON AGENDA ITEMS**

28
29 There were no public comments on agenda items.
30
31

32 **3. BUSINESS ITEMS**

33 **A. Consideration of Supplemental Assessment Methodology Report**

34 **B. Consideration of Engineer's Report**
35

36 Mr. Lamb went over the Supplemental Assessment Methodology Report and Engineer's Report
37 with the Board. Supervisor Harden and Mr. Molloy also briefly went over the Engineer's Report.
38 Mr. Lamb stated that the City will need to review the reports as well.
39

MOTION TO: Approve the Supplemental Assessment Methodology Report dated June 20, 2018 and Engineer's Report in substantial form.

MADE BY: Supervisor Harden

SECONDED BY: Supervisor Bruck

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

3/0 - Motion passed unanimously

C. Consideration of Resolution 2018-04; Declaring Special Assessments

Mr. Lamb went over the resolution with the Board. The exhibits will be the form of the Engineer's Report and Supplemental Assessment Methodology Report as approved in substantial form. The public hearing for the special assessments will be on July 31, 2018 at 10:00 a.m. at the current location.

MOTION TO: Approve Resolution 2018-04.

MADE BY: Supervisor Harden

SECONDED BY: Supervisor Bruck

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

3/0 - Motion passed unanimously

D. Consideration of Resolution 2018-05; Setting Public Hearing for Special Assessments

Mr. Lamb stated that this resolution will set the public hearing. Mr. Molloy noted that the date needs to be changed to July 31, 2018 in the resolution.

MOTION TO: Approve Resolution 2018-05 with the modification that the public hearing date should be set to July 31, 2018 at 10:00 a.m.

MADE BY: Supervisor Harden

SECONDED BY: Supervisor Bruck

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

3/0 - Motion passed unanimously

80 **E. Consideration of Resolution 2018-06; Appointing Bond Counsel & Disclosure**
81 **Counsel Contract**

82
83 Mr. Lamb went over resolution with the Board. The resolution appoints Gray Robinson as Bond
84 Counsel.
85

MOTION TO:	Approve Resolution 2018-06.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

92
93 **F. General Matters of the District**
94

95 Mr. Lamb noted that this meeting will need to be continued to a date, time, and location certain
96 for purposes of consideration of a delegated bond award and other parameters associated with
97 that resolution. The date will be July 17, 2018 at 10:00 a.m. at the same location.
98
99

100 **4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
101

102 There were no supervisor requests or audience comments.
103
104

105 **5. ADJOURNMENT**
106

MOTION TO:	Continue the meeting to July 17, 2018 at 10:00 a.m. at the same location.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

1 **July 17, 2018 Minutes of the Continued Meeting**

2
3 **Minutes of the Continued Meeting**

4
5 The Continued Meeting of the Board of Supervisors for The Heights Community Development
6 District was held on **Tuesday, July 17, 2018 at 10:00 a.m.** at the offices of SoHo Capital, Inc.
7 220 W. 7th Ave, Suite 100, Tampa, FL 33602.
8
9

10 **1. CALL TO ORDER/ROLL CALL**

11
12 Brian Lamb called the Continued Meeting of the Board of Supervisors of The Heights
13 Community Development District to order on **Tuesday, July 17, 2018 at 10:00 a.m.**
14

15 Board Members Present and Constituting a Quorum:

16 Adam Harden Chairman
17 Chas Bruck Vice Chairman
18 Frank Scalfaro Supervisor
19

20 Staff Members Present:

21 Brian Lamb Meritus
22 Tricia Victory Meritus
23 Dan Molloy District Counsel
24 Jennifer LaRocco Bond Counsel
25

26 There were no members of the general public in attendance.
27
28

29 **2. PUBLIC COMMENT ON AGENDA ITEMS**

30
31 There were no public comments on agenda items.
32
33

34 **3. BUSINESS ITEMS**

35 **A. Revised Engineer's Report**

36
37 Mr. Lamb went over the Revised Engineer's Report with the Board.
38

MOTION TO:	Approve the Revised Engineer's Report.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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46
47
48 **B. Supplemental Assessment Methodology Report**
49

50 Mr. Lamb went over the Supplemental Assessment Methodology Report with the Board.
51

MOTION TO:	Approve the Supplemental Assessment Methodology Report in substantial form.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

59
60 **C. Consideration of Resolution 2018-07: Delegated Award**

- 61 i. **Second Supplemental Trust Indenture**
62 ii. **Bond Purchase Contract**
63 iii. **2018 Preliminary Limited Offering Memorandum**
64 iv. **Rule 15c2-12 Certificate**
65 v. **Continuing Disclosure Agreement**
66 vi. **Engagement Letter**
67

68 Ms. LaRocco went over the resolution and associated exhibits with the Board.
69

MOTION TO:	Approve Resolution 2018-07.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

76
77 **D. General Matters of the District**
78
79

80 **4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
81

82 There were no supervisor requests or audience comments.
83
84
85

86 **5. ADJOURNMENT**

87

88 MOTION TO: Adjourn.

89 MADE BY: Supervisor Harden

90 SECONDED BY: Supervisor Bruck

91 DISCUSSION: None further

92 RESULT: Called to Vote: Motion PASSED

93 3/0 - Motion passed unanimously

94

95 **Please note the entire meeting is available on disc.*

96

97 **These minutes were done in summary format.*

98

99 **Each person who decides to appeal any decision made by the Board with respect to any matter*

100 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*

101 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

102 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**

103 **meeting held on _____.**

104

105

106 _____

107 **Signature**

108

109 _____

110 **Signature**

111

112 _____

113 **Printed Name**

114

115 _____

116 **Printed Name**

117

118 **Title:**

119 ☐ **Chairman**

120 ☐ **Vice Chairman**

121

122 **Title:**

123 ☐ **Secretary**

124 ☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
K. Johnson's Lawn & Landscape, Inc.	15092	\$ 900.00		Lawn Maintenance - February
K. Johnson's Lawn & Landscape, Inc.	15144	900.00		Lawn Maintenance - March
K. Johnson's Lawn & Landscape, Inc.	15206	1,100.00	\$ 2,900.00	Lawn Maintenance - April
Meritus Districts	8318	1,006.58		Management Services - April
Monthly Contract Sub-Total		\$ 3,906.58		
Variable Contract				
Landmark	2140039 9	\$ 600.00		Professional Services - thru 04/07/2018
Molloy & James	16600	695.00		Professional Services - thru 03/16/2018
Molloy & James	16626	220.00		Professional Services - thru 03/28/2018
Molloy & James	16655	302.50	\$ 1,217.50	Professional Services - thru 04/18/2018
Variable Contract Sub-Total		\$ 1,817.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
K. Johnson's Lawn & Landscape, Inc.	15093	\$ 900.00		Clean Up Palm Ave & North Blvd - 02/05/2018
K. Johnson's Lawn & Landscape, Inc.	15101	400.00		Clean Up Dumpster Area - 02/19/2018
K. Johnson's Lawn & Landscape, Inc.	15102	550.00	\$ 1,850.00	Remove Hedgerow/Electric Gate Assembly - 02/16/2018
Additional Services Sub-Total		\$ 1,850.00		

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 7,574.08		

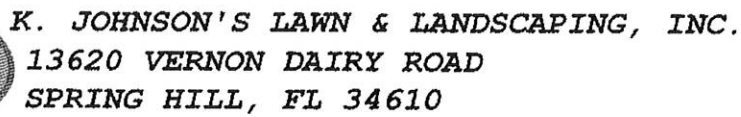
Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Date	Invoice #
2/1/2018	15092

Bill To
The Heights CDD SoHo Capital 2330 W Horatio Street Tampa, FL 33609

Job Name
The Heights

Service Month
February

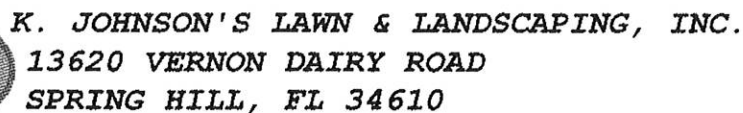
Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD		900.00	900.00

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$900.00

Phone #	Fax #	E-mail
813-927-5732	813-996-2940	Jennifer_KJLawn@aol.com





Date	Invoice #
3/6/2018	15144

Bill To
The Heights CDD SoHo Capital 2330 W Horatio Street Tampa, FL 33609

Job Name
The Heights

Service Month
March

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (Second Cutting)		900.00	900.00

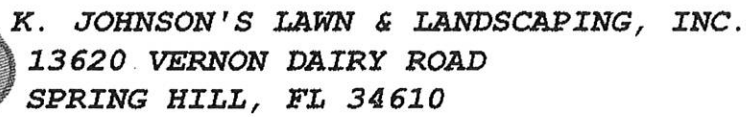
PLEASE WRITE INVOICE NUMBER ON CHECK

Total

\$900.00

Phone #	Fax #	E-mail
813-927-5732	813-996-2940	Jennifer_KJLawn@aol.com





Date	Invoice #
4/2/2018	15206

Job Name
The Heights

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 4/3/2018)		1,100.00	1,100.00

Total **\$1,100.00**

Phone #	Fax #	E-mail
813-927-5732	813-996-2940	Jennifer_KJLawn@aol.com



Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8318
Invoice Date: Apr 1, 2018
Page: 1


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	Payment Terms	
The Heights CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		4/1/18

Quantity	Item	Description	Unit Price	Amount
	Postage	Management Services - April		1,000.00
		Postage - February		6.58
				

Subtotal	1,006.58
Sales Tax	
Total Invoice Amount	1,006.58
Payment/Credit Applied	
TOTAL	1,006.58

Check/Credit Memo No:



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

PAGE 1 OF 1

MR. BRIAN LAMB
THE HEIGHTS CDD
2005 PAN AM CIRCLE DRIVE, SUITE 120
TAMPA, FLORIDA 33607

INVOICE
NO. 2140039.9
ACCOUNT # 50097
DATE 4/19/18

For Professional Services Rendered Thru: 4/7/18



Project: THE HEIGHTS CDD

Location: CITY OF TAMPA, FLORIDA

IN ACCORDANCE WITH OUR HOURLY CONTRACT AS DISTRICT ENGINEER:

REVIEW & SIGN CONTRACTOR PAY APPS & REQUISITIONS

4.0	Hours Senior Professional Engineer @	\$150.00 /Hr.	\$600.00
-----	--------------------------------------	---------------	----------

TOTAL THIS INVOICE	\$600.00
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INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Received

MAR 30 2018

Molloy & James

325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 120
Tampa, FL
33607

March 16, 2018

Attention: Brian Lamb
Re: The Heights CDD

Inv #: 16600

DATE	DESCRIPTION	HOURS	AMOUNT
Feb-20-18	Review status, research and respond to Susan Johnson.	1.20	330.00
	Check Accela re: status of CDD expansion and memo to Susan Johnson.	0.20	35.00
Feb-22-18	Review status of expansion and research.	1.20	330.00
	Totals	2.60	<hr/> \$695.00
	Total Fee & Disbursements		<hr/> \$695.00
	Previous Balance		5,345.00
	Previous Payments		550.00
	Balance Now Due		<hr/> \$5,490.00

TAX ID Number 59-2866686

PAYMENT DETAILS

Feb-21-18	Check No 1268	550.00
	Total Payments	<hr/> \$550.00

Received

MAR 30 2018

Molloy & James

325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 120
Tampa, FL
33607

March 28, 2018

Attention: Brian Lamb
Re: The Heights CDD

Inv #: 16626

DATE	DESCRIPTION	HOURS	AMOUNT
Mar-06-18	Review status of Expansion.	0.80	220.00
	Totals	0.80	<hr/> \$220.00
	Total Fee & Disbursements		<hr/> \$220.00
	Previous Balance		5,490.00
	Balance Now Due		<hr/> \$5,710.00

TAX ID Number 59-2866686

Received

APR 20 2018

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 120
Tampa, FL
33607

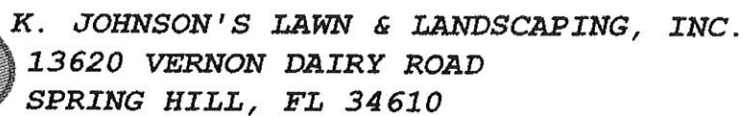
April 18, 2018

Attention: Brian Lamb
Re: The Heights CDD

Inv #: 16655

DATE	DESCRIPTION	HOURS	AMOUNT
Mar-19-18	Review of petition status.	1.10	302.50
	Totals	1.10	<hr/> \$302.50
	Total Fee & Disbursements		<hr/> \$302.50
	Previous Balance		5,710.00
	Balance Now Due		<hr/> \$6,012.50

TAX ID Number 59-2866686



Date	Invoice #
2/5/2018	15093

Job Name
The Heights

Service Month

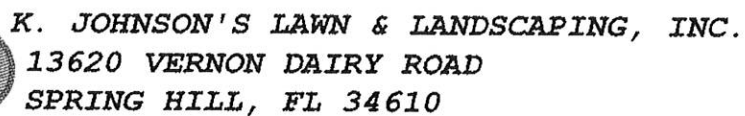
Date	Description	Quantity	Rate	Amount
	Initial Clean up for areas at Palm Ave and North Blvd.		900.00	900.00

PLEASE WRITE INVOICE NUMBER ON CHECK

Total **\$900.00**

Phone #	Fax #	E-mail
813-927-5732	813-996-2940	Jennifer_KJLawn@aol.com





Date	Invoice #
2/16/2018	15101

Bill To
The Heights CDD SoHo Capital 2330 W Horatio Street Tampa, FL 33609

Job Name
The Heights

Service Month

Date	Description	Quantity	Rate	Amount
	Clean up of dumpster area.		400.00	400.00

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$400.00

Phone #	Fax #	E-mail
813-927-5732	813-996-2940	Jennifer_KJLawn@aol.com

1

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

Invoice

Date	Invoice #
2/16/2018	15102

Bill To
The Heights CDD SoHo Capital 2330 W Horatio Street Tampa, FL 33609

Job Name
The Heights

Service Month

Date	Description	Quantity	Rate	Amount
	Removal of hedgerow and electric gate assembly		550.00	550.00

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$550.00

Phone #	Fax #	E-mail
813-927-5732	813-996-2940	Jennifer_KJLawn@aol.com



The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8366	\$ 1,004.23		Management Services - May
Monthly Contract Sub-Total		\$ 1,004.23		
Variable Contract				
Landmark	2140039 10	\$ 300.00		Professional Services - thru 05/05/2018
Molloy & James	16685	637.50		Professional Services - thru 05/07/2018
Variable Contract Sub-Total		\$ 937.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Egis	7004	\$ 1,822.00		Insurance - Package - New Business - 05/21/2018
Regular Services Sub-Total		\$ 1,822.00		
Additional Services				
Meritus Districts	8418	\$ 317.31		Tampa Bay Times ad #593969 - 05/24/2018
Tampa Bay Times	106078 043018	4.69		Billing 04/01/2018 - 04/30/2018
Additional Services Sub-Total		\$ 322.00		
TOTAL:		\$ 4,085.73		

Approved (with any necessary revisions noted):

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 8366

Invoice Date: May 1, 2018

Page: 1

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		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/1/18

Quantity	Item	Description	Unit Price	Amount
	Postage	Management Services - May		1,000.00
		Postage - March		4.23
Subtotal				1,004.23
Sales Tax				
Total Invoice Amount				1,004.23
Payment/Credit Applied				
TOTAL				1,004.23

Check/Credit Memo No:



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

PAGE 1 OF 1

MR. BRIAN LAMB
THE HEIGHTS CDD
2005 PAN AM CIRCLE DRIVE, SUITE 120
TAMPA, FLORIDA 33607

INVOICE
NO. 2140039.10
ACCOUNT # 50097
DATE 5/17/18

For Professional Services Rendered Thru: 5/5/18



Project: THE HEIGHTS CDD

Location: CITY OF TAMPA, FLORIDA

IN ACCORDANCE WITH OUR HOURLY CONTRACT AS DISTRICT ENGINEER:

REVIEW & SIGN CONTRACTOR PAY APPS & REQUISITIONS

2.0	Hours Senior Professional Engineer @	\$150.00 /Hr.	\$300.00
-----	--------------------------------------	---------------	----------

TOTAL THIS INVOICE	\$300.00
---------------------------	-----------------

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Received

MAY 09 2018

Molloy & James

325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 120
Tampa, FL
33607

May 7, 2018

Attention: Brian Lamb
Re: The Heights CDD

Inv #: 16685

DATE	DESCRIPTION	HOURS	AMOUNT
Apr-03-18	Follow up with Susan Johnson re: case status.	0.50	87.50
Apr-06-18	Review status, memo, and draft proposed ordinance.	2.00	550.00
	Totals	2.50	<hr/> \$637.50
	Total Fee & Disbursements		<hr/> \$637.50
	Previous Balance		6,012.50
	Balance Now Due		<hr/> \$6,650.00

TAX ID Number 59-2866686



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

INVOICE

Customer	The Heights Community Development District
Acct #	806
Date	05/09/2018
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,822.00
Payment Amount	
Payment for:	Invoice#7004
100117343	

Thank You

Please detach and return with payment



Customer: The Heights Community Development District

Invoice	Effective	Transaction	Description	Amount
7004	05/21/2018	New business	Policy #100117343 05/21/2018-10/01/2018 Florida Insurance Alliance Package - New business Due Date: 6/8/2018	1,822.00
				Total
				\$ 1,822.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)320-7665	Date
Lockbox 234021 PO Box 84021		
Chicago, IL 60689-4002	cbitner@egisadvisors.com	05/09/2018

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

INVOICE

Invoice Number: 8418
Invoice Date: May 24, 2018
Page: 1

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	Payment Terms	
The Heights CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/24/18

Quantity	Item	Description	Unit Price	Amount
		Payment by District Management Services of Tampa Bay Times ad #593969		317.31
Subtotal				317.31
Sales Tax				
Total Invoice Amount				317.31
Payment/Credit Applied				
TOTAL				317.31

Check/Credit Memo No:

Vendor: Tampa Bay Times
Remittor: Meritus Districts

Check Number: 60996
Check Date: May 24, 2018
Check Amount: \$317.31

Item to be Paid - Description	Discount Taken	Amount Paid
106078/593969		317.31

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

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


60996
May 24, 2018

Bank of the Ozarks

PAY Three Hundred Seventeen and 31/100 Dollars

\$ 317.31

TO THE ORDER OF
Tampa Bay Times
Dpt 3396
P.O. Box 123396
Dallas, TX 75312-3396



SECURITY FEATURES INCLUDED. DETAILS ON BACK

60996 106311413710185305211

Vendor: Tampa Bay Times
Remittor: Meritus Districts

Check Number: 60996
Check Date: May 24, 2018
Check Amount: \$317.31

Item to be Paid - Description	Discount Taken	Amount Paid
106078/593969		317.31

Tampa Bay Times
Published Daily

STATE OF FLORIDA) ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida 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: Meetings was published in Tampa Bay Times: 2/9/18. 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 nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

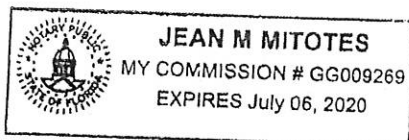
Signature of Affiant

Sworn to and subscribed before me this 02/09/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2018
THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Heights Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2018 to be held at the offices of SoHo Capital located at 2330 W. Horatio Street, Tampa, FL 33606 on the following dates at 10:00 a.m.:

May	02, 2018	10:00 a.m.
August	01, 2018	10:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: 02/09/2018

593969

Received
APR 04 2018
Tampa Bay Times
tampabay.com

PAGE 1

63

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

BILLING PERIOD
04/01/18 - 04/30/18

AMOUNT DUE
\$317.31

CUSTOMER SUMMARY FOR
THE HEIGHTS CDD

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

PERIOD ENDING	04/30/18
PREVIOUS BALANCE	\$312.62
CURRENT CHARGES	\$4.69
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$317.31

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			\$312.62
	04/30/18				FINANCE CHARGE			\$4.69

Tampa Bay Times
tampabay.com

Amount due: \$317.31

Due Date: 5/30/2018 Amount Paid:

Billing Date		Due Date: 5/30/2018		Amount Paid: _____	
4/30/2018					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
04/01/18 - 04/30/18	THE HEIGHTS CDD	106078			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$317.31	\$4.69	\$4.62	\$308.00	\$0.00	\$0.00

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

200106078000000000000000300400000046900000046200003080000000000000000000000000

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

ACCOUNT NUMBER
106078

BILLING PERIOD
04/01/18 - 04/30/18

AMOUNT DUE:
\$317.31

CUSTOMER SUMMARY FOR THE HEIGHTS CDD

ACCOUNT NAME

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

PERIOD ENDING	04/30/18
PREVIOUS BALANCE	\$312.62
CURRENT CHARGES	\$4.69
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$317.31

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			\$312.62
	04/30/18				FINANCE CHARGE			\$4.69

Tampa Bay Times
tampabay.com

Amount due: \$317.31

Due Date: 5/30/2018 Amount Paid:

Billing Date		Due Date: 5/30/2018		Amount Paid: _____	
4/30/2018					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
04/01/18 - 04/30/18	THE HEIGHTS CDD	106078			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$317.31	\$4.69	\$4.62	\$308.00	\$0.00	\$0.00

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

[illegible]

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8410	\$ 1,005.17		Management Services - June
Monthly Contract Sub-Total		\$ 1,005.17		
Variable Contract				
Landmark	2140039 11	\$ 300.00		Professional Services - thru 06/02/2018
Molloy & James	16712	2,255.00		Professional Services - thru 05/31/2018
Molloy & James	16731	3,740.00	\$ 5,995.00	Professional Services - thru 06/15/2018
Variable Contract Sub-Total		\$ 6,295.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Payne's Environmental Services, LLC.	7974	\$ 1,400.00		Grand Tee Pruning 02/23/2018
Tampa Bay Times	650076 061818	420.00		Notice of Special Meeting - 06/17/2018
Additional Services Sub-Total		\$ 1,820.00		
TOTAL:		\$ 9,120.17		

Approved (with any necessary revisions noted):

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 8410

Invoice Date: Jun 1, 2018

Page: 1

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		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			6/1/18

Quantity	Item	Description	Unit Price	Amount
	Postage	Management Services - June		1,000.00
		Postage - April		5.17
Subtotal				1,005.17
Sales Tax				
Total Invoice Amount				1,005.17
Payment/Credit Applied				
TOTAL				1,005.17

Check/Credit Memo No:



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

PAGE 1 OF 1

MR. BRIAN LAMB
THE HEIGHTS CDD
2005 PAN AM CIRCLE DRIVE, SUITE 120
TAMPA, FLORIDA 33607

INVOICE
NO. 2140039.11
ACCOUNT # 50097
DATE 6/14/18

For Professional Services Rendered Thru: 6/2/18



Project: THE HEIGHTS CDD

Location: CITY OF TAMPA, FLORIDA

IN ACCORDANCE WITH OUR HOURLY CONTRACT AS DISTRICT ENGINEER:

REVIEW & SIGN CONTRACTOR PAY APPS & REQUISITIONS

2.0	Hours Senior Professional Engineer @	\$150.00 /Hr.	\$300.00
-----	--------------------------------------	---------------	----------

TOTAL THIS INVOICE	\$300.00
---------------------------	-----------------

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 120
Tampa, FL
33607

June 6, 2018

Attention: Brian Lamb
Re: The Heights CDD

Inv #: 16712

DATE	DESCRIPTION	HOURS	AMOUNT
May-07-18	Review agenda.	0.50	137.50
May-08-18	Attend meeting.	1.00	275.00
May-10-18	Research regarding districts.	2.20	605.00
May-22-18	Attend meeting.	1.00	275.00
May-31-18	Research on Property Owners Association.	3.50	962.50
	Totals	8.20	<hr/> \$2,255.00
	Total Fee & Disbursements		<hr/> \$2,255.00
	Previous Balance		6,650.00
	Previous Payments		1,855.00
	Balance Now Due		<hr/> \$7,050.00

TAX ID Number 59-2866686

PAYMENT DETAILS

Jun-01-18	Check No. 1279	1,855.00
	Total Payments	<hr/> \$1,855.00

Received

JUN 25 2018

Molloy & James

325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 120
Tampa, FL
33607

June 22, 2018

Attention: Brian Lamb
Re: The Heights CDD

Inv #: 16731

DATE	DESCRIPTION	HOURS	AMOUNT
Jun-05-18	Drafting Declaration.	2.40	660.00
Jun-11-18	Drafting of Declaration.	2.20	605.00
Jun-13-18	Drafting.	2.80	770.00
Jun-14-18	Finalize draft.	2.20	605.00
	Review Master Declaration.	2.00	550.00
Jun-15-18	Review of Property Owners Association.	2.00	550.00
	Totals	13.60	\$3,740.00
	Total Fee & Disbursements		\$3,740.00
	Previous Balance		7,050.00
	Balance Now Due		\$10,790.00

TAX ID Number 59-2866686

Payne's Environmental Services, LLC.


5617 Causeway Blvd
Tampa, FL 33619

Invoice

Date	Invoice #
2/23/2018	7974

Bill To
Riverside Heights Soho Capital - Clay Thompson 701 S Howard Ave Suite 106-322 Tampa, FL 33609
Row end
The Heights

P.O. No.	Terms	Due Date	Rep	Account #	Project
	Net 30	3/25/2018	TP		The Heights

Description	Qty	Rate	Amount
Grand tree pruning	1	1,400.00	1,400.00
			
		Payments/Credit	\$0.00

Phone #	Fax #	E-mail	Total	
8136776822	1-866-467-9029	paynestrees@cs.com	Balance Due	\$1,400.00

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** 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: Special Meeting** was published in **Tampa Bay Times: 6/17/18**, 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 nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 06/17/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



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 Tuesday, June 26, 2018 at 10:00 a.m., at the offices of SoHo Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602.

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 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: 06/17/2018

650076

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2018



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

The Heights Community Development District

Balance Sheet

As of 6/30/2018

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Capital Projects Fund Series 2017	General Fixed Assets Account Group	Total
Assets					
Cash In Bank					
Cash - US Ameribank	18,932	0	0	0	18,932
Other	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Cash In Bank	18,932	0	0	0	18,932
Investments--Current					
Investments - Interest 2017 (1001)	0	0	0	0	0
Investments - Reserve 2017 (1003)	0	703,600	0	0	703,600
Investments - Construction 2017 (1005)	0	0	3,911,256	0	3,911,256
Investments - Capitalized Interest 2017 (1007)	0	2,114,548	0	0	2,114,548
Total Investments--Current	<u>0</u>	<u>2,818,148</u>	<u>3,911,256</u>	<u>0</u>	<u>6,729,405</u>
Accounts Receivable					
Accounts Receivable-Other	<u>81,110</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>81,110</u>
Total Accounts Receivable	81,110	0	0	0	81,110
Prepaid Items					
Prepaid Items - Misc	0	0	0	0	0
Prepaid Insurance-Professional Liability	<u>1,093</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,093</u>
Total Prepaid Items	1,093	0	0	0	1,093
Due From Other Funds					
Due From Capital Projects Fund	<u>12,113</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,113</u>
Total Due From Other Funds	12,113	0	0	0	12,113
Improvements Other Than Buildings--Net					
Cost of Issuance	<u>0</u>	<u>0</u>	<u>0</u>	<u>70,724</u>	<u>70,724</u>
Total Improvements Other Than Buildings--Net	0	0	0	70,724	70,724
Equipment & Furniture--Net					
Furniture, Fixtures & Equipment	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,056</u>	<u>6,056</u>
Total Equipment & Furniture--Net	0	0	0	6,056	6,056
Construction Work In Progress					
Construction Work In Progress	0	0	0	14,138,717	14,138,717
CIP- Redevelopment 2	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Construction Work In Progress	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,138,717</u>	<u>14,138,717</u>
Total Assets	<u>113,248</u>	<u>2,818,148</u>	<u>3,911,256</u>	<u>14,215,497</u>	<u>21,058,150</u>

The Heights Community Development District

Balance Sheet

As of 6/30/2018

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Capital Projects Fund Series 2017	General Fixed Assets Account Group	Total
Liabilities					
Accounts Payable					
Accounts Payable	43,901	0	0	0	43,901
Accounts Payable - Other	<u>2,046</u>	<u>0</u>	<u>24,163</u>	<u>0</u>	<u>26,210</u>
Total Accounts Payable	45,947	0	24,163	0	70,110
Accrued Expenses Payable					
Accrued Expenses Payable	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Accrued Expenses Payable	0	0	0	0	0
Other Current Liabilities					
Deferred Revenue	<u>67,030</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>67,030</u>
Total Other Current Liabilities	67,030	0	0	0	67,030
Due To Other Funds					
Due To General Fund	0	0	12,113	0	12,113
Due to Meritus	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Due To Other Funds	0	0	12,113	0	12,113
Total Liabilities	<u>112,977</u>	<u>0</u>	<u>36,276</u>	<u>0</u>	<u>149,253</u>
Fund Equity & Other Credits Contributed Capital					
Investment In General Fixed Assets					
Investment In General Fixed Assets	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,215,497</u>	<u>14,215,497</u>
Total Investment In General Fixed Assets	0	0	0	14,215,497	14,215,497
Fund Balance--All Other Reserves					
Fund Balance--All Other Reserves	<u>0</u>	<u>3,153,043</u>	<u>15,464,247</u>	<u>0</u>	<u>18,617,290</u>
Total Fund Balance--All Other Reserves	0	3,153,043	15,464,247	0	18,617,290
Fund Balance--Unreserved					
Fund Balance--Unreserved	(10,063)	0	0	0	(10,063)
Other	<u>10,334</u>	<u>(334,895)</u>	<u>(11,589,267)</u>	<u>0</u>	<u>(11,913,827)</u>
Total Fund Balance--Unreserved	272	(334,895)	(11,589,267)	0	(11,923,890)
Total Fund Equity & Other Credits Contributed Capital	<u>272</u>	<u>2,818,148</u>	<u>3,874,980</u>	<u>14,215,497</u>	<u>20,908,897</u>
Total Liabilities & Fund Equity	<u>113,248</u>	<u>2,818,148</u>	<u>3,911,256</u>	<u>14,215,497</u>	<u>21,058,150</u>

The Heights Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

001 - General Fund

From 10/1/2017 Through 6/30/2018

	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	48,552.00	0.00	(48,552.00)	(100.00)%
Interest Earnings				
Interest Earnings	0.00	0.97	0.97	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0.00	56,443.46	56,443.46	0.00%
Total Revenues	<u>48,552.00</u>	<u>56,444.43</u>	<u>7,892.43</u>	<u>16.26%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000.00	0.00	4,000.00	100.00%
Financial & Administrative				
District Management & Accounting Services	32,000.00	9,000.00	23,000.00	71.88%
District Engineer	3,000.00	5,225.00	(2,225.00)	(74.17)%
Postage, Phone, Faxes, Copies	0.00	45.36	(45.36)	0.00%
Public Officials Insurance	1,577.00	728.80	848.20	53.79%
Legal Advertising	1,000.00	2,783.78	(1,783.78)	(178.38)%
Bank Fees	300.00	138.00	162.00	54.00%
Dues, Licenses & Fees	175.00	225.00	(50.00)	(28.57)%
Office Supplies	0.00	99.61	(99.61)	0.00%
Legal Counsel				
District Counsel	4,000.00	13,162.45	(9,162.45)	(229.06)%
Other Physical Environment				
Decorative Light Maintenance	0.00	8,528.17	(8,528.17)	0.00%
Property & Casualty Insurance	2,500.00	0.00	2,500.00	100.00%
Landscape Maintenance	0.00	4,324.00	(4,324.00)	0.00%
Miscellaneous Landscape	0.00	1,850.00	(1,850.00)	0.00%
Total Expenditures	<u>48,552.00</u>	<u>46,110.17</u>	<u>2,441.83</u>	<u>5.03%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>10,334.26</u>	<u>10,334.26</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0.00</u>	<u>(10,062.75)</u>	<u>(10,062.75)</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0.00</u></u>	<u><u>271.51</u></u>	<u><u>271.51</u></u>	<u><u>0.00%</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

200 - Debt Service Fund Series 2017

From 10/1/2017 Through 6/30/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	19,989.46	19,989.46	0.00%
Total Revenues	0.00	19,989.46	19,989.46	0.00%
Expenditures				
Debt Service Payments				
Interest Payments	0.00	354,884.45	(354,884.45)	0.00%
Total Expenditures	0.00	354,884.45	(354,884.45)	0.00%
Excess of Revenues Over (Under) Expenditures	0.00	(334,894.99)	(334,894.99)	0.00%
Fund Balance, Beginning of Period	0.00	3,153,043.20	3,153,043.20	0.00%
Fund Balance, End of Period	0.00	2,818,148.21	2,818,148.21	0.00%

The Heights Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

300 - Capital Projects Fund Series 2017

From 10/1/2017 Through 6/30/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	52,325.06	52,325.06	0.00%
Total Revenues	0.00	52,325.06	52,325.06	0.00%
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0.00	11,641,591.76	(11,641,591.76)	0.00%
Total Expenditures	0.00	11,641,591.76	(11,641,591.76)	0.00%
Excess of Revenues Over (Under) Expenditures	0.00	(11,589,266.70)	(11,589,266.70)	0.00%
Fund Balance, Beginning of Period	0.00	15,464,246.75	15,464,246.75	0.00%
Fund Balance, End of Period	0.00	3,874,980.05	3,874,980.05	0.00%

The Heights Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - US Ameribank
Reconciliation ID: 06/30/2018
Reconciliation Date: 6/30/2018
Status: Locked

Bank Balance	20,754.35
Less Outstanding Checks/Vouchers	1,822.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	18,932.35
Balance Per Books	<u>18,932.35</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - US Ameribank

Reconciliation ID: 06/30/2018

Reconciliation Date: 6/30/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1282	6/22/2018	System Generated Check/Voucher	1,822.00	Egis Insurance Advisors, LLC
Outstanding Checks/Vouchers			1,822.00	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - US Ameribank

Reconciliation ID: 06/30/2018

Reconciliation Date: 6/30/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1273	5/18/2018	System Generated Check/Voucher	8,528.17	Armature Works
1274	5/24/2018	System Generated Check/Voucher	1,822.00	Egis Insurance Advisors, LLC
1274	5/24/2018	System Generated Check/Voucher	(1,822.00)	Egis Insurance Advisors, LLC
1278	5/25/2018	System Generated Check/Voucher	600.00	Landmark Engineering & Surveying Corporation
1279	5/25/2018	System Generated Check/Voucher	1,855.00	Molloy & James
1280	6/1/2018	System Generated Check/Voucher	3,333.29	Meritus Districts
1281	6/14/2018	System Generated Check/Voucher	4,774.00	K. Johnson's Lawn & Landscaping, Inc.
Cleared Checks/Vouchers			19,090.46	

**The Heights Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10102 Cash - US Ameribank

Reconciliation ID: 06/30/2018

Reconciliation Date: 6/30/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR018-4	5/22/2018	CK # 10579 Riverside Heights Holdings, LLC	11,635.46
	CR018-8	6/26/2018	Wire Transfer 06/26/2018 So-Ho Capital	17,651.67
	CR019	6/30/2018	June Bank Activity	<u>0.32</u>
Cleared Deposits				<u><u>29,287.45</u></u>



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

DIS 0

Page: 1
Chks Paid: 5
Statement Date: 06/29/18
Account Number: 123456789

If you need to change your address please indicate to the right any changes of address. Cut at the dotted line and return this form to: Valley National Bank, Customer Service Department, 1445 Valley Road, Wayne, NJ 07470

Street: _____

City, State, Zip: _____

Signature: _____

***** Government Interest Checking *****
Non-Check Transactions

Date	Description	Amount
06/05	Return Check 1280	3,333.29
06/05	Return Check NSF 1280	\$3,333.29
06/06	Return Check 1277	1,100.00
06/06	Return Check NSF 1277	\$1,100.00
06/06	Return Check 1275	3,650.00
06/06	Return Check NSF 1275	\$3,650.00
06/07	5-25 DEPOSIT	11,635.46
06/07	Return Check 1274	1,822.00
06/07	Return Check NSF 1274	\$1,822.00
06/08	REFUND NSF FEES	144.00
06/26	OMAD:20180626B1B7SM1F00065306261 ORIG PARTY NAME:BRUCK CAPITAL IN REF FOR BEN:	17,651.67
06/29	Interest Credited Deposit	.32

Checks in Order

Date	Number	Amount	Date	Number	Amount
06/01	1273	8,528.17	06/04	1279	1,855.00
06/06	1274	1,822.00	06/04	1280	3,333.29
06/05	1275	3,650.00		*	
	*		06/08	1280	3,333.29
06/05	1277	1,100.00	06/25	1281	4,774.00
06/07	1278	600.00			

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed Under Non-Check Transactions

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
05/31	10,557.36	06/06	1,755.81-	06/26	20,754.03
06/01	2,029.19	06/07	11,065.65	06/29	20,754.35
06/04	3,159.10-	06/08	7,876.36		
06/05	4,611.81-	06/25	3,102.36		

Please review other side for important information.

Report lost or stolen Valley Visa® Debit Card to: 888-379-9903





THE HEIGHTS COMMUNITY DEVELOPMENT DIS 0
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Page: 2

Statement Date: 06/29/18
Account Number: 86888888

If you need to change your address please indicate to the right any changes of address. Cut at the dotted line and return this form to: Valley National Bank, Customer Service Department, 1445 Valley Road, Wayne, NJ 07470

Street: _____

City, State, Zip: _____

Signature: _____

***** Government Interest Checking *****

Interest Rate Summary

DATE	0-	\$4,999	\$24,999	\$25,000 and up
06/01		0.000%	0.050%	0.100%

Account Summary

Previous Statement Date: 05/31/18

Beginning		Interest		Service		Ending
Balance	+	Deposits	+	Paid -	Withdrawals - Charge	= Balance
10,557.36		39,336.42		.32	29,139.75 .00	20,754.35

Statement from 06/01/18 Thru 06/29/18

Interest Earned .32

YTD Interest Paid .80

Average Stmt Balance 8,178.27

*Annual Percentage Yield Earned 0.05%

Please review other side for important information.

Report lost or stolen Valley Visa® Debit Card to: 888-379-9903



[illegible]

Check#:1273, Amount:\$8,528.17, Date:6/1

[illegible]

Check#:1274, Amount:\$1,822.00, Date:6/6

THE HEIGHTS CDD
265 PARKWAY CORP P O BOX 170
TAMPA, FL 33687
813-413-7500

CASHIER NAME
SS 18-7501

DATE

9275
1275

AMOUNT

\$

Three Thousand Six Hundred Fifty and 00/100 Dollars

PAY TO THE ORDER OF

5/24/2018 \$3,650.00

TOTAL DOLLARS

K Johnson's Lawn & Landscap Inc.
13620 Varnon Dairy Road
Screen Hill, FL 34610
USA

5001275# 0063116177# 500185914#

RECEIVED FROM

DO NOT SIGN BELOW THIS LINE
• RETURN TO THE PERSONAL OFFICE ONLY •

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 05-11-2011 BY 60322 UCBAW/SJS

Check#:1275, Amount:\$3,650.00, Date:6/5

[illegible]

Check#:1277, Amount:\$1,100.00, Date:6/5

THE HEIGHTS CDD 2009 PALM BLVD. SUITE 120 TAMPA, FL 33602 813.471.7100		CONTRACT NO. 01001	1278 1278
		DATE	
		AMOUNT	
***Six Hundred and 00/100 Dollars		\$ 5/25/2018	\$600.00
PAY TO THE ORDER OF		PAY AFTER 30 DAYS	
Landmark Engineering & Surveying Corporation 5615 Palm River Road Tampa, FL 33619-4315		 J. J. [illegible]	
@001298# 1063145179# 500165949#			

Check#:1278, Amount:\$600.00, Date:6/7

THE UNITED STATES OF AMERICA 2025 RELEASE UNDER E.O. 14176		CLASSIFICATION AUTHORITY DATE		1279 1279	
		AMOUNT			
One Thousand Eight Hundred Fifty Five and 00/100 Dollars		\$		5/25/2019 \$1 856 00	
Pay to the order of		DATE		AMOUNT	
Molloy & James 326 S. Boulevard Tampa, FL 33606 USA		5/25/2019		\$1 856 00	
		<i>[Signature]</i>		<i>[Signature]</i>	
		<i>[Signature]</i>		<i>[Signature]</i>	
#001279#		#061116177#		500165949#	

Check#:1279, Amount:\$1,855.00, Date:6/4