

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017		SERIES 2018		SERIES 2017		SERIES 2018		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 501,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 501,599
Cash in Transit	-	-	37,382	-	-	-	-	-	37,382
Due From Other Funds	87,178	545,840	-	-	-	-	-	-	633,018
Investments:									
Acquisition & Construction Account	-	-	-	-	876	-	-	-	876
Construction Fund	-	-	-	21	-	-	-	-	21
Interest Account	-	197	77	-	-	-	-	-	274
Reserve Fund	-	703,600	244,550	-	-	-	-	-	948,150
Revenue Fund	-	362,112	-	-	-	-	-	-	362,112
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
TOTAL ASSETS	\$ 588,962	\$ 1,611,749	\$ 282,009	\$ 21	\$ 876	\$ 26,348,528	\$ 29,005,000	\$ 57,837,145	
LIABILITIES									
Accounts Payable	\$ 17,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,032
Accounts Payable - Other	2,700	-	-	-	-	-	-	-	2,700
Contracts Payable	-	-	-	-	89,768	-	-	-	89,768
Retainage Payable	-	-	-	-	32,083	-	-	-	32,083
Bonds Payable	-	-	-	-	-	-	29,005,000	-	29,005,000
Due To Other Funds	-	-	539,240	-	93,778	-	-	-	633,018
TOTAL LIABILITIES	19,732	-	539,240	-	215,629	-	29,005,000	29,779,601	

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2017	SERIES 2018	SERIES 2017	SERIES 2018	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	1,611,749	-	-	-	-	-	1,611,749
Capital Projects	-	-	-	21	-	-	-	21
Unassigned:	569,230	-	(257,231)	-	(214,753)	26,348,528	-	26,445,774
TOTAL FUND BALANCES	569,230	1,611,749	(257,231)	21	(214,753)	26,348,528	-	28,057,544
TOTAL LIABILITIES & FUND BALANCES	\$ 588,962	\$ 1,611,749	\$ 282,009	\$ 21	\$ 876	\$ 26,348,528	\$ 29,005,000	\$ 57,837,145

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,625	\$ 4,625	0.00%
Special Assmnts- Tax Collector	500,000	23,846	(476,154)	4.77%
TOTAL REVENUES	500,000	28,471	(471,529)	5.69%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	2,000	-	2,000	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	10,000	1,666	8,334	16.66%
District Counsel	10,000	563	9,437	5.63%
District Engineer	10,000	-	10,000	0.00%
District Manager	50,000	8,333	41,667	16.67%
Auditing Services	8,700	-	8,700	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	8	492	1.60%
Public Officials Insurance	5,000	2,802	2,198	56.04%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	250	1,250	16.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	259	241	51.80%
Total Administration	109,100	19,422	89,678	17.80%
<u>Electric Utility Services</u>				
Utility - Electric	156,000	25,560	130,440	16.38%
Total Electric Utility Services	156,000	25,560	130,440	16.38%
<u>Other Physical Environment</u>				
Insurance - General Liability	5,000	3,426	1,574	68.52%
Landscape Maintenance	36,000	5,200	30,800	14.44%
Decorative Light Maintenance	4,000	-	4,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Misc-Contingency	187,900	-	187,900	0.00%
Total Other Physical Environment	234,900	8,626	226,274	3.67%
<u>Construction In Progress</u>				
Construction in Progress	-	225	(225)	0.00%
Total Construction In Progress	-	225	(225)	0.00%

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
TOTAL EXPENDITURES	500,000	53,833	446,167	10.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(25,362)	(25,362)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		594,592		
FUND BALANCE, ENDING		\$ 569,230		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,689	\$ 8,689	0.00%
Special Assmnts- Tax Collector	1,900,350	37,382	(1,862,968)	1.97%
TOTAL REVENUES	1,900,350	46,071	(1,854,279)	2.42%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	395,000	-	395,000	0.00%
Interest Expense	1,505,350	-	1,505,350	0.00%
Total Debt Service	1,900,350	-	1,900,350	0.00%
TOTAL EXPENDITURES	1,900,350	-	1,900,350	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	46,071	46,071	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,565,678		
FUND BALANCE, ENDING		\$ 1,611,749		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,023	\$ 2,023	0.00%
Special Assmnts- Tax Collector	732,497	-	(732,497)	0.00%
TOTAL REVENUES	732,497	2,023	(730,474)	0.28%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	587,497	-	587,497	0.00%
Total Debt Service	732,497	-	732,497	0.00%
TOTAL EXPENDITURES	732,497	-	732,497	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,023	2,023	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(259,254)		
FUND BALANCE, ENDING		\$ (257,231)		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		21		
FUND BALANCE, ENDING		<u>\$ 21</u>		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
TOTAL REVENUES	-	7	7	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	7	7	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(214,760)		
FUND BALANCE, ENDING		<u>\$ (214,753)</u>		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		26,348,528		
FUND BALANCE, ENDING		<u>\$ 26,348,528</u>		

THE HEIGHTS CDD

Bank Reconciliation

Bank Account No. 5949 Valley National Bank - GF Operating
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	501,598.83	Statement Balance	544,105.98
G/L Balance	501,598.83	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	544,105.98
Subtotal	501,598.83	Outstanding Checks	42,507.15
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	501,598.83	Ending Balance	501,598.83
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/3/2023	Payment	1656	DEPARTMENT OF ECONOMIC OPPORTY	175.00	175.00	0.00
11/8/2023	Payment	1657	ADA SITE COMPLIANCE	1,500.00	1,500.00	0.00
11/8/2023	Payment	1658	INFRAMARK LLC	5,128.45	5,128.45	0.00
11/8/2023	Payment	1659	KEYSTONE PROPERTY MAINTENANCE	6,225.00	6,225.00	0.00
11/8/2023	Payment	1661	TAMPA ELECTRIC	12,479.98	12,479.98	0.00
11/8/2023	Payment	1662	THE HEIGHTS CDD	6,395.84	6,395.84	0.00
11/8/2023	Payment	1663	US BANK	4,040.63	4,040.63	0.00
11/22/2023	Payment	1664	GRAU & ASSOCIATES	5,000.00	5,000.00	0.00
11/22/2023	Payment	1666	MOLLOY & JAMES	562.50	562.50	0.00
11/22/2023	Payment	1667	TAMPA ELECTRIC	176.10	176.10	0.00
Total Checks				41,683.50	41,683.50	0.00
Deposits						
11/17/2023		JE000252	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac 61,228.64	61,228.64	0.00
11/30/2023		JE000254	Interest earned 11.2023	G/L Ac 2,296.58	2,296.58	0.00
Total Deposits				63,525.22	63,525.22	0.00