

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



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 2/28/2022

(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
Net Changes In Fund Balances For Year	1,275,265	(1,224,363)	0	0	(1,339,914)	0	0	(1,289,011)
Total Fund Equity & Other Credits Contributed Capital	1,256,934	(520,748)	244,550	20	(1,098,882)	25,409,988	0	25,291,862
Total Liabilities & Fund Equity	<u>1,256,934</u>	<u>(520,748)</u>	<u>244,550</u>	<u>20</u>	<u>(1,098,882)</u>	<u>25,409,988</u>	<u>21,015,000</u>	<u>46,306,862</u>

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments-Service Charges				
Operations & Maintenance Assmts-Tax Roll	0	234,302	234,302	0 %
Interest Earnings				
Interest Earnings	0	102	102	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	9,074	9,074	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	8,689	8,689	0 %
Other				
Operations & Maintenance Assmts-Tax Roll	500,000	0	(500,000)	(100)%
Total Revenues	500,000	252,167	(247,833)	(50)%
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Management & Accounting Services	50,000	39,433	10,567	21 %
District Engineer	3,000	1,271	1,729	58 %
Disclosure Report	10,000	11,667	(1,667)	(17)%
Trustees Fees	9,000	8,081	919	10 %
Auditing Services	8,500	558	7,942	93 %
Postage, Phone, Faxes, Copies	100	1,235	(1,135)	(1,135)%
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	1,000	0	1,000	100 %
Bank Fees	100	40	60	60 %
Dues, Licenses & Fees	175	200	(25)	(14)%
Office Supplies	50	106	(56)	(113)%
Website Administration	1,500	625	875	58 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	6,000	7,715	(1,715)	(29)%

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Electric Utility Services				
Electric Utility Services	6,000	819	5,181	86 %
Other Physical Environment				
Contingency Expense	362,156	0	362,156	100 %
Decorative Light Maintenance	5,000	0	5,000	100 %
General Liability Insurance	3,256	0	3,256	100 %
Landscape Maintenance	24,000	3,600	20,400	85 %
Plant Replacement Program	2,000	0	2,000	100 %
Total Expenditures	500,000	76,851	423,149	85 %
Other Financing Sources				
Interfund Transfer	0	1,099,950	1,099,950	0 %
Excess of Revenues Over (Under) Expenditures	0	1,275,265	1,275,265	0 %
Fund Balance, Beginning of Period	0	(18,331)	(18,331)	0 %
Fund Balance, End of Period	0	1,256,934	1,256,934	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2017

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	0	367,304	367,304	0 %
Debt Service Off Roll	1,406,650	1,224,368	(182,282)	(13)%
Interest Earnings				
Interest Earnings	0	27	27	0 %
Total Revenues	<u>1,406,650</u>	<u>1,591,699</u>	<u>185,049</u>	<u>13 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	1,021,650	517,300	504,350	49 %
Principal Payments	385,000	370,000	15,000	4 %
Total Expenditures	<u>1,406,650</u>	<u>887,300</u>	<u>519,350</u>	<u>37 %</u>
Other Financing Sources				
Interfund Transfer	0	(337,090)	(337,090)	0 %
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>367,309</u>	<u>367,309</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	703,614	703,614	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,070,924</u></u>	<u><u>1,070,924</u></u>	<u><u>0 %</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2018

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Off Roll	538,963	0	(538,963)	(100)%
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	<u>538,963</u>	<u>7</u>	<u>(538,955)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	398,963	202,097	196,866	49 %
Principal Payments	140,000	135,000	5,000	4 %
Total Expenditures	<u>538,963</u>	<u>337,097</u>	<u>201,866</u>	<u>37 %</u>
Other Financing Sources				
Interfund Transfer	0	337,090	337,090	0 %
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	244,550	244,550	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>244,550</u></u>	<u><u>244,550</u></u>	<u><u>0 %</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2017

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	20	20	0 %
Fund Balance, End of Period	0	20	20	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2018

From 10/1/2021 Through 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Retained Earnings-Reserved	0	160,701	160,701	0 %
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	160,703	160,703	0 %
Expenditures				
Retained Earnings-Reserved	0	(7,414,033)	7,414,033	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	239,966	(239,966)	0 %
Total Expenditures	0	(7,174,067)	7,174,067	0 %
Other Financing Sources				
Interfund Transfer	0	7,494,364	7,494,364	0 %
Total Other Financing Sources	0	(1,099,950)	(1,099,950)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,339,914)	(1,339,914)	0 %
Fund Balance, End of Period	0	(1,098,882)	(1,098,882)	0 %

The Heights Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Bank Balance	1,263,588.64
Less Outstanding Checks/Vouchers	6,839.41
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,256,749.23
Balance Per Books	<u>1,256,749.23</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: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1465	12/2/2021	System Generated Check/Voucher	1,694.00	South Florida Fence
1489	2/24/2022	System Generated Check/Voucher	5,145.41	Meritus Districts
Outstanding Checks/Vouchers			6,839.41	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
 Reconciliation ID: 02/28/2022
 Reconciliation Date: 2/28/2022
 Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1485	1/4/2022	Series 2017 & Series 2018 FY22 Tax Dist ID 558	202,427.27	The Heights CDD
1482	2/3/2022	System Generated Check/Voucher	25.00	Department of Economic Opportunity
1483	2/3/2022	System Generated Check/Voucher	500.00	Grau & Associates
1484	2/3/2022	System Generated Check/Voucher	5,125.00	Meritus Districts
1486	2/4/2022	Series 2017 & Series 2018 FY22 Tax Dist ID 563	30,451.77	The Heights CDD
1487	2/10/2022	System Generated Check/Voucher	124.53	Tampa Electric
1488	2/17/2022	System Generated Check/Voucher	737.50	Molloy & James
CD024	2/17/2022	Wire Transaction Fee - 02.17.22	15.00	
CD024-1	2/23/2022	Wire Transaction Fee - 02.23.22	25.00	
Cleared Checks/Vouchers			239,431.07	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
126103844	12/3/2021	Light Pole Damage - 12.03.21	8,688.80	
CR192	2/4/2022	Tax Distribution - 02/04/2022	49,876.86	
CR202	2/17/2022	Transfer from 10102 to 4004 - 2.17.22	0.00	
CR206	2/23/2022	Transfer from 10102 to 4004 - 2.23.22	1,099,950.00	
CR204	2/28/2022	Interest Paid For February	<u>60.15</u>	
Cleared Deposits			<u><u>1,158,575.81</u></u>	