

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2022



Inframark 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 5/31/2022

(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	419,802	(1,224,343)	0	0	(10,647)	0	0	(815,188)
Total Fund Equity & Other Credits Contributed Capital	375,971	(520,728)	244,550	20	230,385	26,280,675	0	26,610,873
Total Liabilities & Fund Equity	<u>386,358</u>	<u>(520,728)</u>	<u>244,550</u>	<u>20</u>	<u>230,385</u>	<u>26,280,675</u>	<u>21,015,000</u>	<u>47,636,260</u>

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(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	500,000	513,109	13,109	3 %
Interest Earnings				
Interest Earnings	0	190	190	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	9,074	9,074	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	8,689	8,689	0 %
Total Revenues	500,000	531,062	31,062	6 %
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Management & Accounting Services	50,000	33,933	16,067	32 %
District Engineer	3,000	2,810	190	6 %
Disclosure Report	10,000	6,667	3,333	33 %
Trustees Fees	9,000	8,081	919	10 %
Auditing Services	8,500	558	7,942	93 %
Postage, Phone, Faxes, Copies	100	1,246	(1,146)	(1,146)%
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	1,000	500	33 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	6,000	8,602	(2,602)	(43)%
Electric Utility Services				
Electric Utility Services	6,000	31,816	(25,816)	(430)%
Other Physical Environment				

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 5/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
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	14,650	9,350	39 %
Plant Replacement Program	2,000	0	2,000	100 %
Total Expenditures	<u>500,000</u>	<u>111,210</u>	<u>388,790</u>	<u>78 %</u>
Other Financing Sources				
Interfund Transfer	0	(50)	(50)	0 %
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>419,802</u>	<u>419,802</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>(43,831)</u>	<u>(43,831)</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>375,971</u></u>	<u><u>375,971</u></u>	<u><u>0 %</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2017

From 10/1/2021 Through 5/31/2022

(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	804,377	804,377	0 %
Debt Service Off Roll	1,406,650	1,224,368	(182,282)	(13)%
Interest Earnings				
Interest Earnings	0	43	43	0 %
Total Revenues	1,406,650	2,028,788	622,138	44 %
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	1,406,650	887,300	519,350	37 %
Other Financing Sources				
Interfund Transfer	0	(337,086)	(337,086)	0 %
Excess of Revenues Over (Under) Expenditures	0	804,402	804,402	0 %
Fund Balance, Beginning of Period				
	0	703,614	703,614	0 %
Fund Balance, End of Period	0	1,508,017	1,508,017	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2018

From 10/1/2021 Through 5/31/2022

(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	11	11	0 %
Total Revenues	<u>538,963</u>	<u>11</u>	<u>(538,952)</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	337,086	337,086	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>0</u>	<u>244,550</u>	<u>244,550</u>	<u>0 %</u>

The Heights Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2017

From 10/1/2021 Through 5/31/2022

(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 5/31/2022

(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	6	6	0 %
Total Revenues	0	160,707	160,707	0 %
Expenditures				
Retained Earnings-Reserved	0	(7,414,033)	7,414,033	0 %
Financial & Administrative				
Improvements Other Than Buildings	0	47,655	(47,655)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,062,998	(1,062,998)	0 %
Total Expenditures	0	(6,303,380)	6,303,380	0 %
Other Financing Sources				
Interfund Transfer	0	7,494,364	7,494,364	0 %
Total Other Financing Sources	0	8,594,364	8,594,364	0 %
Excess of Revenues Over (Under) Expenditures	0	(10,647)	(10,647)	0 %
Fund Balance, End of Period	0	230,385	230,385	0 %

The Heights Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Open

Bank Balance	398,311.26
Less Outstanding Checks/Vouchers	12,138.21
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	386,173.05
Balance Per Books	<u>386,173.05</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: 05/31/2022

Reconciliation Date: 5/31/2022

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1505	5/26/2022	System Generated Check/Voucher	593.75	Landmark Engineering & Surveying Corporation
1506	5/26/2022	System Generated Check/Voucher	11,544.46	Tampa Electric
Outstanding Checks/Vouchers			12,138.21	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National

Reconciliation ID: 05/31/2022

Reconciliation Date: 5/31/2022

Status: Open

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1501	5/4/2022	System Generated Check/Voucher	5,128.63	Inframark LLC
1502	5/4/2022	System Generated Check/Voucher	11,098.54	Tampa Electric
1503	5/16/2022	System Generated Check/Voucher	1,001.01	Tampa Electric
1504	5/19/2022	System Generated Check/Voucher	1,025.00	Keystone Property Maintenance
Cleared Checks/Vouchers			<u>18,253.18</u>	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Open

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR238	5/31/2022	Interest Credited Deposit 5.31.22	35.98	
Cleared Deposits			35.98	