

# *The Heights Community Development District*

## **Board of Supervisors**

Adam Harden, Chairman  
Chas Bruck, Vice Chairperson  
Frank Scalfaro, Assistant Secretary  
Grant Kerekes, Assistant Secretary  
I. Clay Thompson, III, Assistant Secretary

Brian Lamb, District Manager  
Daniel L. Molloy, District Counsel  
Todd Amaden, District Engineer

## **Public Hearing & Regular Meeting Agenda**

Thursday, August 10, 2023, at 10:00 AM

The Public Hearings & Regular Meetings of **The Heights Community Development District** will be held on **August 10, 2023, at 10:00AM at the Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### **Join Zoom Meeting**

<https://us06web.zoom.us/j/86229930633?pwd=ei8xSmFvSzJyZDNiYW5xYTcrM0Rldz09>

**Meeting ID: 862 2993 0633**

**Passcode: 273929**

*All cellular phones and pagers must be turned off during the meeting.*

## **PUBLIC HEARINGS & REGULAR MEETINGS OF BOARD OF SUPERVISORS**

### **1. CALL TO ORDER/ROLL CALL**

### **2. PUBLIC COMMENTS ON AGENDA ITEMS**

### **3. RECESS TO PUBLIC HEARINGS**

### **4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET**

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

B. Staff Presentations

C. Public Comments

D. Consideration of Resolution 2023-02; Adopting Final Fiscal Year 2024 Budget.....Tab 01

E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

### **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

A. Open Public Hearing on Levying O&M Assessments

B. Staff Presentations

C. Public Comment

D. Consideration of Resolution 2023-03; Levying O&M Assessments.....Tab 02

E. Close Public Hearing on Levying O&M Assessments

### **6. RETURN TO REGULAR MEETING.**

### **7. VENDOR/STAFF REPORTS**

A. District Counsel

B. District Engineer

C. District Manager

### **8. BUSINESS ITEMS**

A. Consideration of Resolution 2023-04; Setting Fiscal Year 2024 Meeting Schedule ..... Tab 03

B. Discussion on Tiki Boat Tampa Request..... Tab 04

C. General Matters of the District

### **9. CONSENT AGENDA**

A. Consideration of Meeting Minutes of the Regular Meeting June 07, 2023, ..... Tab 05

B. Consideration of Operations and Maintenance Expenditure May – June ..... Tab 06

C. Review of Financial Statements Month Ending June 30, 2023, ..... Tab 07

### **10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

### **11. ADJOURNMENT**

Sincerely,

*Brian Lamb*

District Manager

## **RESOLUTION 2023-02**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2023, submitted to the Board of Supervisors (the “**Board**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund of The Heights Community Development District (the “**District**”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 10, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown below.

- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022/2023 and/or revised projections for fiscal year 2023/2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as the "Budget for The Heights Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024," as adopted by the Board of Supervisors on August 10, 2023.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of **\$2,632,848.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 500,000.00
TOTAL DEBT SERVICE FUNDS - Series 2017	\$ 1,900,350.00
- Series 2018	\$ 732,497.00
TOTAL ALL FUNDS	\$ 2,632,848.00*

\*Not inclusive of any collection costs.

## **Section 3. Budget Amendments**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

**Section 4. Effective Date.**

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 10<sup>th</sup> DATE OF AUGUST 2023.**

**ATTEST:**

**HEIGHTS COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chair/Vice-Chair of the Board of Supervisors

**Exhibit A: 2023/2024 Budget**

2024

# THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



June 1, 2023

# THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024

### PROPOSED ANNUAL OPERATING BUDGET

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June 1, 2023

# 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 2024, which begins on October 1, 2023. 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
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
201	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 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICES CHARGES</b>					
Operations & Maintenance Assmts - Tax Roll	500,000.00	456,662.00	43,338.00	500,000.00	0.00
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICES CHARGES</b>	<b>500,000.00</b>	<b>456,662.00</b>	<b>43,338.00</b>	<b>500,000.00</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	203.00	0.00	203.00	203.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>203.00</b>	<b>0.00</b>	<b>203.00</b>	<b>203.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous - Other	0.00	23,992.00	0.00	23,992.00	23,992.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>0.00</b>	<b>23,992.00</b>	<b>0.00</b>	<b>23,992.00</b>	<b>23,992.00</b>
<b>TOTAL REVENUES</b>	<b>\$500,000.00</b>	<b>\$480,857.00</b>	<b>\$43,338.00</b>	<b>\$524,195.00</b>	<b>\$24,195.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	2,381.00	0.00	2,000.00	2,000.00	(381.00)
<b>TOTAL LEGISLATIVE</b>	<b>2,381.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>(381.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management & Accounting Services	50,000.00	20,833.00	29,167.00	50,000.00	0.00
District Engineer	3,000.00	6,500.00	0.00	6,500.00	3,500.00
Disclosure Report	10,000.00	4,167.00	5,833.00	10,000.00	0.00
Trustees Fees	8,200.00	4,041.00	4,040.26	8,081.26	(118.74)
Auditing Services	8,700.00	0.00	8,500.00	8,500.00	(200.00)
Postage, Phone, Faxes, Copies	1,238.00	18.00	482.00	500.00	(738.00)
Public Officials Insurance	2,663.00	2,694.00	2,306.00	5,000.00	2,337.00
Legal Advertising	1,000.00	0.00	1,000.00	1,000.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses & Fees	200.00	254.00	246.00	500.00	300.00
Office Supplies	106.00	0.00	80.00	80.00	(26.00)
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>88,207.00</b>	<b>40,632.00</b>	<b>52,629.26</b>	<b>93,261.26</b>	<b>5,054.26</b>
<b>LEGAL COUNSEL</b>					
District Counsel	8,277.00	4,313.00	3,687.00	8,000.00	(277.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>8,277.00</b>	<b>4,313.00</b>	<b>3,687.00</b>	<b>8,000.00</b>	<b>(277.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	7,297.00	51,969.00	73,031.00	125,000.00	117,703.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>7,297.00</b>	<b>51,969.00</b>	<b>73,031.00</b>	<b>125,000.00</b>	<b>117,703.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Contingency Expense	361,838.00	40,284.00	159,716.00	200,000.00	(161,838.00)
Decorative Light Maintenance	4,000.00	0.00	4,000.00	4,000.00	0.00
General Liability Insurance	2,000.00	3,294.00	1,706.00	5,000.00	3,000.00
Landscape Maintenance	24,000.00	10,879.00	25,121.00	36,000.00	12,000.00
Plant Replacement Program	2,000.00	0.00	2,000.00	2,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>393,838.00</b>	<b>54,457.00</b>	<b>192,543.00</b>	<b>247,000.00</b>	<b>(146,838.00)</b>
<b>CONSTRUCTION IN PROGRESS</b>					
Construction in Progress	0.00	(133,094.00)	133,094.00	0.00	0.00
<b>TOTAL CONSTRUCTION IN PROGRESS</b>	<b>0.00</b>	<b>(133,094.00)</b>	<b>133,094.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$500,000.00</b>	<b>\$18,277.00</b>	<b>\$456,984.26</b>	<b>\$475,261.26</b>	<b>(\$24,738.74)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$462,580.00</b>	<b>(\$413,646.26)</b>	<b>\$48,933.74</b>	<b>\$48,933.74</b>

FISCAL YEAR 2023  
BUDGET ANALYSIS



# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
<b>REVENUES</b>			
<b>SPECIAL ASSESSMENTS</b>			
Operations & Maintenance Assmts-Tax Roll	500,000.00	500,000.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>500,000.00</b>	<b>500,000.00</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>			
Interest Earnings	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>			
Developer Contributions	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>			
Miscellaneous - Other	0.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>\$500,000.00</b>	<b>\$500,000.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>			
<b>LEGISLATIVE</b>			
Supervisor Fees	2,381.00	2,000.00	(381.00)
<b>TOTAL LEGISLATIVE</b>	<b>2,381.00</b>	<b>2,000.00</b>	<b>(381.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>			
District Management & Accounting Services	50,000.00	50,000.00	0.00
District Engineer	3,000.00	10,000.00	7,000.00
Disclosure Report	10,000.00	10,000.00	0.00
Trustees Fees	8,200.00	8,200.00	0.00
Auditing Services	8,700.00	8,700.00	0.00
Postage, Phone, Faxes, Copies	1,238.00	500.00	(738.00)
Public Officials Insurance	2,663.00	5,000.00	2,337.00
Legal Advertising	1,000.00	1,000.00	0.00
Bank Fees	100.00	100.00	0.00
Dues, Licenses & Fees	200.00	500.00	300.00
Office Supplies	106.00	100.00	(6.00)
Website Administration	1,500.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>88,207.00</b>	<b>97,100.00</b>	<b>8,893.00</b>
<b>LEGAL COUNSEL</b>			
District Counsel	8,277.00	10,000.00	1,723.00
<b>TOTAL LEGAL COUNSEL</b>	<b>8,277.00</b>	<b>10,000.00</b>	<b>1,723.00</b>
<b>ELECTRIC UTILITY SERVICES</b>			
Electric Utility Services	7,297.00	156,000.00	148,703.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>7,297.00</b>	<b>156,000.00</b>	<b>148,703.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>			
Contingency Expense	361,838.00	187,900.00	(173,938.00)
Decorative Light Maintenance	4,000.00	4,000.00	0.00
General Liability Insurance	2,000.00	5,000.00	3,000.00
Landscape Maintenance	24,000.00	36,000.00	12,000.00
Plant Replacement Program	2,000.00	2,000.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>393,838.00</b>	<b>234,900.00</b>	<b>(158,938.00)</b>
<b>CONSTRUCTION IN PROGRESS</b>			
Construction in Progress	0.00	0.00	0.00
<b>TOTAL CONSTRUCTION IN PROGRESS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$500,000.00</b>	<b>\$500,000.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

FISCAL YEAR 2024  
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, and attends all meetings 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 General.

##### **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 standards.

##### **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.

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **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.

#### **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 review, etc.

### **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.

FISCAL YEAR 2024  
PROPOSED ANNUAL OPERATING BUDGET

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **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

#### **Cabana Operations & Maintenance**

This item provides for operations, maintenance, and supplies to the District's cabana area.

#### **Security System**

This item is for the alarm system and monitoring at the clubhouse.

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2017

REVENUES		
CDD Debt Service Assessments	\$	1,900,350
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>1,900,350</b>
TIF Revenue	\$	-
<b>TOTAL TIF REVENUE *</b>	<b>\$</b>	<b>-</b>
EXPENDITURES		
Series 2017 July Bond Interest Payment	\$	497,175
Series 2017 January Bond Principal Payment	\$	395,000
Series 2017 January Bond Interest Payment	\$	1,008,175
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>1,900,350</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 1/1/2023	\$	20,630,000
Principal Payment Applied Toward Series 2017 Bonds	\$	395,000
<b>Bonds Outstanding - Period Ending 1/1/2024</b>	<b>\$</b>	<b>20,235,000</b>

\* Total TIF Revenues shall be deposited in the Committed Tax Increment account and will be allocated to each Series of bonds proportionally to the Debt Service requirements for each Series. Receipt and application of the TIF revenue funds will reduce the CDD's Debt Service Assessments obligations. Reductions are not reflected for the purposes of estimates and due to the timing schedule in the application of the funds.

\*\* Semi-annual Payments are made on 7/1 and 1/1 of each year.  
FY 2023 payments are 7/1/23 and 1/1/24

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2018

REVENUES		
CDD Debt Service Assessments	\$	732,497
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>732,497</b>
TIF Revenue	\$	-
<b>TOTAL TIF REVENUE *</b>	<b>\$</b>	<b>-</b>
EXPENDITURES		
Series 2018 July Bond Interest Payment	\$	193,959
Series 2018 January Bond Principal Payment	\$	145,000
Series 2018 January Bond Interest Payment	\$	393,538
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>732,497</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 1/1/2023	\$	7,850,000
Principal Payment Applied Toward Series 2018 Bonds	\$	145,000
<b>Bonds Outstanding - Period Ending 1/1/2024</b>	<b>\$</b>	<b>7,705,000</b>

\* Total TIF Revenues shall be deposited in the Committed Tax Increment account and will be allocated to each Series of bonds proportionally to the Debt Service requirements for each Series. Receipt and application of the TIF revenue funds will reduce the CDD's Debt Service Assessments obligation. Reductions are not reflected for the purposes of estimates and due to the timing schedule in the application of the funds.

\*\* Semi-annual Payments are made on 7/1 and 1/1 of each year.  
FY 2023 payments are 7/1/23 and 1/1/24

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count Debt Service	Unit Count O&M	Total EAUs	FISCAL YEAR 2023			FISCAL YEAR 2024			\$ Inc/(Dec) in Annual Assmt	% Inc/(Dec) in Annual Assmt
					Debt Service Series 2017 & Series 2018 Shortfall Per Unit	O&M Per Unit	Total Assessment	Debt Service Series 2017 & Series 2018 Shortfall Per Unit	O&M Per Unit	Total Assessment		
<b>Apartments</b>	1.00	314.00	314.00	314.00	\$ 334.08	\$ 213.11	\$ 547.19	\$ 334.04	\$ 213.11	\$ 547.15	\$ (0.04)	-0.01%
<b>Condominiums</b>	1.25	0.00	0.00	0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
<b>Retail/Commercial (per 1,000 sq. ft.)</b>	1.25	174.65	174.65	218.31	\$ 417.60	\$ 266.38	\$ 683.98	\$ 417.55	\$ 266.38	\$ 683.93	\$ (0.05)	-0.01%
<b>Office (per 1,000 sq. ft.)</b>	2.00	314.35	314.35	628.70	\$ 668.15	\$ 426.21	\$ 1,094.36	\$ 668.09	\$ 426.21	\$ 1,094.29	\$ (0.06)	-0.01%
<b>Undeveloped</b>	1.00	1,335.00	1,335.00	1,335.00	\$ 334.08	\$ 213.11	\$ 547.19	\$ 334.04	\$ 213.11	\$ 547.15	\$ (0.04)	-0.01%
<b>TOTAL</b>		<b>2,138.00</b>	<b>2,138.00</b>	<b>2,496.01</b>								

**Notations:**

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

## **RESOLUTION 2023-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, The Heights Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of Tampa, Hillsborough County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budgets for Fiscal Year 2022-2023 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023-2024; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of The Heights Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and



incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll relating to developed property ("Developed Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Undeveloped Property"), all as set forth in Exhibit "B;" and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the cost to the specially benefitted lands is shown in Exhibits "A" and "B," and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

### SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on the Developed Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B."

B. Direct Bill Assessments. The annual operations and maintenance assessments levied on the Undeveloped Property will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023-2024 – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable bond interest rate (for debt assessments) or statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes the Developed Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heights Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heights Community Development District.

PASSED AND ADOPTED this 10<sup>th</sup> day of August, 2023.

ATTEST: THE HEIGHTS COMMUNITY  
DEVELOPMENT DISTRICT

ATTEST: THE HEIGHTS COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
its: Secretary / Assistant Secretary

By: \_\_\_\_\_  
its: Chairman / Vice-Chairman

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method) Assessment Roll (Direct Collect)

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME  
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF  
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, The Heights Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF AUGUST, 2023**

**ATTEST:**

**THE HEIGHTS  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023**

**FISCAL YEAR 2023/2023**

<b>October 04, 2023</b>	<b>10:00 a.m.</b>
<b>November 01, 2023</b>	<b>10:00 a.m.</b>
<b>December 06, 2023</b>	<b>10:00 a.m.</b>
<b>January 03, 2024</b>	<b>10:00 a.m.</b>
<b>February 07, 2024</b>	<b>10:00 a.m.</b>
<b>March 06, 2024</b>	<b>10:00 a.m.</b>
<b>April 03, 2024</b>	<b>10:00 a.m.</b>
<b>May 01, 2024</b>	<b>10:00 a.m.</b>
<b>June 05, 2024</b>	<b>10:00 a.m.</b>
<b>July 03, 2024</b>	<b>10:00 a.m.</b>
<b>August 07, 2024</b>	<b>10:00 a.m.</b>
<b>September 04, 2024</b>	<b>10:00 a.m.</b>

**All meetings will convene at The Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100,  
Tampa, FL 33602.**

## **TIKI BOAT TAMPA**

275 Bayshore Blvd Unit 1007  
Tampa, FL 33606

11/9/2021

The Heights CDD

**Dear Brian K. Lamb:**

I am creating a new Tiki Boat business with projected starting date April 2022. I am seeking permission to use the West docks at Armature Works to have passengers board and depart.

The plan is to have the boat operate on the Hillsborough River between Armature Works and Harbor Island with 90-minute trips from 10 a.m. until 10 p.m. each day based on demand. The boat will be 25 feet in length and 12 feet wide, certified by the US Coast Guard to have 12 people aboard and be operated by a captain and mate. The vessel will have a full bathroom, be ADA compliant and offer patrons the opportunity to purchase food & drink from local businesses before boarding.

I would appreciate the opportunity to go before the Heights CDD board and answer any questions to gain approval to use these docks.

Sincerely,

**Scott Walters**

813-784-4742

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**MINUTES OF MEETING  
THE HEIGHTS  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meetings of the Board of Supervisors for The Heights Community Development District was held on Wednesday, June 7, 2023, at 10:00 a.m. at the Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602.

Present and constituting a quorum were:

Adam Harden	Chairperson
Chas Bruck	Vice-Chairperson
Grant Kerekes	Assistant Secretary

Also present:

Brian Lamb	District Manager
Angie Grunwald	District Manager

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Mr. Lamb called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Public Comment**

There being no public comments, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Vendor and Staff Reports**

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

There being no vendor or staff reports, the next order of business followed.

**FOURTH ORDER OF BUSINESS** **Business Items**

- A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2021**
- B. Acceptance of Lease Agreement for Dovetail Property Management with Heights CDD**
- C. Consideration of Resolution 2023-01; Approving FY 2024 Proposed Budget & Setting Public Hearing**
- D. Annual Notice of Qualified Electors**
- E. Discussion on Tiki Boat Tampa Request**

Mr. Lamb discussed business item A through E as presented with the Board and announced there are 215 qualified electors in The Heights CDD for the upcoming year. Mr. lamb noted the discussion regarding Tiki Boat Tampa request has been tabled until the next meeting.

UNAPPROVED

On MOTION by Mr. Harden seconded by Mr. Bruck with all in favor Business Items A through D as presented, adopting Resolution 2023-01, approving Fiscal Year 2024 Proposed Budget, and setting the Public Hearing for August 10, 2023, at 10:00 a.m., were approved in consent agenda form. 3-0

**FIFTH ORDER OF BUSINESS****Consent Agenda**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearing & Regular Meeting August 03, 2022**

**B. Consideration of Board of Supervisor's Meeting Minutes of the Continued Public Hearing & Regular Meeting August 23, 2022**

**C. Consideration of Operations and Maintenance Expenditures August – December 2022**

**D. Consideration of Operations and Maintenance Expenditures January – April 2023**

Mr. Lamb discussed the consent agenda item as presented with no questions or revisions by the Board.

On MOTION by Mr. Harden seconded by Mr. Bruck with all in favor Consent Agenda items A through D as presented, were approved. 3-0

**SIXTH ORDER OF BUSINESS****Board of Supervisors Requests and Comments**

There being no Board of Supervisors request or comments, the next item followed.

**SEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business, the meeting was declared adjourned.

\_\_\_\_\_  
Angie Grunwald  
Assistant Secretary

\_\_\_\_\_  
Adam Harden  
Chairperson

**THE HEIGHTS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	93737	\$5,152.60		DISTRICT INVOICE APRIL 2023
KEYSTONE PROPERTY MAINTENANCE	17897	\$1,025.00		LAWN MAINT. - MAY 2023
<b>Monthly Contract Subtotal</b>		<b>\$6,177.60</b>		
<b>Variable Contract</b>				
GHD SERVICES INC	340-0064998	\$1,207.15		PROFESSIONAL SERVICES - 04/01/23
<b>Variable Contract Subtotal</b>		<b>\$1,207.15</b>		
<b>Utilities</b>				
TECO	221007995097 050423	\$152.02		ELECTRICITY SERVICES 03/30/23-04/28/23
TECO	221008541585 052223	\$11,834.45		ELECTRICITY SERVICES 04/18/23-05/16/23
TECO	221008569735 040823	\$820.42	\$12,806.89	ELECTRICITY SERVICES 03/24/23-04/24/23
<b>Utilities Subtotal</b>		<b>\$12,806.89</b>		
<b>Regular Services</b>				
K. JOHNSONS LAWN &	19075	\$1,800.00		LAWN MAINT. - 04/12/23 & 04/26/23
THE HEIGHTS CDD	04112023-1	\$525.47		SERIES 2017 & SERIES 2018 FY23 TAX DIST ID
<b>Regular Services Subtotal</b>		<b>\$2,325.47</b>		
<b>Additional Services</b>				
STARLINK CONSTRUCTION UTILITIES, LLC	009	\$75,512.38		CONSTRUCTION
STARLINK CONSTRUCTION UTILITIES, LLC	010	\$18,265.68	\$93,778.06	CONSTRUCTION
TETOS CONCRETE LLC	IGHTS 051523	\$975.00		SIDEWALK REPAIRS
TETOS CONCRETE LLC	TETOS 051523	\$15,925.00	\$16,900.00	SIDEWALK/ADA RAMPS
<b>Additional Services Subtotal</b>		<b>\$110,678.06</b>		
<b>TOTAL</b>		<b>\$133,195.17</b>		

Approved (with any necessary revisions noted):



<p><b>THE HEIGHTS CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

---

Signature:

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#93737

**DATE**

4/28/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

5/28/2023

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	140	Ea	0.15		21.00
Postage	11	Ea	0.60		6.60
Dissemination Services	1	Ea	833.33		833.33
<b>Subtotal</b>					<b>5,152.60</b>

<b>Subtotal</b>	\$5,152.60
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,152.60

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Keystone Property Maintenance  
1324 Seven Springs Blvd #146  
New Port Richey, FL 34655 US  
(727) 224-6100  
keystonepm727@gmail.com

Invoice 17897

BILL TO  
BLOCK 1  
2005 PAN AM  
CIRCLE, STE 300  
TAMPA, FL 33607

Heights CDD

DATE  
05/01/2023

PLEASE PAY  
\$2,050.00

DUE DATE  
05/31/2023

DATE	ACCOUNT SUMMARY	AMOUNT
04/01/2023	Balance Forward	1,025.00
	Other payments and credits after 04/01/2023 through 04/30/2023	0.00
05/01/2023	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	2,050.00

DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4, HIGHLAND ROUND-ABOUT AND PALM/HIGHLAND RIGHT OF WAY	1	275.00	275.00
Lawn Maintenance PARKING GARAGE /CDD AREA	1	750.00	750.00

CHECK  
BLOCK 1

TOTAL OF NEW CHARGES 1,025.00

TOTAL DUE \$2,050.00

THANK YOU.

**REVIEWED**

By Cynthia Penta at 8:33 am, May 04, 2023



**GHD Services Inc.**  
T +1 716 297 6150 W www.ghd.com

**SoHo Capital LLC**  
2330 West Horatio Street  
Tampa, FL 33609  
United States of America

**Invoice :** 340-0064998  
**Invoice Date :** 4/7/2023  
**Project :** 11124219  
**Project Name :** Former Tampa Armature  
**Purchase Order # :** \*\*

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**For Professional Services Rendered Through 4/1/2023**

Environmental Services  
Former Armature  
1916 Ola Avenue  
Tampa Florida  
Brownfield Site 290606001

ap@soho-capital.com  
project manager: Brian.moore@ghd.com

**2 - Services**

Rate Labor	936.00
Expenses	42.45
Unit Multiplier Expenses	228.70
Total Expenses	271.15

Billings		
To Date	Previous	Current
148,201.65	146,994.50	1,207.15

Current Billings	1,207.15
Amount Due This Bill	USD 1,207.15

Total Fee :	149,000.00
To Date Billings :	148,201.65
Total Remaining :	798.35

**Remit EFT Payments To:**

Account number	724010386
ABA number	022000020
Please email remittances to	usremittance@ghd.com
Please remit checks to	GHD Services Inc. P.O. Box 392237 Pittsburgh, PA 15251-9237

OK  
FCT  
Heights CDP  
5/23/23

## 2 - Services

## Labour

## Rate Labor

Class / Employee

## 541 - Environmental Specialist

Christopher Barnes li

Date	Hours	Rate	Amount
1/20/2023	0.50	90.0000	45.00
3/3/2023	2.00	90.0000	180.00
3/7/2023	1.00	90.0000	90.00
3/8/2023	1.00	90.0000	90.00
	-----		-----
	4.50		405.00
	-----		-----
	4.50		405.00

Total Christopher Barnes li

Total 541 - Environmental Specialist

## Building Scientist

Jenna Martin

3/15/2023	0.25	140.0000	35.00
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## Business Manager

Pat Armstrong

1/26/2023	0.25	50.0000	12.50
3/16/2023	0.25	50.0000	12.50
	-----		-----
	0.50		25.00
	-----		-----
	0.50		25.00

Total Pat Armstrong

Total Business Manager

## Designer

Will Jahns

2/3/2023	2.00	72.0000	144.00
2/3/2023	3.50	72.0000	252.00
	-----		-----
	5.50		396.00
	-----		-----
	5.50		396.00

Total Will Jahns

Total Designer

## Draft/CADD C1

Peter McLean

3/3/2023	0.50	75.0000	37.50
3/20/2023	0.50	75.0000	37.50
	-----		-----
	1.00		75.00
	-----		-----
	1.00		75.00

Total Peter McLean

Total Draft/CADD C1

Total Rate Labor

936.00

## Total Labour

936.00

## Expenses

## Expenses

Vendor

Vendor	Doc Number	Date	Cost	Multiplier	Amount
Will Jahns	ER0000386060	2/3/2023	10.00	1.0000	10.00
Total Expenses					10.00

## Unit Multiplier Expenses

Account / Unit / Vendor

	Quantity	Cost Rate	Multiplier	Amount
<b>Equipment Recharge</b>				
<b>Peristaltic Water Pump - Daily</b>				
Field Equipment US	1.00	40.0000	1.0000	40.00
<b>Turbidity Meter - Daily</b>				
Field Equipment US	1.00	45.0000	1.0000	45.00
<b>Water Checker, all flow thru cells - Daily</b>				
Field Equipment US	1.00	100.0000	1.0000	100.00
<b>Water Level Meter - Daily</b>				
Field Equipment US	1.00	30.0000	1.0000	30.00
	-----			-----
<b>Total Equipment Recharge</b>	4.00			215.00

Project: 11124219 - Former Tampa Armature

Invoice: 340-0064998

Field Supplies Recharge

Field Supplies - Consumables

Field Supplies	13.70	1.0000	1.0000	13.70
----------------	-------	--------	--------	-------

<b>Total Unit Multiplier Expenses</b>				<b>228.70</b>
---------------------------------------	--	--	--	---------------

Total Expenses

238.70

Subconsultant/Subcontractor

Expenses

Vendor	Doc Number	Date	Cost	Multiplier	Amount
Jupiter Environmental Laboratories, Inc	VR0000413847	2/13/2023	29.50	1.1000	32.45

<b>Total Expenses</b>					<b>32.45</b>
-----------------------	--	--	--	--	--------------

Total Subconsultant/Subcontractor

32.45

Total Bill Task: 2 - Services

1,207.15

Total Project: 11124219 - Former Tampa Armature

1,207.15



150 S. Old Dixie Highway  
Jupiter FL 33458  
561.575.0030  
www.jupiterlabs.com

# INVOICE

DATE	INVOICE #
2/13/2023	A50943

GHD Services Inc  
5904 Hampton Oaks Pkwy #F  
Tampa, FL 33610

PO NUMBER	PROJECT	TERMS	DUE DATE	LOG #	COC #	
340-010052	Tampa Armat...	Net 30	3/15/2023	2384182	384182	
DESCRIPTION				QTY	RATE	AMOUNT
Tampa Armature Works 11124219						
Kenneth.Caldwell@ghd.com						
020323 sampling						
PO 340-010052						
Arsenic				1	12.00	12.00
Environmental impact fee per Invoice (Log #)				1	15.00	15.00
Sample disposal per sample				1	2.50	2.50
NELAP E86546 DoD 74310				Total \$29.50		



April 7, 2023

Reference No. 11124219

Soho Capital LLC  
701 S Howard Ave  
Ste 106-322  
Tampa, Florida 33606

Dear Mr. Adam Harden

**Re:** INVOICE (January through March 2023)  
Tampa Armature Works  
1910 N. Ola Avenue  
Tampa, Florida

Please find attached an invoice for services rendered involving the implementation of natural attenuation monitoring at the subject site. The invoice amount is **\$1,207.15** and includes groundwater sampling and report preparation. The services were conducted at your direction.

Should you have any questions, please feel free to contact us.

Sincerely,

GHD Services, Inc.

A handwritten signature in black ink that reads "Brian Moore". The signature is fluid and cursive, with the first and last names being clearly legible.

Brian Moore, P.E.  
Principal Engineer





## ACCOUNT INVOICE

tampaelectric.com



Received

Statement Date: 05/04/2023

Account: 221007995097

MAY 08 2023

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
MANAGEMENT SERVICES LLC  
1910 N OLA AVE, DOCKSIDE  
TAMPA, FL 33602-2014

Current month's charges:	\$152.02
Total amount due:	\$152.02
Payment Due By:	05/25/2023

### Your Account Summary

Previous Amount Due	\$149.72
Payment(s) Received Since Last Statement	-\$149.72
Current Month's Charges	\$152.02
<b>Total Amount Due</b>	<b>\$152.02</b>



## DOWNED IS DANGEROUS!

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety)  
for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Current month's charges:	\$152.02
Total amount due:	\$152.02
Payment Due By:	05/25/2023

Amount Enclosed \$

630396330997

00001127 01 AB 0.50 33607 FTECO105042323074510 00000 06 01000000 003 05 22723 003

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT  
SERVICES LLC  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6303963309972210079950970000000152024

**Account:** 221007995097  
**Statement Date:** 05/04/2023  
**Current month's charges due** 05/25/2023

## Details of Charges – Service from 03/30/2023 to 04/28/2023

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

**Rate Schedule: General Service - Non Demand**

Meter Location: DOCKSIDE

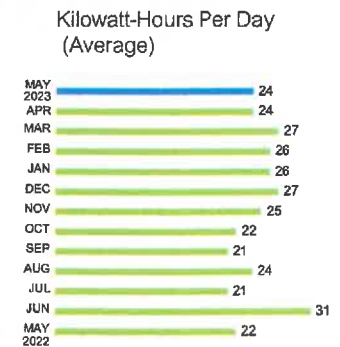
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	04/28/2023	29,979		29,273		706 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	706 kWh @ \$0.07990/kWh	\$56.41
Fuel Charge	706 kWh @ \$0.05239/kWh	\$36.99
Storm Protection Charge	706 kWh @ \$0.00400/kWh	\$2.82
Clean Energy Transition Mechanism	706 kWh @ \$0.00427/kWh	\$3.01
Storm Surcharge	706 kWh @ \$0.01061/kWh	\$7.49
Florida Gross Receipt Tax		\$3.31
<b>Electric Service Cost</b>		<b>\$132.53</b>
Franchise Fee		\$8.68
Municipal Public Service Tax		\$10.81
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$152.02</b>

**Total Current Month's Charges**

**\$152.02**

### Tampa Electric Usage History



## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](http://FloridaDisaster.org) to learn more.

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [TampaElectric.com/SolarSavingsForYou](http://TampaElectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.





HEIGHTS COMMUNITY DEVELOPMENT  
DISTRICT MANAGEMENT SERVICES LLC  
212 W OAK AVE, LS2  
TAMPA, FL 33602-2010

Statement Date: May 22, 2023

Amount Due: \$11,834.45

Due Date: June 12, 2023

Account #: 221008541585

MAY 25 2023

## Account Summary

Current Service Period: April 18, 2023 - May 16, 2023

Previous Amount Due \$11,659.56

Payment(s) Received Since Last Statement -\$11,659.56

Current Month's Charges \$11,834.45

Amount Due by June 12, 2023 \$11,834.45

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.



**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety) for more safety tips.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008541585

Due Date: June 12, 2023



**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$11,834.45

Payment Amount: \$ \_\_\_\_\_

663729520490

00004270 01 AV 0.47 33607 FTECO1052223200410 00000 02 01000000 007 02 9041 003



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT  
SERVICES LLC  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6637295204902210085415850000011834452



**Service For:**  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

Account #: 221008541585  
Statement Date: May 22, 2023  
Charges Due: June 12, 2023

**Service Period:** Apr 18, 2023 - May 16, 2023

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	4326 kWh @ \$0.03511/kWh	\$151.89
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.05169/kWh	\$223.61
Storm Protection Charge	4326 kWh @ \$0.01466/kWh	\$63.42
Clean Energy Transition Mechanism	4326 kWh @ \$0.00036/kWh	\$1.56
Storm Surcharge	4326 kWh @ \$0.00326/kWh	\$14.10
Florida Gross Receipt Tax		\$11.66
Franchise Fee		\$714.93
Municipal Public Service Tax		\$29.71

**Lighting Charges** **\$11,659.56**



### Other Fees and Charges

Lighting Late Payment Fee	\$174.89
<b>Total Other Fees and Charges</b>	<b>\$174.89</b>

**Total Current Month's Charges**

**\$11,834.45**

**Be prepared this storm season.** Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

**Help for those with special needs.** Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](http://FloridaDisaster.org) to learn more.

**More clean energy to you.** Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [TampaElectric.com/SolarSavingsForYou](http://TampaElectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.





# Received

MAY 03 2023

## ACCOUNT INVOICE

tampaelectric.com



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
MANAGEMENT SERVICES LLC  
212 W OAK AVE, SOLAR  
TAMPA, FL 33602-2010

Statement Date: 04/28/2023  
Account: 221008569735

Current month's charges:	\$820.42
Total amount due:	\$820.42
Payment Due By:	05/19/2023

### Your Account Summary

Previous Amount Due	\$832.91
Payment(s) Received Since Last Statement	-\$832.91
Current Month's Charges	\$820.42
<b>Total Amount Due</b>	<b>\$820.42</b>

### A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](https://TECOaccount.com) today!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](https://TampaElectric.com/811)



CALL  
811



WAIT two  
business days



Start  
DIGGING!

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008569735

Current month's charges:	\$820.42
Total amount due:	\$820.42
Payment Due By:	05/19/2023

Amount Enclosed \$

678544275053

00003269 01 AB 0.50 33607 FTECO104282322424710 00000 05 01000000 003 05 20778 003



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT  
SERVICES LLC  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008



MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

67854427505322100856973500000000820428



## ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008569735  
**Statement Date:** 04/28/2023  
**Current month's charges due** 05/19/2023

### Details of Charges – Service from 03/24/2023 to 04/24/2023

Service for: 212 W OAK AVE, SOLAR, TAMPA, FL 33602-2010

**Rate Schedule: LS-2 Customer Specified Lighting**

#### Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$769.99
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$50.43
Municipal Public Service Tax	\$0.00

#### Lighting Charges

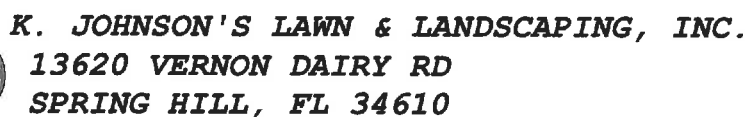
**\$820.42**

#### Total Current Month's Charges

**\$820.42**

00003268-0012485-Page 3 of 6





<b>Date</b>	<b>Invoice #</b>
5/1/2023	19075

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

Job Name
The Heights

<b>Service Month</b>
April

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 04/12/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 04/26/2023)		900.00	900.00
<b>PLEASE WRITE INVOICE NUMBER ON CHECK</b>		<b>Total</b>	<b>\$1,800.00</b>	

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.com

**CHECK REQUEST FORM**  
**The Heights**

**Date:** 5/11/2023

**Invoice#:** 04112023-1

**Vendor#:** V00023

**Vendor Name:** The Heights

**Pay From:** Valley Acct# 5949

**Description:** Series 2017 & Series 2018 - FY 23 Tax Dist. ID

**Code to:** 201.103200.1000

**Amount:** \$525.47

**Requested By:** 5/11/2023  
Teresa Farlow



# THE HEIGHTS CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/11/2023  
**Check Amount** **\$525.47**  
**Payable To** The Heights CDD  
**Check Description** Series 2017 & Series 2018 - FY 22 Tax Dist. ID  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

*Eric*

\_\_\_\_\_  
Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

# THE HEIGHTS CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

Dollar Amounts	Fiscal Year 2023 Percentages
500,000.00	38.946%
783,826.00	61.054%
1,283,826.00	100.0000%

Net O&M  
Net DS  
Net Total

Date Received	Amount Received	38.95%		61.05%		Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2017 & 2018 Debt Service Revenue	Rounded 2017 & 2018 Debt Service Revenue			
11/3/2022	298,331.10	116,188.29	116,188.29	182,142.81	182,142.81	-	595	1546
12/6/2022	305,741.29	119,074.27	119,074.27	186,667.02	186,667.02	-	602	1560
1/5/2023	30,116.23	11,729.09	11,729.09	18,387.14	18,387.14	-	606	1570
2/3/2023	527,552.02	205,460.87	205,460.87	322,091.15	322,091.15	-	610	1576
3/2/2023	107,150.12	41,730.78	41,730.78	65,419.34	65,419.34	-	613	1588
1/23/2023	195.04	75.96	75.96	119.08	119.08	-		
2/28/2023	76.64	29.85	29.85	46.79	46.79	-		
4/5/2023	26,066.67	10,151.95	10,151.95	15,914.72	15,914.72	-	616	1597
4/11/2023	860.66	335.19	335.19	525.47	525.47	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	1,296,089.77	504,776.26	504,776.25	791,313.51	791,313.52			
<b>Net Total on Roll</b>	1,283,826.00		500,000.00		783,826.00			
<b>Collection Surplus / (Deficit)</b>	12,263.77		4,776.25		7,487.52			

Revised  
Returned  
3-8-23

## APPLICATION AND CERTIFICATION FOR PAYMENT

TO: Heights CDD PROJECT: The Heights District  
2005 Pan Am Circle, Ste 300 Systems  
Tampa, FL 33607 1910 N Ola Ave, Tampa, FL 33602

FROM CONTRACTOR: VIA ARCHITECT:  
Starlink Construction Utilities LLC  
2339 Destiny Way  
Odessa, FL 33556

CONTRACT FOR:

APPLICATION #. 009  
Application Date: 1/10/2023  
PERIOD TO: n/a

Distribution to:  
☐ OWNER  
☐ ARCHITECT  
☐ CONTRACTOR

PROJECT #

CONTRACT DATE:

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 486,038.90
2. Net change by Change Orders \$ 123,371.94
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 609,410.84
4. TOTAL COMPLETED & STORED TO DATE (Column G on Cont Sheet) \$ 609,410.84
5. RETAINAGE: Total Project Retainage 30470.54  
a. 5 % of Completed Work 30,470.54  
(Column D + E on Cont Sheet)  
b. 0 % of Stored Material  
(Column F on Cont Sheet)  
Total Retainage (Lines 5a + 5b or  
Total in Column I of Cont Sheet) \$ 30,470.54
6. TOTAL EARNED LESS RETAINAGE \$ 578,940.30  
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 503,427.92
8. CURRENT PAYMENT DUE \$ 75,512.38
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 30,470.54  
(Line 3 less Line 6)

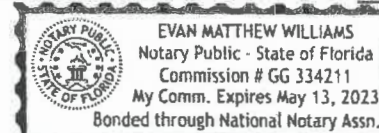
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work which previous Certificates for Payment were issued and payment received from the Contractor and current payment shown herein, is now due.

CONTRACTOR: Starlink Construction Utilities, LLC

BY:  DATE: 3/8/2023

State of FLORIDA County of HILLSBOROUGH  
Subscribed and sworn to before me this 8th day of March, 2023





### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....

BY:  DATE: 3/8/23  
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner OR Contractor under this Contract.

## PAGE 2 OF 3 PAGES

APPLICATION NO: 009  
APPLICATION DATE: 1/10/2023

PERIOD TO:

ARCHITECT'S PROJECT NO:

[illegible]

## APPLICATION AND CERTIFICATION FOR PAYMENT

TO: Heights CDD PROJECT: The Heights District  
2005 Pan Am Circle, Ste 300 Systems  
Tampa, FL 33607 1910 N Ola Ave, Tampa, FL 33602

FROM CONTRACTOR: VIA ARCHITECT:  
Starlink Construction Utilities LLC  
2339 Destiny Way  
Odessa, FL 33556

APPLICATION #. 010  
Application Date: 5/2/2023  
PERIOD TO: n/a

Distribution to:  
☐ OWNER  
☐ ARCHITECT  
☐ CONTRACTOR  
☐  
☐

PROJECT #

CONTRACT FOR:

CONTRACT DATE:

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 486,038.90
2. Net change by Change Orders \$ 123,371.94
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 609,410.84
4. TOTAL COMPLETED & STORED TO DATE (Column G on Cont Sheet) \$ 609,410.84
5. RETAINAGE:  
a. 5 % of Completed Work 30,470.54 Total Project Retainage 30470.54  
(Column D + E on Cont Sheet)  
b. 0 % of Stored Material  
(Column F on Cont Sheet)  
Total Retainage (Lines 5a + 5b or  
Total in Column I of Cont Sheet) \$ 30,470.54
6. TOTAL EARNED INCL RETAINAGE \$ 609,410.84  
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 591,145.16
8. CURRENT PAYMENT DUE \$ 18,265.68
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) 0.00

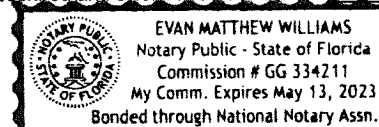
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	


The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work which previous Certificates for Payment were issued and payment received from the Contractor and current payment shown herein, is now due.

CONTRACTOR: Starlink Construction Utilities, LLC

BY:  DATE: 5/3/2023

State of FLORIDA County of HILLSBOROUGH  
Subscribed and sworn to before me this 3 day of May, 2023



  
5/3/2023

### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....

BY:  DATE: 5/8/23

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner OR Contractor under this Contract.

APPLICATION NO: 010  
APPLICATION DATE: 5/2/2023  
PERIOD TO:  
ARCHITECT'S PROJECT NO:

(12,204.86) check # - 110017064  
**\$18,265.68 Final Retainer payout due**



# INVOICE

Date: 05/15/2023

The Heights

Tetos Concrete Llc.  
1106 Williams Rd.  
Plant City, FL 33565  
813-767-8536  
tetosconcrete@outlook.com

To: Clay Thompson

PROJECT	DATE
N. Blvd & W. Ross Ave. Sidewalks	05/09/23 & 05/10/23 & 05/11/2023

DESCRIPTION	SIZE	SQ FT	PRICE PER SQ FT	LINE TOTAL
Sidewalk	23'x5'x4"	115	\$5.00	\$575.00

Materials	Qty	Price per	
Concrete	2 yds	\$200.00	\$400.00

Total **\$975.00**

OK  
FCT  
Sidewalk Replacement  
Heights CDD  
5/15/23



# INVOICE

Date: 05/15/2023

Tetos Concrete Llc.  
1106 Williams Rd.  
Plant City, FL 33565  
813-767-8536  
tetosconcrete@outlook.com

To: Clay Thompson

PROJECT	DATE
W Palm Ave & Market St. Sidewalk and ADA Ramps	05/09/23 & 05/10/23 & 05/11/2023

DESCRIPTION	SIZE	SQ FT	PRICE PER SQ FT	LINE TOTAL
Sidewalk	317'x5'x4"	1,585	\$5.00	\$7,925.00
Ramps		320	\$5.00	\$1,600.00
<b>Materials</b>		<b>Qty</b>	<b>Price per</b>	
Concrete		27 yds		\$5,400.00
ADA Warning Pads		4	\$250.00	\$1,000.00
Total				\$15,925.00

? What account pays this

OK  
TET  
Pour sidewalk on  
westside of Market Street  
& along Palm Ave. to  
connect  
crosswalks.  
5/15/23



**THE HEIGHTS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	96858	\$5,129.65		DISTRICT INVOICE JUNE 2023
KEYSTONE PROPERTY MAINTENANCE	18104	\$1,025.00		LAWN MAINT. JUNE 2023
<b>Monthly Contract Subtotal</b>		<b>\$6,154.65</b>		
<b>Variable Contract</b>				
LANDMARK ENGINEERING &	2130089-182	\$1,462.50		CONSTRUCTION ADMINISTRATION
LANDMARK ENGINEERING &	2140039-67	\$925.00	\$2,387.50	DISTRICT ENGINEER
<b>Variable Contract Subtotal</b>		<b>\$2,387.50</b>		
<b>Utilities</b>				
TECO	221007995097 060523	\$161.98		ELECTRICITY SERVICES 04/12/23-05/10/23
TECO	221008541585 062123	\$11,659.56		ELECTRICITY SERVICES 05/17/23-06/15/23
TECO	221008569735 053023	\$820.42	\$12,641.96	ELECTRICITY SERVICES 04/25/23-05/23/23
<b>Utilities Subtotal</b>		<b>\$12,641.96</b>		
<b>Regular Services</b>				
K. JOHNSONS LAWN &	19115	\$1,800.00		LAWN MAINT. FIRST/SECOND CUTTING
<b>Regular Services Subtotal</b>		<b>\$1,800.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$22,984.11</b>		

Approved (with any necessary revisions noted):

<p style="text-align: center;"><b>THE HEIGHTS CDD</b> <b>Summary of Operations and Maintenance Invoices</b></p>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

\_\_\_\_\_  
Signature:

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#96858

**DATE**

6/23/2023

**CUSTOMER ID**

C2314

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/23/2023

**BILL TO**

The Heights CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	3	Ea	0.15		0.45
Postage	7	Ea	0.60		4.20
Dissemination Services	1	Ea	833.33		833.33
<b>Subtotal</b>					<b>5,129.65</b>

<b>Subtotal</b>	\$5,129.65
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,129.65

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Keystone Property Maintenance  
1324 Seven Springs Blvd #146  
New Port Richey, FL 34655 US  
(727) 224-6100  
keystonepm727@gmail.com

Invoice 18104

BILL TO  
BLOCK 1  
2005 PAN AM  
CIRCLE,STE300  
TAMPA, FL 33607

DATE  
06/01/2023

PLEASE PAY  
\$2,050.00

DUE DATE  
07/01/2023

DATE	ACCOUNT SUMMARY	AMOUNT
05/01/2023	Balance Forward	2,050.00
	Other payments and credits after 05/01/2023 through 05/31/2023	-1,025.00
06/01/2023	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	2,050.00

DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4,HIGHLAND ROUND-ABOUT AND PALM/HIGHLAND RIGHT OF WAY	1	275.00	275.00
Lawn Maintenance PARKING GARAGE /CDD AREA	1	750.00	750.00

CHECK  
BLOCK 1

TOTAL OF NEW CHARGES

1,025.00

TOTAL DUE

\$2,050.00

THANK YOU.

**APPROVED**

By Cynthia Penta at 9:54 am, Jun 16, 2023



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

## Invoice

Mr. Brian Lamb  
The Heights CDD  
c/o Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Invoice Date:** Jun 15, 2023  
**Invoice No:** 2130089-182  
**Billing Through:** May 31, 2023

### Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				<b>\$1,462.50</b>
	Prepare Crosswalk / RRFB Plan; Coordinate with Client on Revit Model				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	6.00	\$150.00	\$900.00	
	Professional Engineer	4.50	\$125.00	\$562.50	

**Amount Due This Invoice:** **\$1,462.50**



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

## Invoice

Mr. Brian Lamb  
The Heights CDD  
c/o Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Invoice Date:** Jun 15, 2023  
**Invoice No:** 2140039-67  
**Billing Through:** May 31, 2023

### The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				<b>\$925.00</b>
	Review & Sign Requisitions; Respond to Public Records Request; Conduct Rome Avenue SWFWMD Inspection & File SOI				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Principal	1.00	\$195.00	\$195.00	
	Senior Professional Engineer	4.50	\$150.00	\$675.00	
	Administrative Staff	1.00	\$55.00	\$55.00	

**Amount Due This Invoice:** **\$925.00**



HEIGHTS COMMUNITY DEVELOPMENT  
DISTRICT MANAGEMENT SERVICES LLC  
1910 N OLA AVE, DOCKSIDE  
TAMPA, FL 33602-2014

Statement Date: June 05, 2023

Amount Due: \$161.98

Due Date: June 26, 2023  
Account #: 221007995097

Received  
JUN 12 2023

## Account Summary

Current Service Period: April 29, 2023 - May 30, 2023

Previous Amount Due	\$152.02
Payment(s) Received Since Last Statement	-\$152.02
<b>Current Month's Charges</b>	<b>\$161.98</b>

**Amount Due by June 26, 2023 \$161.98**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight

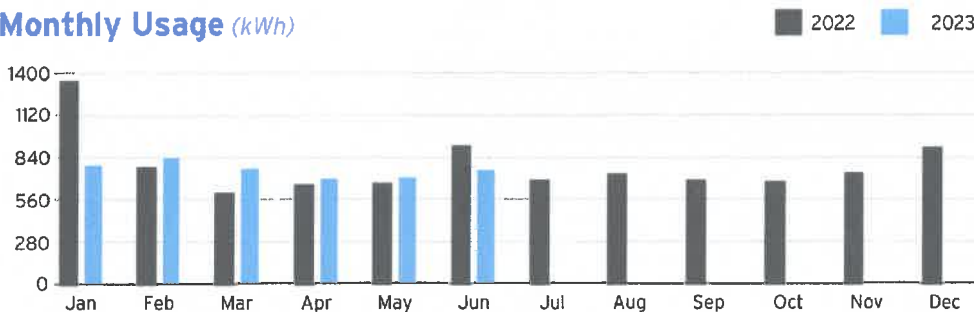
Your average daily kWh used was **22.58% lower** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and zip code required.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007995097

Due Date: June 26, 2023

Amount Due: \$161.98

Payment Amount: \$ \_\_\_\_\_

613112441991

Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

00002715 01 AB 0.50 33607 FTECO106062300322010 00000 05 01000000 006 05 24012 002



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT  
SERVICES LLC  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6131124419912210079950970000000161984



**Service For:**  
1910 N OLA AVE  
DOCKSIDE, TAMPA, FL 33602-2014

Account #: 221007995097  
Statement Date: June 05, 2023  
Charges Due: June 26, 2023

## Meter Read

**Meter Location:** DOCKSIDE

**Service Period:** Apr 29, 2023 - May 30, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000697056	05/30/2023	30,731	29,979	752 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	752 kWh @ \$0.07990/kWh	\$60.08
	Fuel Charge	752 kWh @ \$0.05239/kWh	\$39.40
	Storm Protection Charge	752 kWh @ \$0.00400/kWh	\$3.01
	Clean Energy Transition Mechanism	752 kWh @ \$0.00427/kWh	\$3.21
	Storm Surcharge	752 kWh @ \$0.01061/kWh	\$7.98
	Florida Gross Receipt Tax		\$3.53
	<b>Electric Service Cost</b>		<b>\$141.21</b>
	Franchise Fee		\$9.25
	Municipal Public Service Tax		\$11.52
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$161.98</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$161.98**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://www.tampaelectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.





HEIGHTS COMMUNITY DEVELOPMENT  
DISTRICT MANAGEMENT SERVICES LLC  
212 W OAK AVE, LS2  
TAMPA, FL 33602-2010

Statement Date: June 21, 2023

Amount Due: \$11,659.56

Due Date: July 12, 2023

Account #: 221008541585

Received  
JUN 26 2023

## Account Summary

Current Service Period: May 17, 2023 - June 15, 2023

Previous Amount Due \$11,834.45

Payment(s) Received Since Last Statement -\$11,834.45

Current Month's Charges \$11,659.56

Amount Due by July 12, 2023 \$11,659.56

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.

REPORT A POWER OUTAGE

### USE ANY OPTION BELOW:

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number,  
register at [TECOaccount.com](https://TECOaccount.com).

\*\* 12-digit account number and  
zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008541585

Due Date: July 12, 2023

Amount Due: \$11,659.56

Payment Amount: \$ \_\_\_\_\_

664964095600



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

00002097 01 AV 0.47 33607 FTECO106212323230810 00000 02 01000000 005 02 7881 002

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT  
SERVICES LLC  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6649640956002210085415850000011659561



**Service For:**  
212 W OAK AVE  
LS2, TAMPA, FL 33602-2010

Account #: 221008541585  
Statement Date: June 21, 2023  
Charges Due: July 12, 2023

**Service Period:** May 17, 2023 - Jun 15, 2023

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	4326 kWh @ \$0.03511/kWh	\$151.89
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.05169/kWh	\$223.61
Storm Protection Charge	4326 kWh @ \$0.01466/kWh	\$63.42
Clean Energy Transition Mechanism	4326 kWh @ \$0.00036/kWh	\$1.56
Storm Surcharge	4326 kWh @ \$0.00326/kWh	\$14.10
Florida Gross Receipt Tax		\$11.66
Franchise Fee		\$714.93
Municipal Public Service Tax		\$29.71

#### Lighting Charges

**\$11,659.56**

**Total Current Month's Charges**

**\$11,659.56**

00002097-0005135-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other

**Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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HEIGHTS COMMUNITY DEVELOPMENT  
DISTRICT MANAGEMENT SERVICES LLC  
212 W OAK AVE, SOLAR  
TAMPA, FL 33602-2010

Statement Date: May 30, 2023

Amount Due: \$820.42

Due Date: June 20, 2023

Account #: 221008569735

## Account Summary

Current Service Period: April 25, 2023 - May 23, 2023

Previous Amount Due \$820.42

Payment(s) Received Since Last Statement -\$820.42

Current Month's Charges \$820.42

**Amount Due by June 20, 2023 \$820.42**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Received  
JUN 5 2023



Scan here to learn  
more about your  
redesigned bill  
and soon-to-come  
Interactive Bill.



**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety)  
for more safety tips.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008569735

Due Date: June 20, 2023



**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$820.42

Payment Amount: \$ \_\_\_\_\_

688420784084

00003373 01 AB 0.50 33607 FTECO105302322513010 00000 05 01000000 002 05 20906 003

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT  
SERVICES LLC  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6884207840842210085697350000000820428



**Service For:**  
212 W OAK AVE  
SOLAR, TAMPA, FL 33602-2010

Account #: 221008569735  
Statement Date: May 30, 2023  
Charges Due: June 20, 2023

**Service Period:** Apr 25, 2023 - May 23, 2023

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages

**Be prepared this storm season.** Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

**Help for those with special needs.** Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit **FloridaDisaster.org** to learn more.

**More clean energy to you.** Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at **TampaElectric.com/SolarSavingsForYou**. Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.

	<b>Electric Charges</b>	
	<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$769.99
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	Franchise Fee	\$50.43
	Municipal Public Service Tax	\$0.00
	<b>Lighting Charges</b>	<b>\$820.42</b>

**Total Current Month's Charges**

**\$820.42**

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

## Ways To Pay Your Bill

<b>Bank Draft</b> Visit <b>TECOaccount.com</b> for free recurring or one time payments via checking or savings account.	<b>In-Person</b> Find list of Payment Agents at <b>TampaElectric.com</b>	<b>Mail A Check</b> <b>Payments:</b> TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.	<b>Online:</b> TampaElectric.com <b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249 <b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	<b>Hearing Impaired/TTY:</b> 7-1-1 <b>Power Outage:</b> 877-588-1010 <b>Energy-Saving Programs:</b> 813-275-3909
<b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <b>TECOaccount.com</b> . Convenience fee will be charged.	<b>Phone</b> Toll Free: <b>866-689-6469</b>	<b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111		

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

# Invoice

Date	Invoice #
5/31/2023	19115

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

<b>Job Name</b>
The Heights

<b>Service Month</b>
May

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 05/10/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 05/24/2023)		900.00	900.00
<b>PLEASE WRITE INVOICE NUMBER ON CHECK</b>		<b>Total</b>	<b>\$1,800.00</b>	

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.com

# **The Heights Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2023

Prepared by:



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 June 30, 2023

*(In Whole Numbers)*

				SERIES 2017	SERIES 2018					
	GENERAL	SERIES 2017	SERIES 2018	CAPITAL	CAPITAL	GENERAL	GENERAL			
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM			TOTAL
		FUND	FUND	FUND	FUND	FUND	DEBT FUND			
<b><u>ASSETS</u></b>										
Cash - Operating Account	\$ 601,207	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	601,207
Cash in Transit	-	15,915	-	-	-	-	-	-	-	15,915
Due From Other Funds	87,179	519,824	-	-	-	-	-	-	-	607,003
Investments:										
Acquisition & Construction Account	-	-	-	-	859	-	-	-	-	859
Construction Fund	-	-	-	20	-	-	-	-	-	20
Interest Account	-	504,088	196,769	-	-	-	-	-	-	700,857
Reserve Fund	-	703,600	244,550	-	-	-	-	-	-	948,150
Revenue Fund	-	326,949	-	-	-	-	-	-	-	326,949
Deposits - Electric	185	-	-	-	-	-	-	-	-	185
Fixed Assets										
Equipment and Furniture	-	-	-	-	-	12,665	-	-	-	12,665
Construction Work In Process	-	-	-	-	-	26,265,139	-	-	-	26,265,139
Bond Issuance Cost	-	-	-	-	-	70,724	-	-	-	70,724
Amount Avail In Debt Services	-	-	-	-	-	-	1,753,079	-	-	1,753,079
Amount To Be Provided	-	-	-	-	-	-	27,251,921	-	-	27,251,921
<b>TOTAL ASSETS</b>	<b>\$ 688,571</b>	<b>\$ 2,070,376</b>	<b>\$ 441,319</b>	<b>\$ 20</b>	<b>\$ 859</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,554,673</b>
<b><u>LIABILITIES</u></b>										
Accounts Payable	\$ 5,458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,458
Contracts Payable	-	-	-	-	89,768	-	-	-	-	89,768
Retainage Payable	-	-	-	-	32,083	-	-	-	-	32,083
Bonds Payable	-	-	-	-	-	-	29,005,000	-	-	29,005,000
Due To Other Funds	-	-	513,225	-	93,778	-	-	-	-	607,003
<b>TOTAL LIABILITIES</b>	<b>5,458</b>	<b>-</b>	<b>513,225</b>	<b>-</b>	<b>215,629</b>	<b>-</b>	<b>29,005,000</b>	<b>-</b>	<b>-</b>	<b>29,739,312</b>
<b><u>FUND BALANCES</u></b>										
Restricted for:										
Debt Service	-	2,070,376	-	-	-	-	-	-	-	2,070,376
Capital Projects	-	-	-	20	-	-	-	-	-	20
Unassigned:	683,113	-	(71,906)	-	(214,770)	26,348,528	-	-	-	26,744,965
<b>TOTAL FUND BALANCES</b>	<b>683,113</b>	<b>2,070,376</b>	<b>(71,906)</b>	<b>20</b>	<b>(214,770)</b>	<b>26,348,528</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>28,815,361</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 688,571</b>	<b>\$ 2,070,376</b>	<b>\$ 441,319</b>	<b>\$ 20</b>	<b>\$ 859</b>	<b>\$ 26,348,528</b>	<b>\$ 29,005,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,554,673</b>

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 433	\$ 433	0.00%
Special Assmnts- Tax Collector	500,000	508,880	8,880	101.78%
Developer Contribution	-	134,902	134,902	0.00%
<b>TOTAL REVENUES</b>	<b>500,000</b>	<b>644,215</b>	<b>144,215</b>	<b>128.84%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	2,381	-	2,381	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	10,000	7,500	2,500	75.00%
District Counsel	8,277	6,413	1,864	77.48%
District Engineer	3,000	10,502	(7,502)	350.07%
District Manager	50,000	37,500	12,500	75.00%
Auditing Services	8,700	500	8,200	5.75%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,238	62	1,176	5.01%
Public Officials Insurance	2,663	2,694	(31)	101.16%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	1,125	375	75.00%
Office Supplies	106	-	106	0.00%
Dues, Licenses, Subscriptions	200	254	(54)	127.00%
<b>Total Administration</b>	<b>98,865</b>	<b>72,091</b>	<b>26,774</b>	<b>72.92%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	7,297	102,665	(95,368)	1406.95%
<b>Total Utility Services</b>	<b>7,297</b>	<b>102,665</b>	<b>(95,368)</b>	<b>1406.95%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	2,000	3,294	(1,294)	164.70%
Landscape Maintenance	24,000	23,079	921	96.16%
Decorative Light Maintenance	4,000	-	4,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Misc-Contingency	361,838	57,184	304,654	15.80%
<b>Total Other Physical Environment</b>	<b>393,838</b>	<b>83,557</b>	<b>310,281</b>	<b>21.22%</b>
<b>TOTAL EXPENDITURES</b>	<b>500,000</b>	<b>258,313</b>	<b>241,687</b>	<b>51.66%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	385,902	385,902	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>297,211</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 683,113</b>		



**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2017 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 34,149	\$ 34,149	0.00%
Tax Incremental Revenue	-	1,333,259	1,333,259	0.00%
Special Assmnts- Tax Collector	1,403,175	781,307	(621,868)	55.68%
Special Assmnts- CDD Collected	-	15,915	15,915	0.00%
<b>TOTAL REVENUES</b>	<b>1,403,175</b>	<b>2,164,630</b>	<b>761,455</b>	<b>154.27%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	395,000	385,000	10,000	97.47%
Interest Expense	1,008,175	510,825	497,350	50.67%
<b>Total Debt Service</b>	<b>1,403,175</b>	<b>895,825</b>	<b>507,350</b>	<b>63.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,403,175</b>	<b>895,825</b>	<b>507,350</b>	<b>63.84%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,268,805	1,268,805	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>801,571</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,070,376</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2018 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,580	\$ 6,580	0.00%
Special Assmnts- Tax Collector	538,538	16,440	(522,098)	3.05%
<b>TOTAL REVENUES</b>	<b>538,538</b>	<b>23,020</b>	<b>(515,518)</b>	<b>4.27%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	393,538	199,481	194,057	50.69%
<b>Total Debt Service</b>	<b>538,538</b>	<b>339,481</b>	<b>199,057</b>	<b>63.04%</b>
<b>TOTAL EXPENDITURES</b>	<b>538,538</b>	<b>339,481</b>	<b>199,057</b>	<b>63.04%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(316,461)	(316,461)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>244,555</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (71,906)</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2017 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>20</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 20</u></b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2018 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 553	\$ 553	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>553</b>	<b>553</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	256,694	(256,694)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>256,694</b>	<b>(256,694)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>256,694</b>	<b>(256,694)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(256,141)	(256,141)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>41,371</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (214,770)</b>		

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>26,348,528</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 26,348,528</u></b>		

# THE HEIGHTS CDD

## Bank Reconciliation

Bank Account No. 5949 Valley National Bank - GF Operating  
Statement No. 06-23  
Statement Date 6/30/2023

G/L Balance (LCY)	601,206.51	Statement Balance	620,545.20
G/L Balance	601,206.51	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	620,545.20
Subtotal	601,206.51	Outstanding Checks	19,338.69
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	601,206.51	Ending Balance	601,206.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
5/25/2023	Payment	1610	K. JOHNSON'S LAWN &	1,800.00	1,800.00	0.00
5/25/2023	Payment	1611	KEYSTONE PROPERTY MAINTENANCE	1,025.00	1,025.00	0.00
6/1/2023	Payment	1613	TAMPA ELECTRIC	11,834.45	11,834.45	0.00
6/1/2023	Payment	1614	TETOS CONCRETE LLC	16,900.00	16,900.00	0.00
6/1/2023	Payment	1615	GHD SERVICES INC	1,207.15	1,207.15	0.00
6/22/2023	Payment	1616	INFRAMARK LLC	5,128.60	5,128.60	0.00
6/22/2023	Payment	1617	TAMPA ELECTRIC	820.42	820.42	0.00
Total Checks				38,715.62	38,715.62	0.00
<b>Deposits</b>						
6/30/2023		JE000185	Interest - Investments	G/L 52.63	52.63	0.00
Total Deposits				52.63	52.63	0.00
<b>Outstanding Checks</b>						
6/29/2023	Payment	1618	INFRAMARK LLC	5,129.65	0.00	5,129.65
6/29/2023	Payment	1619	LANDMARK ENGINEERING &	2,387.50	0.00	2,387.50
6/29/2023	Payment	1620	TAMPA ELECTRIC	11,821.54	0.00	11,821.54
Total Outstanding Checks.....				19,338.69		19,338.69