

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 13, 2019**

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JUNE 13, 2019 at 2:00 P.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 Grant Kerekes 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 meeting will begin at **2:00 p.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 ADMINISTRATOR 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.

June 13, 2019

Board of Supervisors
The Heights Community Development District

Dear Board Members:

The Regular Meeting of The Heights Community Development District will be held on **Thursday, June 13, 2019 at 2:00 p.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. VENDOR AND STAFF REPORTS

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

4. BUSINESS ITEMS

- A. Consideration of Resolution 2019-03; Approving FY 2020 Proposed Budget & Setting Public Hearing Tab 01
- B. Acceptance of Financial Report FY Ended September 30, 2018 Tab 02
- C. Annual Qualified Electors Disclosure Tab 03

5. CONSENT AGENDA

- A. Consideration of Minutes of the Landowners Election November 07, 2018 Tab 04
- B. Consideration of Minutes of the Board of Supervisors Meeting November 07, 2018 Tab 05
- C. Consideration of Operations and Maintenance Expenditures October 2018..... Tab 06
- D. Consideration of Operations and Maintenance Expenditures November 2018 Tab 07
- E. Consideration of Operations and Maintenance Expenditures December 2018 Tab 08
- F. Consideration of Operations and Maintenance Expenditures January 2019..... Tab 09
- G. Consideration of Operations and Maintenance Expenditures February 2019..... Tab 10
- H. Consideration of Operations and Maintenance Expenditures March 2019..... Tab 11
- I. Consideration of Operations and Maintenance Expenditures April 2019 Tab 12
- J. Review of Financial Statements Month Ending April 30, 2019..... Tab 13

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

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

Sincerely,

Brian Lamb
District Manager

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the The Heights Community Development District (“District”) prior to June 15, 2019, a proposed operations and maintenance budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 7, 2019
HOUR: 10:00 a.m.
LOCATION: The offices of SoHo Capital
220 W. 7th Ave, Suite 100
Tampa, FL 33602

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF JUNE, 2019.

ATTEST:

**THE HEIGHTSCOMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chair of the Board of Supervisors
- Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2019/2020 Budget

2020



THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

June 13, 2019



THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

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June 13, 2019

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 2020, which begins on October 1, 2019. 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 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	1.22	0.00	1.22	1.22
TOTAL INTEREST EARNINGS	0.00	1.22	0.00	1.22	1.22
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	198,652.00	59,659.73	138,992.27	198,652.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	198,652.00	59,659.73	138,992.27	198,652.00	0.00
TOTAL REVENUES	\$198,652.00	\$59,660.95	\$138,992.27	\$198,653.22	\$1.22
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,000.00	0.00	0.00	0.00	(4,000.00)
TOTAL LEGISLATIVE	4,000.00	0.00	0.00	0.00	(4,000.00)
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	50,000.00	13,333.35	36,666.65	50,000.00	0.00
District Engineer	3,000.00	9,680.00	3,000.00	12,680.00	9,680.00
Disclosure Report	10,000.00	0.00	10,000.00	10,000.00	0.00
Trustee Fees	10,000.00	1,683.60	4,040.64	5,724.24	(4,275.76)
Accounting Services	0.00	825.00	0.00	825.00	825.00
Auditing Services	8,000.00	2,046.00	5,954.00	8,000.00	0.00
Postage, Phone, Faxes, Copies	100.00	66.31	33.69	100.00	0.00
Public Officials Insurance	1,577.00	937.50	639.50	1,577.00	0.00
Legal Advertising	1,000.00	999.15	0.85	1,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	100.00	100.00	0.00
Website Administration	0.00	2,950.00	0.00	2,950.00	2,950.00
TOTAL FINANCIAL & ADMINISTRATIVE	84,152.00	32,695.91	60,635.33	93,331.24	9,179.24
LEGAL COUNSEL					
District Counsel	6,000.00	583.55	5,416.45	6,000.00	0.00
TOTAL LEGAL COUNSEL	6,000.00	583.55	5,416.45	6,000.00	0.00
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
OTHER PHYSICAL ENVIRONMENT					
Contingency Expense	80,000.00	0.00	62,559.24	62,559.24	(17,440.76)
Decorative Light Maintenance	5,000.00	0.00	5,000.00	5,000.00	0.00
Property & Liability Insurance	2,500.00	1,145.85	1,354.15	2,500.00	0.00
Landscape Maintenance	15,000.00	12,000.00	3,000.00	15,000.00	0.00
Plant Replacement Program	2,000.00	0.00	2,000.00	2,000.00	0.00
Irrigation Maintenance	0.00	12,262.74	0.00	12,262.74	12,262.74
TOTAL OTHER PHYSICAL ENVIRONMENT	104,500.00	25,408.59	73,913.39	99,321.98	(5,178.02)
TOTAL EXPENDITURES	\$198,652.00	\$58,688.05	\$139,965.17	\$198,653.22	\$1.22
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$972.90	(\$972.90)	\$0.00	\$0.00

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Proposed Operating Budget	Increase/(Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	1.22	1.22	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	1.22	1.22	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	198,652.00	198,652.00	0.00	198,652.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	198,652.00	198,652.00	0.00	198,652.00	0.00
TOTAL REVENUES	\$198,652.00	\$198,653.22	\$1.22	\$198,652.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,000.00	0.00	(4,000.00)	4,000.00	0.00
TOTAL LEGISLATIVE	4,000.00	0.00	(4,000.00)	4,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	50,000.00	50,000.00	0.00	50,000.00	0.00
District Engineer	3,000.00	12,680.00	9,680.00	3,000.00	0.00
Disclosure Report	10,000.00	10,000.00	0.00	10,000.00	0.00
Trustee Fees	10,000.00	5,724.24	(4,275.76)	10,000.00	0.00
Accounting Services	0.00	825.00	825.00	0.00	0.00
Auditing Services	8,000.00	8,000.00	0.00	8,000.00	0.00
Postage, Phone, Faxes, Copies	100.00	100.00	0.00	100.00	0.00
Public Officials Insurance	1,577.00	1,577.00	0.00	1,577.00	0.00
Legal Advertising	1,000.00	1,000.00	0.00	1,000.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	100.00	0.00	100.00	0.00
Website Administration	0.00	2,950.00	2,950.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	84,152.00	93,331.24	9,179.24	84,152.00	0.00
LEGAL COUNSEL					
District Counsel	6,000.00	6,000.00	0.00	6,000.00	0.00
TOTAL LEGAL COUNSEL	6,000.00	6,000.00	0.00	6,000.00	0.00
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
OTHER PHYSICAL ENVIRONMENT					
Contingency Expense	80,000.00	62,559.24	(17,440.76)	80,000.00	0.00
Decorative Light Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Property & Liability Insurance	2,500.00	2,500.00	0.00	2,500.00	0.00
Landscape Maintenance	15,000.00	15,000.00	0.00	15,000.00	0.00
Plant Replacement Program	2,000.00	2,000.00	0.00	2,000.00	0.00
Irrigation Maintenance	0.00	12,262.74	12,262.74	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	104,500.00	99,321.98	(5,178.02)	104,500.00	0.00
TOTAL EXPENDITURES	\$198,652.00	\$198,653.22	\$1.22	\$198,652.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2020

PROPOSED 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	\$	1,407,200
TOTAL REVENUES	\$	1,407,200

EXPENDITURES

Series 2017 July Bond Interest Payment	\$	523,600
Series 2017 January Bond Principal Payment	\$	360,000
Series 2017 January Bond Interest Payment	\$	523,600
TOTAL EXPENDITURES	\$	1,407,200
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 1/1/2020	\$	21,745,000
Principal Payment Applied Toward Series 2017 Bonds	\$	360,000
Bonds Outstanding - Period Ending 1/1/2021	\$	21,385,000

* Semi-annual Payments are made on 7/1 and 1/1 of each year.
FY 2020 payments are 7/1/20 and 1/1/21

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	539,231
TOTAL REVENUES	\$	539,231

EXPENDITURES

Series 2018 July Bond Interest Payment	\$	204,616
Series 2018 January Bond Principal Payment	\$	130,000
Series 2018 January Bond Interest Payment	\$	204,616
TOTAL EXPENDITURES	\$	539,231
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 1/1/2020	\$	8,255,000
Principal Payment Applied Toward Series 2018 Bonds	\$	130,000
Bonds Outstanding - Period Ending 1/1/2021	\$	8,125,000

* Semi-annual Payments are made on 7/1 and 1/1 of each year.
FY 2020 payments are 7/1/20 and 1/1/21

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count Debt Service	Unit Count O&M	FISCAL YEAR 2020			
				Debt Service Series 2017 Per Unit	Debt Service Series 2018 Per Unit	O&M Per Unit	Total Assessment
Apartments	1.00	900	900	\$ 600.00	\$ 231.00	\$ 84.67	\$ 915.67
Condominiums	1.25	620	620	\$ 750.00	\$ 288.00	\$ 105.84	\$ 1,143.84
Retail/Commercial (per 1,000 sq. ft.)	1.25	212	212	\$ 750.00	\$ 288.00	\$ 105.84	\$ 1,143.84
Office (per 1,000 sq. ft.)	2.00	278	278	\$ 1,200.00	\$ 461.00	\$ 169.34	\$ 1,830.34
Total		2,010	2,010				

Notations:

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

FISCAL YEAR 2020

PROPOSED ANNUAL OPERATING BUDGET

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Heights Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of The Heights Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 22, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated April 22, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

B *Law & Associates*

April 22, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Heights Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$5,725,131).
- The change in the District's total net position in comparison with the prior fiscal year was (\$4,882,159), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$11,742,028, a decrease of (\$5,726,836) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is deficit unassigned general fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2018	2017
Assets, excluding capital assets	\$ 12,461,956	\$ 18,706,078
Capital assets, net of depreciation	12,900,853	3,636,539
Total assets	<u>25,362,809</u>	<u>22,342,617</u>
Current liabilities	981,728	1,274,007
Long-term liabilities	30,106,212	21,911,582
Total liabilities	<u>31,087,940</u>	<u>23,185,589</u>
Net Position		
Net investment in capital assets	(8,527,710)	(3,907,878)
Restricted	2,802,576	3,064,322
Unrestricted	3	584
Total net position	<u>\$ (5,725,131)</u>	<u>\$ (842,972)</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was the result of the conveyance of certain assets to other governments for maintenance, issuance costs related to the Series 2018 Bonds and interest expense related to the Series 2017 Bonds.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2018	2017
Revenues:		
Program revenues		
Operating grants and contributions	\$ 97,950	\$ 21,854
Capital grants and contributions	64,175	907
General revenues	3	-
Total revenues	<u>162,128</u>	<u>22,761</u>
Expenses:		
General government	42,951	21,695
Maintenance and operations	26,402	-
Conveyance of capital assets	3,592,436	-
Bond issuance costs	336,100	755,901
Interest	1,046,398	88,721
Total expenses	<u>5,044,287</u>	<u>866,317</u>
Change in net position	(4,882,159)	(843,556)
Net position - beginning	(842,972)	584
Net position - ending	<u>\$ (5,725,131)</u>	<u>\$ (842,972)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$5,044,287. The costs of the District's activities were partially funded by program revenues. Program revenues were comprised of primarily of Developer contributions for both the current and prior fiscal years. The remainder of the current fiscal year's revenue is interest revenue. The increase in expenses is primarily due to the conveyance of certain assets to other governments for maintenance and interest expense relating to Bonds that were issued in the latter part of the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 exceeded appropriations by \$20,801. The over expenditures were funded by Developer contributions.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$12,900,853 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2018, the District had \$30,000,000 in Bonds outstanding for its governmental activities. During the current fiscal year, the District issued \$8,255,000 in Series 2018 Bonds. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is expected that the general operations of the District will increase as the District is being built out.

During the 2017 fiscal year, the District filed a petition with the City of Tampa to expand the boundaries of the District. There is no known financial impact on the District as of the report date.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Heights Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 1,548
Due from Developer	10,317
Prepaid items	584
Restricted assets:	
Investments	12,449,507
Capital assets:	
Nondepreciable	12,900,853
Total assets	25,362,809
 LIABILITIES	
Accounts payable	12,446
Contracts payable	707,482
Accrued interest payable	261,800
Non-current liabilities:	
Due in more than one year	30,106,212
Total liabilities	31,087,940
 NET POSITION	
Net investment in capital assets	(8,527,710)
Restricted for debt service	2,802,576
Unrestricted	3
Total net position	\$ (5,725,131)

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 42,951	\$ 68,769	\$ -	\$ 25,818
Maintenance and operations	26,402	-	64,175	37,773
Conveyance of capital assets	3,592,436	-	-	(3,592,436)
Bond issuance costs	336,100	-	-	(336,100)
Interest on long-term debt	1,046,398	29,181	-	(1,017,217)
Total governmental activities	5,044,287	97,950	64,175	(4,882,162)

General revenues:

Unrestricted investment earnings	3
Total general revenues	3
Change in net position	(4,882,159)
Net position - beginning	(842,972)
Net position - ending	<u>\$ (5,725,131)</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 1,548	\$ -	\$ -	\$ 1,548
Investments	-	3,064,376	9,385,131	12,449,507
Due from Developer	10,317	-	-	10,317
Prepaid items	584	-	-	584
Total assets	<u>\$ 12,449</u>	<u>\$ 3,064,376</u>	<u>\$ 9,385,131</u>	<u>\$ 12,461,956</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 12,446	\$ -	\$ -	\$ 12,446
Contracts payable	-	-	707,482	707,482
Total liabilities	<u>12,446</u>	<u>-</u>	<u>707,482</u>	<u>719,928</u>
Fund balances:				
Nonspendable:				
Prepaid items	584	-	-	584
Restricted for:				
Debt service	-	3,064,376	-	3,064,376
Capital projects	-	-	8,677,649	8,677,649
Unassigned	(581)	-	-	(581)
Total fund balances	<u>3</u>	<u>3,064,376</u>	<u>8,677,649</u>	<u>11,742,028</u>
Total liabilities and fund balances	<u>\$ 12,449</u>	<u>\$ 3,064,376</u>	<u>\$ 9,385,131</u>	<u>\$ 12,461,956</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2018**

Total fund balances - governmental funds \$ 11,742,028

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	12,900,853	
Accumulated depreciation	<u>-</u>	12,900,853

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(261,800)	
Discount on bonds	55,205	
Original issue premium	(161,417)	
Bonds payable	<u>(30,000,000)</u>	<u>(30,368,012)</u>

Net position of governmental activities		<u>\$ (5,725,131)</u>
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See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 120,697	\$ -	\$ -	\$ 120,697
Interest income	3	29,181	64,175	93,359
Total revenues	<u>120,700</u>	<u>29,181</u>	<u>64,175</u>	<u>214,056</u>
EXPENDITURES				
Current:				
General government	42,951	-	-	42,951
Maintenance and operations	26,402	-	-	26,402
Debt Service:				
Interest	-	878,484	-	878,484
Bond cost of issuance	-	-	336,100	336,100
Capital outlay	-	-	12,856,750	12,856,750
Total expenditures	<u>69,353</u>	<u>878,484</u>	<u>13,192,850</u>	<u>14,140,687</u>
Excess (deficiency) of revenues over (under) expenditures	51,347	(849,303)	(13,128,675)	(13,926,631)
OTHER FINANCING SOURCES (USES)				
Bond premium (discount)	-	-	(55,205)	(55,205)
Bond proceeds	-	760,636	7,494,364	8,255,000
Total other financing sources (uses)	<u>-</u>	<u>760,636</u>	<u>7,439,159</u>	<u>8,199,795</u>
Net change in fund balances	51,347	(88,667)	(5,689,516)	(5,726,836)
Fund balances - beginning	<u>(51,344)</u>	<u>3,153,043</u>	<u>14,367,165</u>	<u>17,468,864</u>
Fund balances - ending	<u>\$ 3</u>	<u>\$ 3,064,376</u>	<u>\$ 8,677,649</u>	<u>\$ 11,742,028</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$ (5,726,836)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	12,856,750
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(8,255,000)
Certain revenues were unavailable for the fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(51,928)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Original issue discount/premium	55,205
Amortization of original issue discount/premium	5,165
Conveyance of capital assets	(3,592,436)
Change in accrued interest	(173,079)
Change in net position of governmental activities	\$ (4,882,159)

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Heights Community Development District ("District") was established on July 13, 2006 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by The City of Tampa Ordinance 2006-161. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, four of the Board members are affiliated with Riverside Heights Holding, LLC. ("Developer") and one is affiliated with a vendor.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was funded with Developer contributions for the current fiscal year.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The fund was closed out during the current fiscal year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Fair Value	Credit Risk	Maturities
First American Government Oblig Fd Cl Y	\$ 12,449,507	S&P AAAM	Weighted average of the fund portfolio: 26 days
Total Investments	<u>\$ 12,449,507</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 3,636,539	\$ 12,856,750	\$ (3,592,436)	\$ 12,900,853
Total capital assets, not being depreciated	3,636,539	12,856,750	(3,592,436)	12,900,853
 Governmental activities capital assets, net	 \$ 3,636,539	 \$ 12,856,750	 \$ (3,592,436)	 \$ 12,900,853

The total projected cost of all infrastructure improvements for the District is estimated at \$23,500,000. The infrastructure will include roadways, potable water and wastewater systems, storm water management, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain infrastructure are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year, \$3,592,436 in infrastructure was conveyed to other governmental entities for ownership and maintenance responsibilities.

The District has entered into a funding and acquisition agreement with the Developer to acquire certain work product and improvements related to the project. During the current fiscal year, approximately \$4.9 million in capital assets was acquired from the Developer.

NOTE 6 – LONG TERM LIABILITIES

Series 2017

In August 2017, the District issued \$21,745,000 of Special Assessment and Revenue Bonds, Series 2017 with due dates from January 1, 2021 through January 1, 2050. The Bonds have fixed interest rates from 3.5% to 5.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each January 1 and July 1, commencing January 1, 2018. Principal on the Bonds is to be paid serially commencing January 1, 2021 through January 1, 2050.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2017 (continued)

The Bonds are secured by pledged revenues consisting of special assessments and committed tax increment revenues – see Note 7 for additional information.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements at September 30, 2018.

Series 2018

In September 2018, the District issued \$8,255,000 of Special Assessment and Revenue Bonds, Series 2018 consisting of term bonds with due dates ranging from January 1, 2024 through January 1, 2050. The Bonds have fixed interest rates from 3.875% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each January 1 and July 1, commencing January 1, 2019. Principal on the Bonds is to be paid serially commencing January 1, 2021 through January 1, 2050.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bonds are secured by pledged revenues consisting of special assessments and committed tax increment revenues – see Note 7 for additional information.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2017	\$ 21,745,000	\$ -	\$ -	\$ 21,745,000	\$ -
Plus: Bond premium	166,582	-	5,165	161,417	-
Series 2018	-	8,255,000	-	8,255,000	-
Less: Bond discount	-	(55,205)	-	(55,205)	-
Total	\$ 21,911,582	\$ 8,199,795	\$ 5,165	\$ 30,106,212	\$ -

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ -	\$ 1,358,670	\$ 1,358,670
2020	-	1,456,431	1,456,431
2021	490,000	1,447,613	1,937,613
2022	505,000	1,429,703	1,934,703
2023	525,000	1,411,163	1,936,163
2024-2028	2,935,000	6,727,779	9,662,779
2029-2033	3,660,000	5,975,969	9,635,969
2034-2038	4,680,000	4,938,469	9,618,469
2039-2044	5,960,000	3,611,047	9,571,047
2044-2048	7,625,000	1,908,497	9,533,497
2049-2050	3,620,000	184,522	3,804,522
Total	\$ 30,000,000	\$ 30,449,863	\$ 60,449,863

NOTE 7 – INTERLOCAL AGREEMENT

The District has entered into an Interlocal Agreement with the City of Tampa (City) and the Community Redevelopment Agency of the City of Tampa (CRA). Under the agreement, the District will be eligible to receive up to 74% of the CRA tax increment funds collected in the Tampa Heights Riverfront Community Redevelopment Area for eligible public improvements on a reimbursement basis. The District will be constructing certain improvements under the Tampa Heights Riverfront Development agreement, including a portion of Riverwalk, residential units and retail space. The term of the agreement will continue until September 30, 2043 or the completion of the public improvements, whichever is sooner. The CRA will remit committed tax revenues to the trust accounts of the District in an amount not to exceed the lesser of 74% of the tax increment funds collected in the Redevelopment Area or the annual debt service on qualified debt used to finance related public infrastructure. There were no receipts in the current fiscal year related to this agreement.

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$120,697, which includes a receivable of \$10,317 at September 30, 2018.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2018, the District had open contracts for various construction projects. The contracts totaled approximately \$10.75 million, of which approximately \$3.76 million was uncompleted at September 30, 2018.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts		Actual Amounts		Variance with Final Budget - Positive (Negative)
	Original and Final				
REVENUES					
Assessments	\$ 48,552		\$ -		\$ (48,552)
Interest	-		3		3
Developer contributions	-		120,697		120,697
Total revenues	48,552		120,700		72,148
EXPENDITURES					
Current:					
General government	46,052		42,951		3,101
Physical environment	2,500		26,402		(23,902)
Total expenditures	48,552		69,353		(20,801)
Excess (deficiency) of revenues over (under) expenditures	-		51,347		\$ 51,347
Fund balance - beginning			(51,344)		
Fund balance - ending			\$ 3		

See notes to required supplementary information

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 exceeded appropriations by \$20,801. The over expenditures were funded by Developer contributions.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
The Heights Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Heights Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 22, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying management letter (2018-01) that we consider to be a significant deficiency.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated April 22, 2019.

The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bhav & Associates

April 22, 2019



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
The Heights Community Development District
Hillsborough County, Florida

We have examined The Heights Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of The Heights Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

April 22, 2019



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
The Heights Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of The Heights Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated April 22, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 22, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of The Heights Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

April 22, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Significant Deficiency

2018-01 Internal Control Deficiency:

Observation: During the audit, we discovered certain account balances where prior year accruals had not been appropriately adjusted, current year accruals were not recorded, and the capital asset schedule not reconciled. These errors were not discovered and corrected during the routine internal control process.

Recommendation: We recommend that appropriate controls be implemented and staff be provided training to ensure the accurate reporting of financial information, including ensuring proper cut-off procedures and reversal procedures.

Reference Number for Prior Year Finding: 2017-01

Management Response: Management has obtained and will continue to obtain information from the necessary parties to properly account for capital assets. Additional training has been provided to staff on accruals.

Other Finding

2018-02 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2018.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management will review the budget process to ensure that all expenditures are properly budgeted and reported within statutory guidelines.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2017-01 Internal Control Deficiency

Current Status: Recommendation has been partially implemented See finding no. 2018-01 above.

2017-02 Statute Compliance:

Current Status: Recommendation has been implemented.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017, except as noted above.

REPORT TO MANAGEMENT (Continued)

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.



April 19, 2019

Brian Lamb
Heights CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

RECEIVED
APR 22 2019

Dear Brian Lamb,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2019, listed below.

Community Development District	Number of Registered Electors
Heights CDD	115

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoc.org.

Respectfully,

Enjoli White
Candidate Services Liaison

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

November 7, 2018 Minutes of the Landowner's Election

Minutes of the Landowner's Election

The Landowner's Election of the Board of Supervisors for The Heights Community Development District were held on Wednesday, November 7, 2018 at 10:00 a.m. at the Offices of SoHo Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Landowner's Election of the Board of Supervisors of The Heights Community Development District to order on November 7, 2018 at 10:00 a.m.

Staff Members Present:

Brian Lamb Meritus

There were no audience members present.

2. APPOINTMENT OF MEETING CHAIRMAN

Brian Lamb from Meritus stated that he will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Lamb announced that the candidates were Frank Scalfaro, Grant Kerekes, and Clay Thompson.

4. ELECTION OF SUPERVISORS

Mr. Lamb announced the results: Frank Scalfaro received 37 notes, Grant Kerekes received 37 votes, and Clay Thompson received 36 votes. Frank Scalfaro will have Seat 1 with a four-year term, Grant Kerekes will have Seat 2 with a four-year term, and Clay Thompson will have Seat 5 with a two-year term.

5. OWNERS REQUEST

There were no requests.

6. ADJOURNMENT

The landowner's election was closed.

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**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

Signature

Printed Name

Printed Name

Title:

- Secretary**
- Assistant Secretary**

Title:

- Chairman**
- Vice Chairman**



Recorded by Records Administrator

Signature

Date

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

November 7, 2018 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for The Heights Community Development District was held on **Wednesday, November 7, 2018 at 10:00 a.m.** at the offices of SoHo Capital, Inc. 220 W. 7th Ave, Suite 100, Tampa, FL 33602.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of The Heights Community Development District to order on **Wednesday, November 7, 2018 at 10:00 a.m.**

Board Members Present and Constituting a Quorum:

Adam Harden	Chairman
Chas Bruck	Vice Chairman
Frank Scalfaro	Supervisor
Clay Thompson	Supervisor
Grant Kerekes	Supervisor

Staff Members Present:

Brian Lamb	Meritus
------------	---------

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2019-01; Canvassing & Certifying the Results of the Landowners Election

Mr. Lamb reviewed the resolution with the Board. Frank Scalfaro received 37 notes and will have Seat 1 with a four-year term. Grant Kerekes received 37 notes and will have Seat 2 with a four-year term. Clay Thompson received 36 votes and will have Seat 5 with a two-year term.

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MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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B. Consideration of Resolution 2019-02; Designating Officers

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Mr. Lamb reviewed the resolution with the Board. Supervisor Harden will be the Chair, Supervisor Bruck will be the Vice Chair, Mr. Lamb will be the Secretary, Eric Davidson with Meritus will be the Treasurer, and the remaining Board members will be Assistant Secretaries.

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MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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C. Acceptance of Financial Report for the FY Ending September 30, 2017

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The Board reviewed the audit.

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MOTION TO:	Approve the Financial Report for the Fiscal Year Ending September 30, 2017.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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D. General Matters of the District

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79 **4. CONSENT AGENDA**

- 80 **A. Consideration of Minutes of the Public Hearing & Regular Meeting August 1,**
81 **2018**
82 **B. Consideration of Minutes of the Continued Public Hearing & Regular Meeting**
83 **August 23, 2018**
84 **C. Consideration of Minutes of the Continued Public Hearing & Regular Meeting**
85 **September 6, 2018**
86 **D. Consideration of Minutes of the Continued Public Hearing & Regular Meeting**
87 **September 20, 2018**
88 **E. Consideration of Operations and Expenditures August 2018**
89 **F. Consideration of Operations and Expenditures September 2018**
90 **G. Review of Financial Statements through September 30, 2018**

91

92 The Board reviewed the Consent Agenda items.

93

94

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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102 **5. VENDOR AND STAFF REPORTS**

- 103 **A. District Counsel**
104 **B. District Engineer**
105 **C. District Manager**

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108 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

109

110 There were no supervisor requests or audience comments.

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114 **7. ADJOURNMENT**
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116	MOTION TO:	Adjourn.
117	MADE BY:	Supervisor Harden
118	SECONDED BY:	Supervisor Bruck
119	DISCUSSION:	None further
120	RESULT:	Called to Vote: Motion PASSED
121		5/0 - Motion passed unanimously

122
123 **Please note the entire meeting is available on disc.*

124
125 **These minutes were done in summary format.*

126
127 **Each person who decides to appeal any decision made by the Board with respect to any matter*
128 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
129 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

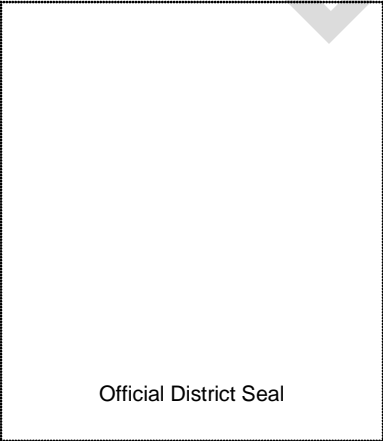
130 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
131 **meeting held on _____.**

132
133
134
135 _____
Signature _____
Signature

136
137 _____
Printed Name _____
Printed Name

138
139
140 **Title:** **Title:**
141 **Chairman** **Secretary**
142 **Vice Chairman** **Assistant Secretary**

143
144
145 *Recorded by Records Administrator*
146
147
148
149 _____
Signature
150
151 _____
Date
152



The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8602	\$ 2,669.96		Management Services - October
Monthly Contract Sub-Total		\$ 2,669.96		
Variable Contract				
Landmark	2140039 5	\$ 825.00		Professional Services - thru 10/06/2018
Molloy & James	16815	715.00		Professional Services - thru 08/30/2018
Variable Contract Sub-Total		\$ 1,540.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
ADA Site Compliance	458	\$ 1,450.00		Compliance Shield - 10/26/2018
Breit Turf Management	T505443	2,316.00		Irrigation Repairs - 10/08/2018
DEO	72568	175.00		FY 2018/2019 Speciat District Fee - 10/01/2018
Tampa Bay Times	694421 102218	999.15		Notice of Landowners Election 10/14/2018 thru 10/21/2018
Additional Services Sub-Total		\$ 4,940.15		
TOTAL:		\$ 9,150.11		

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

INVOICE

Invoice Number: 8602
 Invoice Date: Oct 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
			10/1/18

Quantity	Item	Description	Unit Price	Amount
	District Mgmt Svcs	District Mgmt Services - October		2,666.67
	Postage	Postage - August		3.29
<i>MA</i>				

Subtotal	2,669.96
Sales Tax	
Total Invoice Amount	2,669.96
Payment/Credit Applied	
TOTAL	2,669.96

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

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

INVOICE
NO. 2140039.15
ACCOUNT # 50097
DATE 10/18/18

For Professional Services Rendered Thru: 10/6/18



Project: THE HEIGHTS CDD

Location: CITY OF TAMPA, FLORIDA

IN ACCORDANCE WITH OUR HOURLY CONTRACT AS DISTRICT ENGINEER:

REVIEW & SIGN CONTRACTOR PAY APPS & REQUISITIONS

5.5 Hours Senior Professional Engineer @ \$150.00 /Hr. \$825.00

TOTAL THIS INVOICE \$825.00

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

October 3, 2018

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

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 16815

DATE	DESCRIPTION	HOURS	AMOUNT
Aug-23-18	Attend meeting.	1.00	275.00
Aug-24-18	Respond to audit question.	0.40	110.00
Aug-30-18	Audit letter.	1.20	330.00
	Totals	2.60	<u>\$715.00</u>
	Total Fee & Disbursements		<u>\$715.00</u>
	Previous Balance		35,000.00
	Previous Payments		35,000.00
	Balance Now Due		<u>\$715.00</u>

TAX ID Number 59-2866686

PAYMENT DETAILS

Sep-27-18	EFT		35,000.00
	Total Payments		<u>\$35,000.00</u>

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



Invoice

BILL TO
The Heights CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
458	10/26/2018	\$1,450.00	11/26/2018	50/50	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	2,900.00
50% due in 30 days and 50% due upon completion	-1,450.00
BALANCE DUE	\$1,450.00

BREIT TURF MANAGEMENT
P.O. Box 13551
Tampa, FL. 33681-3551
813-284-5979
breitturf1@gmail.com

INVOICE #: **T505443**

Date: 10/08/2018

The Heights Community Development District

Grant Kerekes
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Phone: (813) 873-7300

Fax:

PO Number:

Project: 220 W. 7th Ave. Irrigation

Item	Description	Qty	Rate	Fee
Irrigation	Irrigation repair work at 220 W. 7th Ave. Tampa, FL 33602			
	Repair broken irrigation pipes and wiring from construction damage, 4 men 8 hours at \$65.00 per man hour	32	\$65.00	\$2,080.00
Other	Parts - Irrigation PVC pipe, wire, miscellaneous parts and materials	1	\$236.00	\$236.00
Notes	Completed 10/05/18			
				<u><u>\$2,316.00</u></u>

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2018/2019 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72568			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

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

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

OCT 04 2018

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



- 2. Telephone: (813) 397-5121
- 3. Fax: (813) 873-7070
- 4. Email: blamb@meritusdistricts.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: theheightscdd.org
- 8. County(ies): Hillsborough
- 9. Function(s): Community Development
- 10. Boundary Map on File: 09/29/2006
- 11. Creation Document on File: 08/03/2006
- 12. Date Established: 07/13/2006
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Tampa
- 15. Creation Document(s): City Ordinances 2006-161 and 243
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 01/22/2018

brian.lamb@merituscorp.com

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date 10.5.18

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

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

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8724	\$ 2,674.83		Management Services - November
Monthly Contract Sub-Total		\$ 2,674.83		
Variable Contract				
Landmark	2140039 16	\$ 300.00		Professional Services - thru 11/03/2018
Molloy & James	16840	446.05		Recording Closing Document - 11/05/2018
Variable Contract Sub-Total		\$ 746.05		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Breit Turf Management	T505476	\$ 6,335.86		Electrical Conduit for Timer/Valve Wire - 11/01/2018
Breit Turf Management	T505493	2,570.88	\$ 8,906.74	Electrical Conduit and Irrigation Wire - 11/19/2018
K. Johnson's Lawn & Landscaping, Inc.	15650	900.00		Lawn Maintenance - 10/03/2018
K. Johnson's Lawn & Landscaping, Inc.	15703	900.00		Lawn Maintenance - 10/16/2018
K. Johnson's Lawn & Landscaping, Inc.	15704	900.00	\$ 2,700.00	Lawn Maintenance - 10/30/2018
Meritus Districts	8740	34.65		Express Shippings 10/18/2018
Additional Services Sub-Total		\$ 11,641.39		
TOTAL:		\$ 15,062.27		

**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

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

Approved (with any necessary revisions noted):

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: 8724
 Invoice Date: Nov 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	
	Shipping Method	Ship Date	Due Date
	Best Way		11/1/18

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - November		2,666.67
		Postage - September		8.16

Subtotal	2,674.83
Sales Tax	
Total Invoice Amount	2,674.83
Payment/Credit Applied	
TOTAL	2,674.83



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

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

INVOICE
NO. 2140039.16
ACCOUNT # 50097
DATE 11/15/18

For Professional Services Rendered Thru: 11/3/18



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

51300
3103
1300

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

NOV 07 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

November 5, 2018

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 16840

DISBURSEMENTS

Oct-08-18 Closing document recording fee. 446.05

Totals \$446.05

Total Fee & Disbursements \$446.05

Previous Balance 715.00

Balance Now Due \$1,161.05

TAX ID Number 59-2866686

BREIT TURF MANAGEMENT
P.O. Box 13551
Tampa, FL. 33681-3551
813-284-5979
breitturf1@gmail.com

INVOICE #: **T505476**

Date: 11/01/2018

The Heights CDD

2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Phone: (813) 873-7300

Fax:

PO Number:

Project: Irrigation Work - 220 W. 7th Ave

Item	Description	Qty	Rate	Fee
Irrigation	220 W. 7th Ave. Tampa, FL 33602 - Irrigation Work Labor and material to move flow meter, irrigation valves, main line & feeder lines East of current location to timer area. Rewire valves to timer in conduit due to numerous cuts, to Southwest corner of Riverwalk.			
	Pick axe and bobcat needed to trench due to roadbase and crushed concrete subbase "trencher would not work".			
Labor	10/30/18 - 8 men 8 hours at \$65.00 per man hour	64	\$65.00	\$4,160.00
	10/31/18 - 5 men 4.5 hours at \$65.00 per man hour	22.5	\$65.00	\$1,462.50
Other	Parts - Electrical conduit for timer/valve wire	1	\$92.45	\$92.45
	Parts - Irrigation parts, wire, pvc pipe, connectors & misc material	1	\$490.91	\$490.91
	Skidsteer/Bobcat charge	1	\$130.00	\$130.00
Notes	Completed 10/31/18			

\$6,335.86

BREIT TURF MANAGEMENT
P.O. Box 13551
Tampa, FL. 33681-3551
813-284-5979
breitturf1@gmail.com

INVOICE #: **T505493**

Date: 11/19/2018

The Heights CDD

2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Phone: (813) 873-7300

Fax:

PO Number:

Project: 220 W. 7th Ave. Irrigation Repair

Item	Description	Qty	Rate	Fee
Irrigation	Electrical conduit and irrigation wire cut by others during construction, dug trench and removed broken conduit and installed new electrical conduit, run new irrigation wire, install new latching solenoid, rewire irrigation timer, backfill trench. 6 men 6 hours at \$65.00 per man hour	36	\$65.00	\$2,340.00
Other	Parts - Electrical conduit	1	\$94.56	\$94.56
	Parts - 1 roll irrigation wire	1	\$86.55	\$86.55
	Parts - Latching Solenoid	1	\$49.77	\$49.77
Notes	Completed 11/13/18			
				<u><u>\$2,570.88</u></u>

S35w
 *4611*



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

Invoice

Date	Invoice #
10/1/2018	15650

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

Job Name
The Heights

Service Month
October

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 10/3/2018)		900.00	900.00
<p><i>53900</i> <i>4604</i> <i>11/12/18</i></p>				

PLEASE WRITE INVOICE NUMBER ON CHECK

Total	\$900.00
--------------	-----------------

Phone #	Fax #	E-mail
8139276771	813-996-2940	jennifer_kjlawn@aol.com



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

Invoice

Date	Invoice #
10/19/2018	15703

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

Job Name
The Heights

Service Month
October

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (Second Cutting 10/16/2018)		900.00	900.00
	<p>53900 4604 13</p> <p><i>(Handwritten signature)</i> 11/2/18</p>			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total	\$900.00
--------------	-----------------

Phone #	Fax #	E-mail
8139276771	813-996-2940	jennifer_kjlawn@aol.com



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

Invoice

Date	Invoice #
10/31/2018	15704

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

Job Name
The Heights

Service Month
October

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (Third Cutting 10/30/2018)		900.00	900.00
	<p>53900 4604 M</p> <p>ou 11/12/18</p>			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total	\$900.00
--------------	-----------------

Phone #	Fax #	E-mail
8139276771	813-996-2940	jennifer_kjlawn@aol.com

Meritus Districts



INVOICE

Invoice Number: 8740
 Invoice Date: Oct 31, 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	
	Shipping Method	Ship Date	Due Date
	Best Way		10/31/18

Quantity	Item	Description	Unit Price	Amount
		Express shipping - 10-18-18		34.65

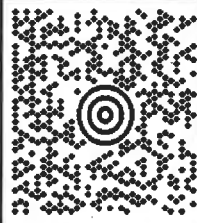
Subtotal	34.65
Sales Tax	
Total Invoice Amount	34.65
Payment/Credit Applied	
TOTAL	34.65

0.5 LBS LTR 1 OF 1

ANNA LYALINA
8133975120
MERITUS CORPORATION
2005 PAN AM CIRCLE
TAMPA FL 33607

SHIP TO:

CHRIS POWELL
8134369222
FOREVERLAWN OF TAMPA BAY
SITE 110
235 W. BRANDON BLVD,
BRANDON FL 33511



FL 336 9-04



UPS NEXT DAY AIR SAVER 1P
TRACKING #: 1Z A7E 454 13 9175 7265



BILLING: P/P

Reference No.1: The Heights - Req 166



XOL 18.09.09 NV45 06.0A 10/2018

**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8793	\$ 2,723.72		Management Services - December
Monthly Contract Sub-Total		\$ 2,723.72		
Variable Contract				
Landmark	2130089 135	\$ 7,055.00		Professional Services - thru 12/01/2018
Landmark	2140039 17	375.00	\$ 7,430.00	Professional Services - thru 12/01/2018
Variable Contract Sub-Total		\$ 7,430.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Breit Turf Management	T505515	\$ 1,040.00		Irrigation Repairs - 12/04/2018
K. Johnson's Lawn & Landscaping, Inc.	15783	900.00		Lawn Maintenance - 11/13/2018
Additional Services Sub-Total		\$ 1,940.00		
TOTAL:		\$ 12,093.72		

Approved (with any necessary revisions noted):

Signature

Printed Name

**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

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

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: 8793
 Invoice Date: Dec 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	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/18

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - December		2,666.67
		Postage - October		7.05
		ADA compliance		50.00
			M	

Subtotal	2,723.72
Sales Tax	
Total Invoice Amount	2,723.72
Payment/Credit Applied	
TOTAL	2,723.72



THE HEIGHTS CDD
c/o MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FLORIDA 33607

INVOICE
NO. 2130089.135
ACCOUNT # 50097
DATE 12/13/18

For Professional Services Rendered Thru: 12/1/18



Project: THE HEIGHTS DEVELOPMENT - PUBLIC INFRASTRUCTURE PROJECT

Location: CITY OF TAMPA, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

PD-A ZONING PLAN REVISIONS; 2ND ISP REVISIONS; CONSTRUCTION
PHASE SERVICES - INSPECTIONS, REVISIONS TO OAK AVENUE, 7TH AVENUE,
AND WATERFRONT PAVILION

17.5	Hours Senior Professional Engineer @	\$150.00 /Hr.	\$2,625.00
43.5	Hours Designer @	\$95.00 /Hr.	\$4,132.50
3.5	Hours Field Inspector @	\$85.00 /Hr.	\$297.50

TOTAL THIS INVOICE \$7,055.00

BY 51300
3/10/3

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.

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

INVOICE
NO. 2140039.17
ACCOUNT # 50097
DATE 12/13/18

For Professional Services Rendered Thru: 12/1/18



Project: THE HEIGHTS CDD


Location: CITY OF TAMPA, FLORIDA

IN ACCORDANCE WITH OUR HOURLY CONTRACT AS DISTRICT ENGINEER:

REVIEW & SIGN CONTRACTOR PAY APPS & REQUISITIONS

2.5 Hours Senior Professional Engineer @ \$150.00 /Hr. \$375.00

TOTAL THIS INVOICE \$375.00

 3103 5130

BREIT TURF MANAGEMENT
P.O. Box 13551
Tampa, FL. 33681-3551
813-284-5979
breitturf1@gmail.com

INVOICE #: **T505515**

Date: 12/04/2018

The Heights CDD

2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Phone: (813) 873-7300

Fax:

PO Number:

Project: Irrigation - 220 W. 7th Ave.

Item	Description	Qty	Rate	Fee
Irrigation	Labor and material to move quick connect hose bib from under concrete area, remove rotors from under concrete and paver area, repair all broken lines - 4 men 4 hours at \$65.00 per man hour	16	\$65.00	\$1,040.00
Notes	System should be up and running.			

\$1,040.00

5390
Well
②



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

Invoice

Date	Invoice #
11/16/2018	15783

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

Job Name
The Heights

Service Month
November

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 11/13/2018) <i>5350</i> <i>4604</i> <i>DS</i> <i>OK</i> <i>AW</i> <i>11/20/18</i>		900.00	900.00

PLEASE WRITE INVOICE NUMBER ON CHECK

Total	<u>\$900.00</u>
--------------	------------------------

Phone #	Fax #	E-mail
8139276771	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	8866	\$ 2,669.49		Management Services - January
Monthly Contract Sub-Total		\$ 2,669.49		
Variable Contract				
Grau and Associates	17484	\$ 1,000.00		Audit FYE 09/30/2018
Landmark	2140039 18	600.00		Professional Services - thru 01/15/2019
Molloy & James	16859	137.50		Professional Services - thru 10/31/2018
Variable Contract Sub-Total		\$ 1,737.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,406.99		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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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: 8866
 Invoice Date: Jan 1, 2019
 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	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/19

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - January		2,666.67
		Postage - November		2.82
		<i>fs</i>		

Subtotal	2,669.49
Sales Tax	
Total Invoice Amount	2,669.49
Payment/Credit Applied	
TOTAL	2,669.49

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*The Heights Community Development District
2005 Pan Am Circle, Suite 120
Tampa, FL 33607*

Invoice No. 17484
Date 01/03/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 1,000.00
Current Amount Due	\$ 1,000.00

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

Payment due upon receipt.



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

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

INVOICE
NO. 2140039.18
ACCOUNT # 50097
DATE 1/17/19

For Professional Services Rendered Thru: 1/5/19



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

Handwritten notes:
5/20
3/03
JB

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

Received

JAN 22 2018

November 30, 2018

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

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 16859

DATE	DESCRIPTION	HOURS	AMOUNT
Oct-31-18	Review agenda.	0.50	137.50
	Totals	0.50	<u>\$137.50</u>
	Total Fee & Disbursements		<u>\$137.50</u>

TAX ID Number 59-2866686

*BP 5740
3/10*

**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8913	\$ 2,677.01		Management Services - February
Monthly Contract Sub-Total		\$ 2,677.01		
Variable Contract				
Grau and Associates	17608	\$ 1,000.00		Audit FYE 09/30/2018
Landmark	2140039 19	525.00		Professional Services - thru 02/02/2019
Variable Contract Sub-Total		\$ 1,525.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
ADA Site Compliance	458A	\$ 1,450.00		Compliance Shield - 10/26/2019
K. Johnson's Lawn & Landscaping, Inc.	15978	1,800.00		Lawn Maintenance - thru 01/22/2019
Additional Services Sub-Total		\$ 3,250.00		
TOTAL:		\$ 7,452.01		

Approved (with any necessary revisions noted):

Signature

Printed Name

**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

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

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: 8913
 Invoice Date: Feb 1, 2019
 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	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/19

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - February		2,666.67
		Postage - December		10.34
		<i>M</i>		

Subtotal	2,677.01
Sales Tax	
Total Invoice Amount	2,677.01
Payment/Credit Applied	
TOTAL	2,677.01

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*The Heights Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 17608
Date 02/02/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	1,000.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



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

Invoice

Ms. Maria A Sedo
 Meritus
 c/o Meritus
 2005 Pan Am Circle Drive
 Tampa, FL 33607

Invoice Date: Feb 14, 2019
Invoice Num: 2140039-19
Billing Through: Feb 2, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$525.00
	Review Requisitions & Pay Applications				
	<u>Description</u>		<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	Senior Professional Engineer		3.50	\$150.00	\$525.00

KA 5/30
3/03

Amount Due This Invoice: \$525.00

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



Invoice

BILL TO
The Heights CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
458 - A	10/26/2018	\$1,450.00	11/26/2018	50/50	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	2,900.00
50% due in 30 days and 50% due upon completion	

PAYMENT	1,450.00
BALANCE DUE	\$1,450.00

51300
5103
M



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

Invoice

Date	Invoice #
1/28/2019	15978

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

Job Name
The Heights

Service Month
January

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 01/08/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 01/22/2019)		900.00	900.00

BY [Signature] 4/6/04

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

OK
 [Signature]
 1/5/19

Phone #	Fax #	E-mail
8139275732		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	8970	\$ 2,669.99		Management Services - March
Monthly Contract Sub-Total		\$ 2,669.99		
Variable Contract				
Grau and Associates	T29384521143	\$ 46.00		Audit FYE 09/30/2018 - Confirmation.com/ January - 02/18/2019
Grau and Associates	17774	1,000.00	\$ 1,046.00	Audit FYE 09/30/2018 - 03/02/2019
Molloy & James	16961	412.50		Professional Services - thru 02/19/2019
Variable Contract Sub-Total		\$ 1,458.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
K. Johnson's Lawn & Landscaping, Inc.	15997	\$ 1,800.00		Lawn Maintenance - thru 02/18/2019
Payne's Environmental Services, LLC.	8462	4,800.00		Tree Pruning & Stump Grinding - 02/05/2019
Additional Services Sub-Total		\$ 6,600.00		
TOTAL:		\$ 10,728.49		

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 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 8970
 Invoice Date: Mar 1, 2019
 Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/19

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - March		2,666.67
		Postage - January		3.32
		M		

Subtotal	2,669.99
Sales Tax	
Total Invoice Amount	2,669.99
Payment/Credit Applied	
TOTAL	2,669.99

Received
FEB 21 2019

Grau and Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Date 2/18/2019

SERVICE

AMOUNT

Audit FYE 09/30/2018 - Confirmation.com / January

\$ 46.00

Current Amount Due

\$ 46.00



Invoice Month	Request Date	Requestor Name	Client Name	Engagement Number	PR#	Qty	Price	Amount
January	09/30/2018	Stella Matevosyan	The Heights CDD	Meritus	T2938452I 143	2	23.00	46.00

5136
3202
B1

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*The Heights Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 17774
Date 03/02/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ <u>1,000.00</u>
Current Amount Due	\$ <u>1,000.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	1,000.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

Molloy & James
 325 S. Boulevard
 Tampa, Florida 33606

Ph:813 - 254-7157

Received
 MAR 14 2019


March 12, 2019

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

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 16961

DATE	DESCRIPTION	HOURS	AMOUNT
Feb-12-19	Respond to audit memo.	1.00	275.00
	Totals	1.00	<u>\$275.00</u>
	Total Fee & Disbursements		<u>\$275.00</u>
	Previous Balance		583.55
	Previous Payments		446.05
	Balance Now Due		<u>\$412.50</u>

51400
 3100


TAX ID Number 59-2866686

PAYMENT DETAILS

Dec-17-18 Check No. 1318

Total Payments

446.05

\$446.05

Please note new
 Suite number
 on mailing address.
 Suite 300



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

Invoice

Date	Invoice #
2/28/2019	15997

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

Job Name
The Heights

Service Month
February

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 02/04/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 02/18/2019)		900.00	900.00

B1 532w
4604

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

OK

 3/6/19

Payne's Environmental Services, LLC.

5617 Causeway Blvd
Tampa, FL 33619

Invoice

Date	Invoice #
2/5/2019	8462

Bill To
The Heights CDD 2005 Pan Am Circle Ste300 Tampa, FL 33607

GRANT,
IS ROOT PRUNING & STUMP
REMOVAL COMPLETE?
A

P.O. No.	Terms	Due Date	Rep	Account #	Project
		3/7/2019			

Description	Qty	Rate	Amount
Tree pruning and stump grinding per PES 16-0719	1	4,800.00	4,800.00
Payments/Credit			\$0.00

B1
4604
J3901

Phone #	Fax #	E-mail	Total	\$4,800.00
8136776822	1-866-467-9029	paynestrees@cs.com	Balance Due	\$4,800.00

District Invoices

From: Anna Lyalina
Sent: Tuesday, February 26, 2019 12:16 PM
To: District Invoices
Subject: FW: CDD Maintenance Invoice
Attachments: SKM_C224e19022611300.pdf

Hi,
Please see attached for processing.
Please save the below as back-up.

Thank you.

Regards,
Anna Lyalina

Senior Assessments Specialist
Meritus Districts

2005 Pan Am Circle, Ste 300
Tampa, Florida 33607
Tel: 813-873-7300 ext 301
Fax: 813-873-7070
Anna.Lyalina@merituscorp.com

PLEASE NOTE!!!! WE HAVE MOVED TO SUITE 300



www.merituscommunities.com

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents

From: Grant Kerekes <grant@soho-capital.com>
Sent: Tuesday, February 26, 2019 10:19 AM
To: Anna Lyalina <anna.lyalina@merituscorp.com>
Subject: CDD Maintenance Invoice

Anna,

This invoice is from Adam. Work is now completed and will be paid our of Maintenance fund.

Thank you,

Grant Kerekes

grant@soho-capital.com

727.488.5701



**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9017	\$ 2,673.17		Management Services - April
Monthly Contract Sub-Total		\$ 2,673.17		
Variable Contract				
Grau and Associates	17945	\$ 2,500.00		Audit FYE 09/30/2018 - 04/01/2019
Landmark	2140039 20	525.00		Professional Services - thru 03/01/2019
Landmark	2140039 21	525.00	\$ 1,050.00	Professional Services - thru 04/18/2019
Variable Contract Sub-Total		\$ 3,550.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
K. Johnson's Lawn & Landscaping, Inc.	16054	\$ 1,800.00		Lawn Maintenance - thru 03/19/2019
Meritus Districts	9039	37.08		Express Shipping - 03/19/2019
Meritus Districts	9047	7.35	\$ 44.43	Express Shipping - 04/08/2019
Additional Services Sub-Total		\$ 1,844.43		
TOTAL:		\$ 8,067.60		

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 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9017
 Invoice Date: Apr 1, 2019
 Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/19

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - April		2,666.67
		Postage - February		6.50
<i>Handwritten mark</i>				

Subtotal	2,673.17
Sales Tax	
Total Invoice Amount	2,673.17
Payment/Credit Applied	
TOTAL	2,673.17

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Received

APR 05 2019

Phone: 561-994-9299

Fax: 561-994-5823

*The Heights Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 17945
Date 04/01/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ <u>2,500.00</u>
Current Amount Due	\$ <u>2,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.



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

Invoice

Ms. Maria A Sedo
 Meritus
 c/o Meritus
 2005 Pan Am Circle Drive
 Tampa, FL 33607

Invoice Date: Mar 14, 2019
Invoice Num: 2140039-20
Billing Through: Mar 1, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$525.00
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	3.50	\$150.00	\$525.00	

Amount Due This Invoice: \$525.00

513w
 3103
 811



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

Invoice

Ms. Maria A Sedo
 Meritus
 c/o Meritus
 2005 Pan Am Circle Drive
 Tampa, FL 33607

Invoice Date: Apr 18, 2019
 Invoice Num: 2140039-21
 Billing Through: Apr 6, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$525.00
	Review & Sign Requisitions				
	<u>Description</u>				
	Senior Professional Engineer				
		<u>Hours</u>		<u>Rate</u>	<u>Amount</u>
		3.50		\$150.00	\$525.00

Handwritten notes:
 5/13/19
 8/4/19

Amount Due This Invoice: \$525.00



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

Invoice

Date	Invoice #
3/29/2019	16054

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

Job Name
The Heights

Service Month
March

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 03/05/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 03/19/2019)		900.00	900.00
<i>Saw 4/4/19 By</i>				
			<i>du</i>	<i>4/8/19</i>
PLEASE WRITE INVOICE NUMBER ON CHECK			Total	\$1,800.00

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9039
 Invoice Date: Mar 27, 2019
 Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/27/19

Quantity	Item	Description	Unit Price	Amount
		Express shipping 3/19/19		37.08

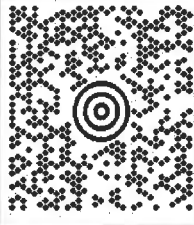
Subtotal	37.08
Sales Tax	
Total Invoice Amount	37.08
Payment/Credit Applied	
TOTAL	37.08

0.5 LBS LTR 1 OF 1

ANNA LYALINA
8133975120
MERITUS CORPORATION
2005 PAN AM CIRCLE
TAMPA FL 33607

SHIP TO:

JESSICA MCCAIN
7275768488
ENVISION LIGHTING SYSTEMS
8855 DR MLK JR STREET N
ST PETERSBURG FL 33702



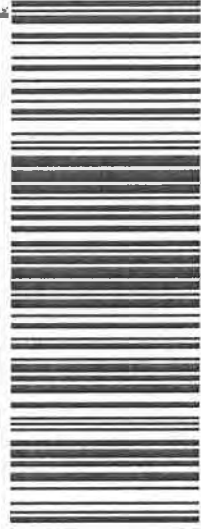
FL 337 9-03



UPS NEXT DAY AIR

TRACKING #: 1Z A7E 454 01 9987 6706

1



BILLING: P/P

Reference No. 1: The Heights CDD



XOL 19.01.26 NV45 09.0A 01/2019

37.08

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9047
 Invoice Date: Apr 8, 2019
 Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/8/19

Quantity	Item	Description	Unit Price	Amount
		Express mailing 4-8-19		7.35

Subtotal	7.35
Sales Tax	
Total Invoice Amount	7.35
Payment/Credit Applied	
TOTAL	7.35

UNITED STATES POSTAL SERVICE® Click-N-Ship®

P

usps.com 9405 5036 9930 0471 8058 68 0073 5000 0461 2528
\$7.35
US POSTAGE
 Flat Rate Env

04/08/2019 0 lb 4 oz Mailed from 33607 062S0000001307

PRIORITY MAIL 3-DAY™

ERIC DAVIDSON
 MERITUS CORP
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-2359

Expected Delivery Date: 04/11/19

0006

Carrier -- Leave if No Response

C002

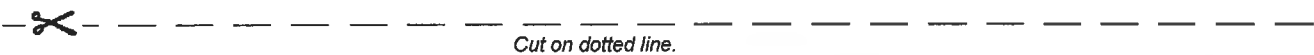
SHIP ASHLEY CLARK
 TO: SELUX CORPORATION
 5 LUMEN LN
 P O BOX 1060
 HIGHLAND NY 12528-1903

USPS TRACKING #

9405 5036 9930 0471 8058 68

Electronic Rate Approved #038555749

Back to: The HDGARS



Cut on dotted line.

Instructions

1. Each Click-N-Ship® label is unique. Labels are to be used as printed and used only once. **DO NOT PHOTO COPY OR ALTER LABEL.**
2. Place your label so it does not wrap around the edge of the package.
3. Adhere your label to the package. A self-adhesive label is recommended. If tape or glue is used, **DO NOT TAPE OVER BARCODE.** Be sure all edges are secure.
4. To mail your package with PC Postage®, you may schedule a Package Pickup online, hand to your letter carrier, take to a Post Office™, or drop in a USPS collection box.
5. Mail your package on the "Ship Date" you selected when creating this label.

Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0471 8058 68

Trans. #:	461149095	Priority Mail® Postage:	\$7.35
Print Date:	04/08/2019	Total	\$7.35
Ship Date:	04/08/2019		
Expected			
Delivery Date:	04/11/2019		

From: ERIC DAVIDSON
 MERITUS CORP
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-2359

To: ASHLEY CLARK
 SELUX CORPORATION
 5 LUMEN LN
 P O BOX 1060
 HIGHLAND NY 12528-1903

* Retail Pricing Priority Mail rates apply. There is no fee for USPS Tracking® service on Priority Mail service with use of this electronic rate shipping label. Refunds for unused postage paid labels can be requested online 30 days from the print date.



Thank you for shipping with the United States Postal Service!
 Check the status of your shipment on the USPS Tracking® page at usps.com

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2019

(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	General Long-Term Debt Account Group	Total
Assets								
Cash - Valley National	898	0	0	0	0	0	0	898
Investments - Interest 1001 Series 2017	0	0	0	0	0	0	0	0
Investments - Reserve 1003 Series 2017	0	703,600	0	0	0	0	0	703,600
Investments - Construction 1005 Series 2017	0	0	0	252,202	0	0	0	252,202
Investments - Capitalized Interest 1007 Series 2017	0	1,099,092	0	0	0	0	0	1,099,092
Investments - Interest Sub Account 4000 Series 2018	0	0	0	0	0	0	0	0
Investments - Debt Service Reserve 4002 Series 2018	0	0	244,550	0	0	0	0	244,550
Investments - Aquisition & Construction 4004 Series 2018	0	0	0	0	6,832,879	0	0	6,832,879
Investments - Capitalized Interest 4005 Series 2018	0	0	416,157	0	0	0	0	416,157
Accounts Receivable-Other	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0
Due From Capital Projects Fund	0	0	0	0	0	0	0	0
Prepaid Items - Misc	584	0	0	0	0	0	0	584
Prepaid Insurance-Gen Liab	1,146	0	0	0	0	0	0	1,146
Prepaid Insurance-Professional Liability	938	0	0	0	0	0	0	938
Prepaid Trustee Fees	1,347	0	0	0	0	0	0	1,347
Furniture, Fixtures & Equipment	0	0	0	0	0	6,056	0	6,056
Cost of Issuance	0	0	0	0	0	70,724	0	70,724

The Heights Community Development District

Balance Sheet
As of 4/30/2019
(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	General Long-Term Debt Account Group	Total
Construction Work In Progress	0	0	0	0	0	18,156,835	0	18,156,835
CIP- Redevelopment 2 Amount To Be Provided-Debt Service	0	0	0	0	0	0	30,000,000	30,000,000
Other	0	0	0	0	0	0	0	0
Total Assets	4,913	1,802,692	660,706	252,202	6,832,879	18,233,616	30,000,000	57,787,008
Liabilities								
Accounts Payable	3,500	0	0	0	0	0	0	3,500
Accounts Payable - Other	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Contracts Payable	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
Due to Meritus	0	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2017	0	0	0	0	0	0	21,745,000	21,745,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	0	8,255,000	8,255,000
Total Liabilities	3,500	0	0	0	0	0	30,000,000	30,003,500
Fund Equity & Other Credits								
Contributed Capital								
Fund Balance-All Other Reserves	0	(265,021)	0	(12,113)	0	0	0	(277,134)
Retained Earnings-Reserved	0	0	0	0	0	0	0	0
Fund Balance-Unreserved	(96,628)	0	0	0	0	0	0	(96,628)
Investment In General Fixed Assets	0	0	0	0	0	18,233,616	0	18,233,616
Other	98,041	2,067,713	660,706	264,315	6,832,879	0	0	9,923,655

The Heights Community Development District

Balance Sheet
 As of 4/30/2019
 (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	General Long-Term Debt Account Group	Total
Total Fund Equity & Other Credits Contributed Capital	<u>1,413</u>	<u>1,802,692</u>	<u>660,706</u>	<u>252,202</u>	<u>6,832,879</u>	<u>18,233,616</u>	<u>0</u>	<u>27,783,508</u>
Total Liabilities & Fund Equity	<u><u>4,913</u></u>	<u><u>1,802,692</u></u>	<u><u>660,706</u></u>	<u><u>252,202</u></u>	<u><u>6,832,879</u></u>	<u><u>18,233,616</u></u>	<u><u>30,000,000</u></u>	<u><u>57,787,008</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Contributions & Donations From Private Sources				
Developer Contributions	198,652	68,873	(129,779)	(65)%
Total Revenues	198,652	68,875	(129,777)	(65)%
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Management & Accounting Services	50,000	18,667	31,333	63 %
District Engineer	3,000	3,675	(675)	(23)%
Disclosure Report	10,000	0	10,000	100 %
Trustees Fees	10,000	2,357	7,643	76 %
Auditing Services	8,000	5,546	2,454	31 %
Postage, Phone, Faxes, Copies	100	146	(46)	(46)%
Public Officials Insurance	1,577	1,313	265	17 %
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	2,950	(2,950)	0 %
Legal Counsel				
District Counsel	6,000	1,271	4,729	79 %
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	1,604	896	36 %
Landscape Maintenance	15,000	16,500	(1,500)	(10)%
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	0	12,263	(12,263)	0 %
Total Expenditures	198,652	67,466	131,186	66 %
Excess of Revenues Over (Under) Expenditures	0	1,409	1,409	0 %
Fund Balance, Beginning of Period	0	4	4	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u>0</u>	<u>1,413</u>	<u>1,413</u>	<u>0 %</u>

The Heights Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2017

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	22,552	22,552	0 %
Total Revenues	<u>0</u>	<u>22,552</u>	<u>22,552</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	1,047,200	523,600	523,600	50 %
Total Expenditures	<u>1,047,200</u>	<u>523,600</u>	<u>523,600</u>	<u>50 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1,047,200)</u>	<u>(501,048)</u>	<u>546,152</u>	<u>(52)%</u>
Fund Balance, Beginning of Period				
	0	2,303,740	2,303,740	0 %
Fund Balance, End of Period	<u><u>(1,047,200)</u></u>	<u><u>1,802,692</u></u>	<u><u>2,849,892</u></u>	<u><u>(272)%</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2018

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,926	6,926	0 %
Total Revenues	0	6,926	6,926	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)	(99,929)	309,302	(76)%
Fund Balance, Beginning of Period	0	760,636	760,636	0 %
Fund Balance, End of Period	(409,231)	660,706	1,069,937	(261)%

The Heights Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2017

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	13,372	13,372	0 %
Total Revenues	<u>0</u>	<u>13,372</u>	<u>13,372</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,339,089	(1,339,089)	0 %
Total Expenditures	<u>0</u>	<u>1,339,089</u>	<u>(1,339,089)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,325,717)</u>	<u>(1,325,717)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	1,577,920	1,577,920	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>252,202</u></u>	<u><u>252,202</u></u>	<u><u>0 %</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2018

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	69,438	69,438	0 %
Total Revenues	0	69,438	69,438	0 %
Expenditures				
Financial & Administrative				
Trustees Fees	0	5,775	(5,775)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	330,513	(330,513)	0 %
Total Expenditures	0	336,288	(336,288)	0 %
Excess of Revenues Over (Under) Expenditures	0	(266,849)	(266,849)	0 %
Fund Balance, Beginning of Period	0	7,099,729	7,099,729	0 %
Fund Balance, End of Period	0	6,832,879	6,832,879	0 %

The Heights Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	1,423.44
Less Outstanding Checks/Vouchers	525.00
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	898.44
Balance Per Books	<u>898.44</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: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1339	4/25/2019	System Generated Check/Voucher	525.00	Landmark Engineering & Surveying Corporation
Outstanding Checks/Vouchers			525.00	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1335	4/18/2019	System Generated Check/Voucher	2,500.00	Grau & Associates
1336	4/18/2019	System Generated Check/Voucher	1,800.00	K. Johnson's Lawn & Landscaping, Inc.
1337	4/18/2019	System Generated Check/Voucher	2,743.45	Meritus Districts
1338	4/18/2019	System Generated Check/Voucher	412.50	Molloy & James
Cleared Checks/Vouchers			<u>7,455.95</u>	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR056	4/18/2019	Bruck Capital Investments Wire	8,291.54
	CR057	4/30/2019	April Bank Activity	<u>0.05</u>
Cleared Deposits				<u>8,291.59</u>



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

Page: 1
 Chks Paid: 4
 Statement Date: 04/30/19
 Account Number:

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

Non-Check Transactions

Date	Description	Amount
04/17	OMAD:20190417B1B7SM1F00063104171 ORIG PARTY NAME:BRUCK CAPITAL IN REF FOR BEN:	8,291.54
04/30	Interest Credited Deposit	.05

Checks in Order

Date	Number	Amount	Date	Number	Amount
04/23	1335	2,500.00	04/19	1337	2,743.45
04/22	1336	1,800.00	04/23	1338	412.50

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
03/29	587.80	04/19	6,135.89	04/23	1,423.39
04/17	8,879.34	04/22	4,335.89	04/30	1,423.44

Interest Rate Summary

DATE	0-	\$4,999	\$24,999	\$25,000 and up
03/30	0.000%	0.050%	0.100%	

Account Summary

Previous Statement Date: 03/29/19

Beginning	Interest	Service	Ending
Balance	+ Deposits	+ Paid -	Withdrawals -
Charge	=	Balance	
587.80	8,291.54	.05	7,455.95
		.00	1,423.44

Statement from 03/30/19 Thru 04/30/19	Average Stmt Balance	1,952.18
Interest Earned	*Annual Percentage Yield Earned	0.03%
YTD Interest Paid		.56

(c) Valley National Bank. Member FDIC. Equal Opportunity Lender.

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE 1335
1335

AMOUNT \$
Two Thousand Five Hundred and 00/100 Dollars

PAY TO THE ORDER OF
4/18/2019 \$2,500.00
VOID AFTER 180 DAYS

Grus & Associates
951 Yamato Road
Suite 280
Boca Raton, FL 33481
USA

#001335# 12063116177# 500165949#

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS, WASH. DC

Check#: 1335, Amount:\$2,500.00, Date:4/23

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE 1336
1336

AMOUNT \$
One Thousand Eight Hundred and 00/100 Dollars

PAY TO THE ORDER OF
4/18/2019 \$1,800.00
VOID AFTER 180 DAYS

K. Johnson's Lawn & Landscaping, Inc.
13820 Vernon Dairy Road
Spring Hill, FL 34610
USA

#001336# 12063116177# 500165949#

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS, WASH. DC

Check#: 1336, Amount:\$1,800.00, Date:4/22

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE 1337
1337

AMOUNT \$
Two Thousand Seven Hundred Forty Three and 45/100 Dollars

PAY TO THE ORDER OF
4/18/2019 \$2,743.45
VOID AFTER 180 DAYS

Moribus Districts
2010 Pan Am Circle
Suite 300
Tampa, FL 33607

#001337# 12063116177# 500165949#

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS, WASH. DC

Check#: 1337, Amount:\$2,743.45, Date:4/19

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE 1338
1338

AMOUNT \$
Four Hundred Twelve and 50/100 Dollars

PAY TO THE ORDER OF
4/18/2019 \$412.50
VOID AFTER 180 DAYS

Molloy & James
525 S. Boulevard
Tampa, FL 33606
USA

#001338# 12063116177# 500165949#

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS, WASH. DC

Check#: 1338, Amount:\$412.50, Date:4/23