

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2019



District Management Services, LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

The Heights Community Development District

Balance Sheet

As of 1/31/2019

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	General Fixed Assets Account Group	Total
Assets							
Cash - Valley National	1,116	0	0	0	0	0	1,116
Investments - Interest 1001 Series 2017	0	0	0	0	0	0	0
Investments - Reserve 1003 Series 2017	0	703,600	0	0	0	0	703,600
Investments - Construction 1005 Series 2017	0	0	0	830,760	0	0	830,760
Investments - Capitalized Interest 1007 Series 2017	0	1,090,108	0	0	0	0	1,090,108
Investments - Interest Sub Account 4000 Series 2018	0	0	0	0	0	0	0
Investments - Debt Service Reserve 4002 Series 2018	0	0	244,550	0	0	0	244,550
Investments - Aquisition & Construction 4004 Series 2018	0	0	0	0	7,126,382	0	7,126,382
Investments - Capitalized Interest 4005 Series 2018	0	0	412,869	0	0	0	412,869
Accounts Receivable-Other	0	0	0	0	0	0	0
Due From Capital Projects Fund	0	0	0	0	0	0	0
Prepaid Items - Misc	584	0	0	0	0	0	584
Prepaid Insurance-Gen Liab	1,833	0	0	0	0	0	1,833
Prepaid Insurance-Professional Liability	1,500	0	0	0	0	0	1,500
Prepaid Trustee Fees	2,357	0	0	0	0	0	2,357
Furniture, Fixtures & Equipment	0	0	0	0	0	6,056	6,056
Cost of Issuance	0	0	0	0	0	70,724	70,724
Construction Work In Progress	0	0	0	0	0	17,246,490	17,246,490
CIP- Redevelopment 2	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total Assets	7,390	1,793,708	657,419	830,760	7,126,382	17,323,270	17,738,929
Liabilities							
Accounts Payable	3,400	0	0	0	0	0	3,400
Accounts Payable - Other	2,046	0	0	0	0	0	2,046
Retainage Payable	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0
Due to Meritus	0	0	0	0	0	0	0

The Heights Community Development District

Balance Sheet

As of 1/31/2019

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	General Fixed Assets Account Group	Total
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Total Liabilities	<u>5,446</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,446</u>
Fund Equity & Other Credits Contributed Capital							
Fund Balance-All Other Reserves	0	(265,021)	0	(12,113)	0	0	(277,134)
Retained Earnings-Reserved	0	0	0	0	0	0	0
Fund Balance-Unreserved	(96,628)	0	0	0	0	0	(96,628)
Investment In General Fixed Assets	0	0	0	0	0	17,323,270	7,323,270
Other	98,572	2,058,729	657,419	842,873	7,126,382	0	1,783,975
Total Fund Equity & Other Credits Contributed Capital	<u>1,944</u>	<u>1,793,708</u>	<u>657,419</u>	<u>830,760</u>	<u>7,126,382</u>	<u>17,323,270</u>	<u>7,733,483</u>
Total Liabilities & Fund Equity	<u><u>7,390</u></u>	<u><u>1,793,708</u></u>	<u><u>657,419</u></u>	<u><u>830,760</u></u>	<u><u>7,126,382</u></u>	<u><u>17,323,270</u></u>	<u><u>7,738,929</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contributions	198,652	54,558	(144,094)	(73)%
Total Revenues	198,652	54,559	(144,093)	(73)%
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Management & Accounting Services	50,000	10,667	39,333	79 %
District Engineer	3,000	9,155	(6,155)	(205)%
Disclosure Report	10,000	0	10,000	100 %
Trustees Fees	10,000	1,347	8,653	87 %
Accounting Services	0	825	(825)	0 %
Auditing Services	8,000	1,000	7,000	88 %
Postage, Phone, Faxes, Copies	100	56	44	44 %
Public Officials Insurance	1,577	750	827	52 %
Legal Advertising	1,000	999	1	0 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	6,000	446	5,554	93 %
Other Physical Environment				
Contingency Expense	80,000	0	80,000	100 %
Decorative Light Maintenance	5,000	0	5,000	100 %
Property & Casualty Insurance	2,500	917	1,583	63 %
Landscape Maintenance	15,000	5,400	9,600	64 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	0	12,263	(12,263)	0 %
Total Expenditures	198,652	45,499	153,153	77 %
Excess of Revenues Over (Under) Expenditures	0	9,060	9,060	0 %
Fund Balance, Beginning of Period				

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u>0</u>	<u>(7,116)</u>	<u>(7,116)</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,944</u></u>	<u><u>1,944</u></u>	<u><u>0 %</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2017

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	13,568	13,568	0 %
Total Revenues	0	13,568	13,568	0 %
Expenditures				
Debt Service Payments				
Interest Payments	1,047,200	523,600	523,600	50 %
Total Expenditures	1,047,200	523,600	523,600	50 %
Excess of Revenues Over (Under) Expenditures	(1,047,200)	(510,032)	537,168	(51)%
Fund Balance, Beginning of Period	0	2,303,740	2,303,740	0 %
Fund Balance, End of Period	(1,047,200)	1,793,708	2,840,908	(271)%

The Heights Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2018

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	3,638	3,638	0 %
Total Revenues	0	3,638	3,638	0 %
Expenditures				
Debt Service Payments				
Interest Payments	409,231	106,855	302,376	74 %
Total Expenditures	409,231	106,855	302,376	74 %
Excess of Revenues Over (Under) Expenditures	(409,231)	(103,217)	306,014	(75)%
Fund Balance, Beginning of Period				
	0	760,636	760,636	0 %
Fund Balance, End of Period	(409,231)	657,419	1,066,650	(261)%

The Heights Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2017

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	10,597	10,597	0 %
Total Revenues	0	10,597	10,597	0 %
Expenditures				
Other Physical Environment Improvements Other Than Buildings	0	1,461,909	(1,461,909)	0 %
Total Expenditures	0	1,461,909	(1,461,909)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,451,312)	(1,451,312)	0 %
Fund Balance, Beginning of Period				
	0	2,282,072	2,282,072	0 %
Fund Balance, End of Period	0	830,760	830,760	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2018

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Revenues				
Interest Earnings				
Interest Earnings	0	33,928	33,928	0 %
Total Revenues	<u>0</u>	<u>33,928</u>	<u>33,928</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	5,775	(5,775)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	4,830	(4,830)	0 %
Total Expenditures	<u>0</u>	<u>10,605</u>	<u>(10,605)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>23,323</u>	<u>23,323</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	7,103,059	7,103,059	0 %
Fund Balance, End of Period	<u>0</u>	<u>7,126,382</u>	<u>7,126,382</u>	<u>0 %</u>

The Heights Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	4,726.91
Less Outstanding Checks/Vouchers	3,610.88
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	1,116.03
Balance Per Books	<u>1,116.03</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 - Valley National
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1319	1/24/2019	System Generated Check/Voucher	3,610.88	Breit Turf Management
Outstanding Checks/Vouchers			3,610.88	

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

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1313	12/6/2018	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1314	12/6/2018	System Generated Check/Voucher	6,335.86	Breit Turf Management
1316	12/6/2018	System Generated Check/Voucher	1,125.00	Landmark Engineering & Surveying Corporation
1320	1/24/2019	System Generated Check/Voucher	900.00	K. Johnson's Lawn & Landscaping, Inc.
1321	1/24/2019	System Generated Check/Voucher	7,430.00	Landmark Engineering & Surveying Corporation
1322	1/24/2019	System Generated Check/Voucher	3,494.49	Meritus Districts
Cleared Checks/Vouchers			20,735.35	
			20,735.35	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR045	1/23/2019	Bruck Capital Wire 1/23/2019	15,435.37
	CR046	1/31/2019	January Bank Activity	<u>0.24</u>
Cleared Deposits				15,435.61



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

DIS 0

Page: 1
 Chks Paid: 6
 Statement Date: 01/31/19
 Account Number:

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

Non-Check Transactions

Date	Description	Amount
01/23	OMAD:20190123B1B7SM1F00038201231 ORIG PARTY NAME:BRUCK CAPITAL IN REF FOR BEN:	15,435.37
01/31	Interest Credited Deposit	.24

Checks in Order

Date	Number	Amount	Date	Number	Amount
01/14	1313	1,450.00		*	
01/08	1314	6,335.86	01/30	1320	900.00
	*		01/30	1321	7,430.00
01/03	1316	1,125.00	01/28	1322	3,494.49

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

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
12/31	10,026.65	01/14	1,115.79	01/30	4,726.67
01/03	8,901.65	01/23	16,551.16	01/31	4,726.91
01/08	2,565.79	01/28	13,056.67		

Interest Rate Summary

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

Account Summary

Previous Statement Date: 12/31/18

Beginning Balance	+ Deposits	+ Interest Paid	- Withdrawals	- Service Charge	= Ending Balance
10,026.65	15,435.37	.24	20,735.35	.00	4,726.91

Statement from 01/01/19 Thru 01/31/19	Average Stmt Balance	6,720.03
Interest Earned	*Annual Percentage Yield Earned	0.04%
YTD Interest Paid		.24

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

USPS BANK
88-110001

DATE 1313
1313

AMOUNT \$
***One Thousand Four Hundred Fifty and 00/100 Dollars

PAY TO THE ORDER OF
ADA Site Compliance
5400 Brighton Beach Blvd 742721
Boynton Beach, FL 33474
USA

12/6/2018 \$1,450.00

VOID AFTER 180 DAYS

#001313# 4063116177# 500165949#

FOR DEPOSIT ONLY
REGULAR A/C - 6801
ASSISTED

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1313, Amount: \$1,450.00, Date: 1/14

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

USPS BANK
88-110001

DATE 1314
1314

AMOUNT \$
***Six Thousand Three Hundred Thirty Five and 86/100 Dollars

PAY TO THE ORDER OF
Brett Turf Management
P. O. Box 13851
Tampa, FL 33651-3551

12/8/2018 \$6,335.86

VOID AFTER 180 DAYS

#001314# 4063116177# 500165949#

FOR DEPOSIT ONLY
REGULAR A/C - 6801
ASSISTED

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

BANK OF TAMPA
The Bank of Tampa
BOFD - 063108680K
Sunset Park
9703979036 2019-01-07

Check#: 1314, Amount: \$6,335.86, Date: 1/8

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

USPS BANK
88-110001

DATE 1316
1316

AMOUNT \$
***One Thousand One Hundred Twenty Five and 00/100 Dollars

PAY TO THE ORDER OF
Landmark Engineering & Surveying Corporation
8515 Palm River Road
Tampa, FL 33619-4316

12/5/2018 \$1,125.00

VOID AFTER 180 DAYS

#001316# 4063116177# 500165949#

FOR DEPOSIT ONLY
REGULAR A/C - 6801
ASSISTED

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1316, Amount: \$1,125.00, Date: 1/3

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

USPS BANK
88-110001

DATE 1320
1320

AMOUNT \$
***Nine Hundred and 00/100 Dollars

PAY TO THE ORDER OF
K. Johnson's Lawn & Landscaping, Inc.
13620 Vernon Dairy Road
Spring Hill, FL 34616
USA

1/24/2019 \$900.00

VOID AFTER 180 DAYS

#001320# 4063116177# 500165949#

FOR DEPOSIT ONLY
REGULAR A/C - 6801
ASSISTED

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Seq: 2
Dep: 001349
Date: 01/29/19

Check#: 1320, Amount: \$900.00, Date: 1/30

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

USPS BANK
88-110001

DATE 1321
1321

AMOUNT \$
***Seven Thousand Four Hundred Thirty and 00/100 Dollars

PAY TO THE ORDER OF
Lahoma's Engineering & Surveying Corporation
8515 Palm River Road
Tampa, FL 33619-4316

1/24/2019 \$7,430.00

VOID AFTER 180 DAYS

#001321# 4063116177# 500165949#

FOR DEPOSIT ONLY
REGULAR A/C - 6801
ASSISTED

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1321, Amount: \$7,430.00, Date: 1/30

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

USPS BANK
88-110001

DATE 1322
1322

AMOUNT \$
***Three Thousand Four Hundred Ninety Four and 48/100 Dollars

PAY TO THE ORDER OF
Morius Districte
2015 Pan Am Circle
Suite 120
Tampa, FL 33607

1/24/2019 \$3,494.49

VOID AFTER 180 DAYS

#001322# 4063116177# 500165949#

FOR DEPOSIT ONLY
REGULAR A/C - 6801
ASSISTED

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1322, Amount: \$3,494.49, Date: 1/28