Financial Statements (Unaudited)

Period Ending July 31, 2019



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

Balance Sheet As of 7/31/2019 (In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Assets								
Cash - Valley National	9,086	0	0	0	0	0	0	9,086
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	69,883	0	0	0	69,883
Investments - Capitalized Interest 1007 Series 2017	0	584,547	0	0	0	0	0	584,547
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	6,339,651	0	0	6,339,651
Investments - Capitalized Interest 4005 Series 2018	0	0	214,860	0	0	0	0	214,860
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	0	0	0	0	0	0	0	0
Prepaid Insurance-Gen Liab	458	0	0	0	0	0	0	458
Prepaid Insurance-Professional Liability	375	0	0	0	0	0	0	375
Prepaid Trustee Fees	337	0	0	0	0	0	0	337
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

Balance Sheet As of 7/31/2019 (In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Construction Work In Progress	0	0	0	0	0	18,866,774	0	18,866,774
CIP- Redevelopment 2	0	0	0	0	0	0	0	0
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	10,256_	1,288,147	459,409	69,883	6,339,651	18,943,554_	30,000,000	57,110,901
Liabilities								
Accounts Payable	13,024	0	0	0	0	0	0	13,024
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	13,024	0	0	0	0	0	30,000,000	30,013,024
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	18,943,554	0	18,943,554
Other	93,861	1,553,168	459,409	81,997	6,339,651	0	0	8,528,085

Balance Sheet As of 7/31/2019 (In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Fund Equity & Other Credits Contributed Capital	(2,768)	1,288,147_	459,409	69,883	6,339,651	18,943,554	0_	27,097,877
Total Liabilities & Fund Equity	10,256	1,288,147	459,409	69,883	6,339,651	18,943,554	30,000,000	57,110,901

### Statement of Revenues and Expenditures 001 - General Fund From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings Contributions & Donations From Private Sources	0	2	2	0 %
Developer Contributions	198,652	87,897	(110,755)	(56)%
Total Revenues	198,652	87,899	(110,753)	(56)%
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Management & Accounting Services	50,000	26,667	23,333	47 %
District Engineer	3,000	5,175	(2,175)	(73)%
Disclosure Report	10,000	0	10,000	100 %
Trustees Fees	10,000	3,367	6,633	66 %
Auditing Services	8,000	6,546	1,454	18 %
Postage, Phone, Faxes, Copies	100	170	(70)	(70)%
Public Officials Insurance	1,577	2,459	(882)	(56)%
Legal Advertising	1,000	2,208	(1,208)	(121)%
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	0.000	4.004	4.000	CO 0/
District Counsel Other Physical Environment	6,000	1,931	4,069	68 %
Contingency Expense	80,000	0	80,000	100 %
Decorative Light	5,000	0	5,000	100 %
Maintenance	0,000	Ŭ	0,000	100 70
Property & Casualty Insurance	2,500	2,292	208	8 %
Club Facility Maintenance	0	1,300	(1,300)	0 %
Landscape Maintenance	15,000	23,168	(8,168)	(54)%
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	0	12,263	(12,263)	0 %
Total Expenditures	198,652	90,670	107,982	54 %
Excess of Revenues Over (Under) Expenditures	0	(2,771)	(2,771)	0 %

Fund Balance, Beginning of Period

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2018 Through 7/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	0	4	4	0 %
Fund Balance, End of Period	0	(2,768)	(2,768)	0 %

Statement of Revenues and Expenditures 200 - Debt Service Fund Series 2017 From 10/1/2018 Through 7/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	31,606	31,606	0 %
Total Revenues	0	31,606	31,606	0 %
Expenditures				
Debt Service Payments				
Interest Payments	1,047,200	1,047,200	0	0 %
Total Expenditures	1,047,200	1,047,200	0	0 %
Excess of Revenues Over (Under) Expenditures	(1,047,200)	(1,015,594)	31,606	(3)%
Fund Balance, Beginning of Period				
	0	2,303,740	2,303,740	0 %
Fund Balance, End of Period	(1,047,200)	1,288,147	2,335,347	(223)%

Statement of Revenues and Expenditures 201 - Debt Service Fund Series 2018 From 10/1/2018 Through 7/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	10,244	10,244	0 %
Total Revenues	0	10,244	10,244	0 %
Expenditures				
Debt Service Payments				
Interest Payments	409,231	311,470	97,761	24 %
Total Expenditures	409,231	311,470	97,761	24 %
Excess of Revenues Over (Under) Expenditures	(409,231)	(301,226)	108,005	(26)%
Fund Balance, Beginning of Period				
	0	760,636	760,636	0 %
Fund Balance, End of Period	(409,231)	459,409	868,640	(212)%

Statement of Revenues and Expenditures 300 - Capital Projects Fund Series 2017 From 10/1/2018 Through 7/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	14,272	14,272	0 %
Total Revenues	0	14,272	14,272	0 %
Expenditures Other Physical Environment				
Improvements Other Than Buildings	0	1,522,308	(1,522,308)	0 %
Total Expenditures	0	1,522,308	(1,522,308)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,508,036)	(1,508,036)	0 %
Fund Balance, Beginning of Period				
	0	1,577,920	1,577,920	0 %
Fund Balance, End of Period	0	69,883	69,883	0 %

Statement of Revenues and Expenditures 301 - Capital Projects Fund Series 2018 From 10/1/2018 Through 7/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	102,932	102,932	0 %
Total Revenues	0	102,932	102,932	0 %
Expenditures				
Financial & Administrative				
Trustees Fees	0	5,775	(5,775)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	857,235	(857,235)	0 %
Total Expenditures	0	863,010	(863,010)	0 %
Excess of Revenues Over (Under) Expenditures	0	(760,078)	(760,078)	0 %
Fund Balance, Beginning of Period				
	0	7,099,729	7,099,729	0 %
Fund Balance, End of Period	0	6,339,651	6,339,651	0 %

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

#### Summary

Cash Account: 10102 Cash - Valley National

Reconciliation ID: 07/31/2019 Reconciliation Date: 7/31/2019

**Status: Locked** 

Bank Balance	9,085.98
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	9,085.98
Balance Per Books	9,085.98
Unreconciled Difference	0.00

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: 07/31/2019 Reconciliation Date: 7/31/2019

Status: Locked

### **Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
1343	7/1/2019	System Generated Check/Voucher	1,000.00	Grau & Associates
1344	7/1/2019	System Generated Check/Voucher	2,700.00	K. Johnson's Lawn & Landscaping, Inc.
1345	7/1/2019	System Generated Check/Voucher	375.00	Landmark Engineering & Surveying Corporation
1346	7/1/2019	System Generated Check/Voucher	5,344.74	Meritus Districts
1347	7/1/2019	System Generated Check/Voucher	275.00	Molloy & James
Cleared Checks/Vouche	rs		9,694.74	

Date: 8/9/19 08:03:46 AM

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

#### Detail

Cash Account: 10102 Cash - Valley National

Reconciliation ID: 07/31/2019 Reconciliation Date: 7/31/2019

Status: Locked

### **Cleared Deposits**

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR065	7/29/2019	Bruck Capital Investments Wire	8,379.22
	CR066	7/31/2019	July Bank Activity	0.10
Cleared Deposits				8,379.32

Date: 8/9/19 08:03:46 AM



THE HEIGHTS COMMUNITY DEVELOPMENT 2005 PAN AM CIR STE 120 DIS 0

TAMPA FL 33607-2529

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Statement Date: 07/31/19

Account Number:

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

Non-Check Transactions

Date Description Amount 07/29 OMAD: 20190729B1B7SM1F00032507291 8,379.22

ORIG PARTY NAME: BRUCK CAPITAL IN

REF FOR BEN:

07/31 Interest Credited Deposit

.10

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Checks in Order

Date Number		Amount Date		umber	Amount
07/09	1343	1,000.00	07/02	1346	5,344.74
07/05	1344	2,700.00	07/09	1347	275.00
07/05	1345	375.00			

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
06/28	10,401.40	07/05	1,981.66	07/29	9,085.88
07/02	5,056.66	07/09	706.66	07/31	9.085.98

Interest Rate Summary

\$24,999 \$25,000 and up 0.050% 0.100% DATE 0- \$4,999 06/29 0.000%

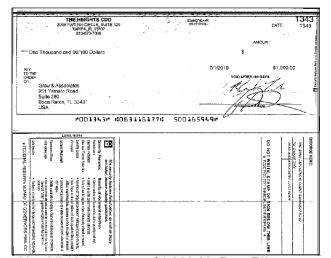
Account Summary

Previous Statement Date: 06/28/19

Beginning Interest Service Ending + Deposits + Paid - Withdrawals - Charge = Balance 8,379.22 .10 9,694.74 .00 9,085.98 Balance 10,401.40

Statement from 06/29/19 Thru 07/31/19 Average Stmt Balance 2,899.75 YTD Interest Paid 88 \*Annual Percentage Yield Earned 0.04%

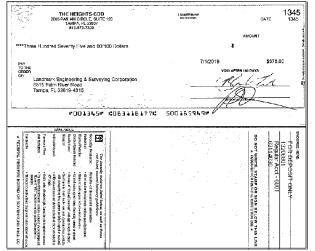
<sup>(</sup>c) Valley National Bank. Member FDIC. Equal Opportunity Lender.



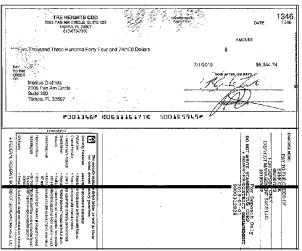
Check#:1343, Amount:\$1,000.00, Date:7/9

THE HEIGHTS COD 2005 PAN AM CRICIE, SUITE TAMPA, FI, 3507 813-973-7300		1344 DATE 1344
****Two Thousand Seven Hundred and Old  Portug rodge  F  K. Johnson's Lewn & Londscapin 19620 Vernon Daily Road Spring Hill FL 34510 USA	7/1/2019 Yold After 1	\$2,700.00
The season for the season of t	Seq: 3   Dep: 001419   Date: 07/03/19	FIGURE STATE AND SCAPING, INC. ICONSON'S LAWN & LANDSCAPING, INC. Deposited by- J.  DO NOT YELLE STATE OF SIGN BECOME THE LINE  DO NOT THE TESTATE STATE OF SIGN BECOME THE LINE

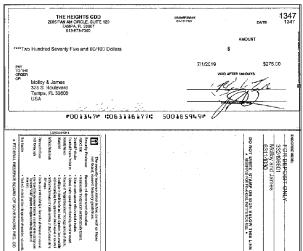
Check#:1344, Amount:\$2,700.00, Date:7/5



Check#:1345, Amount:\$375.00, Date:7/5



Check#:1346, Amount:\$5,344.74, Date:7/2



Check#:1347, Amount:\$275.00, Date:7/9