# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

JUNE 4, 2025 AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300 TAMPA. FL 33067

# The Heights Community Development District

#### **Board of Supervisors:**

Adam Harden, Chairman Chas Bruck, Vice Chairman Cassidi Cutini, Assistant Secretary Grant Kerekes, Assistant Secretary Clay Thompson, III, Assistant Secretary

#### Staff:

Brian Lamb, District Manager Bryan Radcliff, District Manager Daniel L. Molloy, District Counsel

#### Regular Meeting Agenda Wednesday, June 4, 2025 – 10:00 a.m.

The Regular Meeting of The Heights Community Development District will be held at the **Offices** of SoHo Capital located at 220 W. 7th Avenue, Suite 100, Tampa, FL 33602.

Microsoft Teams Meeting: Join the meeting now

**Meeting ID:** 223 907 178 634 2 **Call in (audio only):** +1 (646) 838-1601

**Passcode:** mq7r4m93 **Phone Conference ID:** 690 269 528#

- 1. Call to Order/Roll Call
- 2. Public Comment Period
- 3. Business Items
  - A. Consideration of Resolution 2025-01; Declaring Vacancies
  - **B.** Consideration of Board Resignation (Cassidi Cutini, Seat 1, 11/26 Ex)
  - C. Consideration of Seat 1 Replacement
  - **D.** Consideration of Resolution 2025-04; Re-Designating the Officers
  - **E.** Oaths of Office for New Board Supervisors
  - F. Consideration of The Heights FY2026 Proposed Budget
  - **G.** Consideration of Resolution 2025-05; Approving Proposed FY2026 Budget and Setting Public Hearing
  - **H.** Consideration of Registered Voter Count
  - I. Review of Fiscal Year 2023 Audit
  - J. Discussion of Dock Maintenance
  - **K.** Discussion of Repairs from Hurricane(s)

**District Office:** 

**Meeting Location:** 

Pan Am Circle, Suite 300 Tampa, FL 33607 (813) 873-7300 In person: 220 West 7th Avenue, Suite 100, Tampa, FL
Participate remotely: Microsoft Teams Join the meeting now
OR dial in for audio only (646) 838-1601
Meeting ID: 223 907 178 634 2

Passcode: mq7r4m93

June 4, 2025 The Heights CDD

#### 4. Consent Agenda Items

- **A.** Approval of Meeting Minutes
  - 1. August 13, 2024 Regular Meeting
  - 2. March 5, 2025 Regular Meeting
- **B.** Acceptance of Financials (April 2025)
- C. Acceptance of the Check Registers (April 2025)
- **D.** Acceptance of the Operations and Maintenance Report (*April 2025*)

#### 5. Staff Reports

- A. District Counsel
- **B.** District Engineer
- C. District Manager
- 6. Other Business, Updates, and Supervisor Comments
- 7. Adjournment

## **3A**

#### RESOLUTION 2025-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEAT 3, SEAT 4 AND SEAT 5 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**WHEREAS,** The Heights Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, on November 5, 2024, three (3) members of the Board of Supervisors ("**Board**") were to be elected by Qualified Electors of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, the seats up for election were Seat 3, Seat 4, and Seat 5; and

**WHEREAS,** at the close of the qualifying period, no Qualified Elector qualified to run for Seat 3, Seat 4, and Seat 5 for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 3, Seat 4, and Seat 5 vacant, effective the second Tuesday following the general election; and

**WHEREAS**, a Qualified Elector is to be appointed to each vacant seat within ninety (90) days thereafter; and

**WHEREAS,** the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 3, Seat 4 and Seat 5 vacant as of November 19, 2024.

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

**SECTION 1. DECLARATION OF VACANCIES.** The following seats are hereby declared vacant effective as of November 19, 2024:

Seat 3 (currently held by Adam Harden)

Seat 4 (currently held by Anthony Chas Bruck)

Seat 5 (currently held by Clay Thompson III)

Florida Statutes the Board shall appoint a Qualified Elector to fill each vacancy stated in Section 1 on or before February 16, 2025. Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board member in the respective seat shall remain in office.

**SECTION 3. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 4. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 5. EFFECTIVE DATE**. This Resolution shall become effective upon its passage.

#### PASSED AND ADOPTED THIS 4th DAY OF JUNE, 2025.

ATTEST:	THE HEIGHTS COMMUNITY
	DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairman/Vice Chairman

**3B** 

**3C** 

**3D** 

#### **RESOLUTION 2025-04**

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Heights Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues, and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS,** the Board of Supervisors (hereinafter the "**Board**") now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following person(s) are elected to the offices shown to wit:

PASSED AND ATTEST:	THE HEIGHTS COMMUNITY
DACCED AND	ADOPTED THIS 4th DAY OF JUNE, 2025.
2. This Resolution shall b	become effective immediately upon its adoption.
	Assistant Secretary
	Assistant Secretary
	Assistant Secretary
	Assistant Treasurer
	Treasurer
	Secretary
	Vice-Chairman

3E

## **OATH OF OFFICE**

(Art. II. § 5(b), Fla. Const.)

#### STATE OF FLORIDA

County of		_
Government of the U	United States and of the	Il support, protect, and defend the Constitution and ne State of Florida; that I am duly qualified to hold nd that I will well and faithfully perform the duties of
	(Ti	tle of Office)
on which I am now a	bout to enter, so help n	ne God.
[NOTE: If you affin	rm, you may omit the	words "so help me God." See § 92.52, Fla. Stat.]
	Signature	
	Sworn to and subscri	bed before me this day of,
	Signature of Officer A	Administering Oath or of Notary Public
	Print, Type, or Stamp	Commissioned Name of Notary Public
	Personally Known	$\bigcirc$ OR Produced Identification $\square$
	Type of Identification	Produced
	ACCI	EPTANCE
I accept the office lis	sted in the above Oatl	n of Office.
Mailing Address:	Home Office	
Street or Post Office Bo	OX	Print Name
City, State, Zip Code		Signature

**DS-DE 56 (Rev. 11/16)** 

### **Important Instructions**

County where oath is being administered.	OATH OF OFFICE  (Art. II. § 5(b), Fla. Const.)  STATE OF FLORIDA  County of
Complete title of office required. Incomplete titles such as Commissioner, Trustee, Supervisor, Board Member, etc. are not acceptable.	I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of (Title of Office)  on which I am now about to enter, so help me God.
Form must be properly notarized. Make sure all fields have required information.	NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]
Important	Signature
	Sworn to and subscribed before me this day of,
The jurat, or certificate of proof or acknowledgment, shall be authenticated by the signature and official seal of such officer or person taking or administering the same; however, when taken or administered before any judge, clerk, or deputy clerk of a court of record, the seal of such court may be affixed as the seal of such officer or person.	Signature of Officer Administering Oath or of Notary Public  Print, Type, or Stamp Commissioned Name of Notary Public  Personally Known  OR Produced Identification   Type of Identification Produced
	ACCEPTANCE
Printed name and signature are required.	I accept the office listed in the above Oath of Office.  Mailing Address:
	Street or Post Office Box Print name as you desire commission issued
You must use current form. Prior versions of this form are not accepted.	City, State, Zip Code Signature
	DS-DE 56 (Rev. 02/10)

This form must be accompanied by a \$10 commission fee made payable to the Department of State.

Please note, this fee may not be paid from a campaign account.

Return check and form to:

Division of Elections 500 South Bronough Street, Room 316 Tallahassee, Florida 32399

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# The Heights Community Development District

## Annual Operating and Debt Service Budget

Fiscal Year 2026

**Proposed Budget** 



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## **The Heights**

Community Development District

## **Operating Budget**

Fiscal Year 2026

# Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION		ADOPTED BUDGET FY 2025	Tŀ	TUAL HRU B1/25	PROJECTED April- 10/1/2025	TOTAL ROJECTED FY 2025	% +/(-) Budge	ANNUAL BUDGET FY 2026
REVENUES Operations & Maintenance Assmts-Tax Roll Operations & Maintenance Assmts-Off Roll	\$ \$ \$	500,000 - -		- - -	500,000 - -	500,000 - -	0% 0% 0%	500,000 - -
TOTAL REVENUES	\$	500,000	\$	-	\$ 500,000	\$ 500,000		\$ 500,000
EXPENDITURES								
Financial & Administrative								
District Management & Accounting Services	\$	50,000		-	50,000	50,000	0%	\$ 50,000
District Engineer		10,000		-	10,000	10,000	0%	10,000
Disclosure Report		10,000		-	10,000	10,000	0%	10,000
Trustees Fees		8,200		-	8,200	8,200	0%	8,200
Auditing Services		8,700		-	8,700	8,700	0%	8,700
Postage, Phone, Faxes, Copies		500		-	500	500	0%	500
Public Officials Insurance		5,000		-	5,000	5,000	0%	5,000
Legal Advertising		1,000		-	1,000	1,000	0%	1,000
Bank Fees		100		-	100	100	0%	100
Dues, Licenses & Fees		500		-	500	500	0%	500
Office Supplies		100		-	100	100	0%	100
Website Administration		1,500		-	1,500	1,500	0%	1,500
ADA Website Compliance		.,000						.,000
		1 500		-	1,500	1,500	0%	1 500
Total Financial & Administrative	\$	1,500 <b>97,100</b>	\$	-	\$ 97,100	\$ 97,100		\$ 1,500 <b>97,100</b>
Legislative								
Supervisor Fees	¢	2,000		_	\$ 2,000	\$ 2,000	0%	\$ 2,000
Total Legislative	\$ <b>\$</b>	2,000	\$	-	\$ 2,000	2,000	370	\$ 2,000
Legal counsel								
District counsel	_\$	10,000	\$		\$ 10,000	\$ 10,000	0%	\$ 10,000
Total Legal counsel	\$ <b>\$</b>	10,000		-	\$ 10,000	\$ 10,000		\$ 10,000

**Electrive Utility Services** 

Electric Utility Services	\$ 156,000	\$ -	\$ 156,000	\$ 156,000	0%	\$ 156,000
Total Electrive Utility Services	\$ 156,000	\$ -	\$ 156,000	\$ 156,000		\$ 156,000
Other physical envionment Contingency Expense			407.000	407.000	••/	
	\$ 187,900	-	187,900	187,900	0%	\$ 187,900
Decorative Light Maintenance	4,000	-	4,000	4,000	0%	4,000
General Liability Insurance	5,000	-	5,000	5,000	0%	5,000
Landscape Maintenance	36,000	-	36,000	36,000	0%	36,000
Plant Replacement Program	 2,000	-	2,000	2,000	0%	2,000
Total Other physical envionment	\$ 234,900	\$ -	\$ 234,900	\$ 234,900		\$ 234,900
TOTAL EXPENDITURES	\$ 500,000	\$ -	\$ 500,000	\$ 500,000		\$ 500,000
Net change in fund balance	\$ -	\$ -	\$ 500,000	\$ 500,000		\$ 500,000
FUND BALANCE, BEGINNING	\$ -	\$ -	\$ -	\$ -		\$ 500,000
FUND BALANCE, ENDING	\$ -	\$ -	\$ 500,000	\$ 500,000		\$ 1,000,000

# The Heights Community Development District

#### Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALY	SIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		500,000
Estimated Funds Available - 9/30/2025		500,000
FISCAL YEAR 2026 RESERVE FUND ANALY	SIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	500,000
Less: First Quarter Operating Reserve		_ (
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		500,000
Estimated Remaining Undesignated Cash as of 9/30/2026		1,000,000

#### **Notes**

(1) Represents approximately 3 months of operating expenditures

Fiscal Year 2026

#### **REVENUES**

#### Interest-Investments

The District earns interest on its operating accounts.

#### Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

#### **Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

#### Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

#### **Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

#### **EXPENDITURES**

#### **Financial and Administrative**

#### Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

#### **Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

#### **District Management**

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.

#### **Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

#### Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Fiscal Year 2026

#### **EXPENDITURES**

#### Financial and Administrative (continued)

#### **Recording Secretary**

Inframark provides recording services with near verbatim minutes.

#### **Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

#### Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

#### **Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

#### **Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

#### **Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

#### **Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

#### **Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

#### **District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

#### **District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

#### **Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Fiscal Year 2026

#### **EXPENDITURES**

#### Financial and Administrative (continued)

#### **Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

#### Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

#### Professional Services - Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

#### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

#### **Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

#### **Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

#### **Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

#### **Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

#### **Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

#### **Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

#### **Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

Fiscal Year 2026

#### **EXPENDITURES**

#### **Insurance**

#### **Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

#### **Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

#### **Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

#### **Deductible**

District's share of expenses for insured property when a claim is filed.

#### **EXPENDITURES**

#### **Utility Services**

#### **Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

#### Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

#### **Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

#### **Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

#### **Amenity Internet**

Internet service for clubhouse and other amenity locations.

#### Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

#### Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

#### Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

#### **Utilities - Other**

Utility expenses not otherwise specified in above categories.

Fiscal Year 2026

#### **EXPENDITURES**

#### **Amenity**

#### **Pool Monitor**

Cost of staff members to facilitate pool safety services.

#### Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

#### **Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

#### **Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

#### **Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

#### Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

#### **Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

#### **Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

#### **Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

#### Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

#### **Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

#### **Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

#### **Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

#### **Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

#### **Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

#### **Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

Fiscal Year 2026

#### **EXPENDITURES**

#### **Amenity (Continued)**

#### **Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

#### Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

#### Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

#### **Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

#### **Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

#### **Pool Maintenace – Contract**

Cost of Maintenance for CDD pool facilities.

#### Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

#### **Security Monitoring Services**

Cost of CDD security personnel and equipment.

#### Special Events

Cost of holiday celebrations and events hosted on CDD property.

#### **Community Activities**

Cost of recreational events hosted on CDD property.

#### **Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

#### **Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

#### **EXPENDITURES**

#### Landscape and Pond Maintenance

#### R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

#### **Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

#### Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Fiscal Year 2026

#### **EXPENDITURES**

#### **Landscape and Pond Maintenance (Continued)**

#### Landscaping - Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

#### **Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

#### **Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

#### **Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

#### **Aquatics - Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

#### **Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

#### **Debris Cleanup**

Cost of cleaning up debris on district property.

#### **Wildlife Control**

Management of wildlife on district property.

#### **EXPENDITURES**

#### Contingency/Reserves

#### Contingency

Funds set aside for projects, as determined by the district's board.

#### **Capital Improvements**

Funding of major projects and building improvements to CDD property.

#### **R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

## **The Heights**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2026

## Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

### ASSESSMENT ALLOCATION

	2013A-1															
			О&	M Assessment (1)					Debt Service Series 2025				Total Assessments per Unit			
			FY 2026	FY 2025	Dollar	Percent		FY 2026	FY 2025		Percent		FY 2026	FY 2025	Dollar	
Product	Units				Change	Change					Change				Change	
Apartments	314	\$	213.11 \$	213.11 \$	(0.00)	0%	\$	334.04 \$	334.04 \$	-	\$ -	\$	547.1	5 \$ 547.15	\$ (0.00	
Condominiums	0	\$	- \$	- \$	-	n/a	\$	- \$	- \$	-	n/a	\$	-	\$ -	\$ -	
Retail/Commercial (per 1,000sq. Ft.)	175	\$	266.38 \$	266.38 \$	0.00	0%	\$	417.55 \$	417.55 \$	-	\$ -	\$	683.9	4 \$ 683.93	\$ 0.00	
Office (per 1000sq. Ft.	314	\$	426.21 \$	426.21 \$	0.00	0%	\$	668.09 \$	668.09 \$	-	\$ -	\$	1,094.3	0 \$ 1,094.29	\$ 0.00	
Undeveloped	1335	\$	213.11 \$	213.11 \$	(0.00)	0%	\$	334.04 \$	334.04 \$	-	\$ -	\$	547.1	5 \$ 547.15	\$ (0.00	
			·				Ш					Ш			•	
	2138	1					Ш					Ш				

ASSESSMENT INCREASE ANALYSIS										
			Assessm	nt Increase	\$	-				
Product			Per Product		Per Unit O&M % Increase		Unit O&M \$ Increase	Change		
Apartments	314	\$	-		0%	\$	-	n/a		
Condominiums	0	\$	-		0%	\$	-	n/a		
Retail/Commercial (per 1,000sq. Ft.)	175	\$	-		0%	\$	-	n/a		
Office (per 1000sq. Ft.	314	\$	-		0%	\$	-	n/a		
Undeveloped	1335	\$	-	•	0%	\$	-	n/a		
Total	488.65	\$	-		Collection costs included					

Total Notations

(1)The assesment values of FY 2025 and FY 2026 have been grossed up by 6% to account for collection cost and early payment discounts.

ASSES	SMENT TRE	ND ANA	LYS	IS - GENERAL FUNI
	FY 2026			FY 2025
\$		213.11	\$	213.11
\$		-	\$	-
\$		266.38	\$	266.38
\$		426.21	\$	426.21
\$		213.11	\$	213.11

\$ 531,914.89 Total Gross Tax Collector Assessment Revenue
Fund Balance
\$ 531,914.89 Total Gross Levy

	Off-Roll								
GF	DS								
Assessments	Assessments								
\$66,915.24	\$104,889.36								
\$0.00	\$0.00								
\$46,523.67	\$72,925.66								
\$133,979.65	\$210,012.55								
\$284,496.32	\$445,946.81								
\$113,438.91	\$177,815.03								
\$106,633	net assessment								

Assessment Methodology							
Product	Units	EAU	Total EAU	Total	Gross O&M	0&1	/I Per unit
Apartments	314	1.00	314.00	\$	66,915.24	\$	213.11
Condominiums	0	1.25	0.00	\$	-	\$	-
Retail/Commercial (per 1,000sq. Ft.)	175	1.25	218.31	\$	46,523.67	\$	266.38
Office (per 1000sq. Ft.	314.35	2.00	628.70	\$	133,979.65	\$	426.21
Undeveloped	1335	1	1335.00	\$	284,496.32	\$	213.11
	2138	7	2496	\$	531,914.89	\$	1,118.81

On-Roll Assessments

	Units
Apartments	314
Condominiums	0
Retail/Commercial (per 1,000sq. Ft.)	175
Office (per 1000sq. Ft.	314
Undeveloped	1335

16

O&M		DS		
\$	66,915.24	\$	104,889.36	
\$	-	\$	-	
\$	46,523.67	\$	72,925.66	
\$	133,979.65	\$	210,012.55	
\$	284,496.32	\$	445,946.81	

**3G** 

#### **RESOLUTION 2025-05**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (**'Board'**) of The Heights Community Development District (**'District'**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**'Proposed Budget'**); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

- 1. **PROPOSED BUDGET APPROVED**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 6, 2025

HOUR: 10:00 a.m.

LOCATION\*: The Offices of SoHo Capital

220 W. 7th Ave. Suite 100

Tampa, FL 33602

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.
  - 6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

### PASSED AND ADOPTED ON JUNE 04, 2025

Attest:	The Heights Community Development District			
Secretary / Assistant Secretary	Chairperson / Vice Chairperson			

Exhibit A: Proposed Budget for Fiscal Year 2026

# The Heights Community Development District

## Annual Operating and Debt Service Budget

Fiscal Year 2026

**Proposed Budget** 



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### **The Heights**

Community Development District

### **Operating Budget**

Fiscal Year 2026

# Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION		ADOPTED BUDGET FY 2025	Tŀ	TUAL HRU B1/25	PROJECTED April- 10/1/2025	TOTAL ROJECTED FY 2025	% +/(-) Budge	ANNUAL BUDGET FY 2026
REVENUES Operations & Maintenance Assmts-Tax Roll Operations & Maintenance Assmts-Off Roll	\$ \$ \$	500,000 - -		- - -	500,000 - -	500,000 - -	0% 0% 0%	500,000 - -
TOTAL REVENUES	\$	500,000	\$	-	\$ 500,000	\$ 500,000		\$ 500,000
EXPENDITURES								
Financial & Administrative								
District Management & Accounting Services	\$	50,000		-	50,000	50,000	0%	\$ 50,000
District Engineer		10,000		-	10,000	10,000	0%	10,000
Disclosure Report		10,000		-	10,000	10,000	0%	10,000
Trustees Fees		8,200		-	8,200	8,200	0%	8,200
Auditing Services		8,700		-	8,700	8,700	0%	8,700
Postage, Phone, Faxes, Copies		500		-	500	500	0%	500
Public Officials Insurance		5,000		-	5,000	5,000	0%	5,000
Legal Advertising		1,000		-	1,000	1,000	0%	1,000
Bank Fees		100		-	100	100	0%	100
Dues, Licenses & Fees		500		-	500	500	0%	500
Office Supplies		100		-	100	100	0%	100
Website Administration		1,500		-	1,500	1,500	0%	1,500
ADA Website Compliance		.,000						.,000
		1 500		-	1,500	1,500	0%	1 500
Total Financial & Administrative	\$	1,500 <b>97,100</b>	\$	-	\$ 97,100	\$ 97,100		\$ 1,500 <b>97,100</b>
Legislative								
Supervisor Fees	¢	2,000		_	\$ 2,000	\$ 2,000	0%	\$ 2,000
Total Legislative	\$ <b>\$</b>	2,000	\$	-	\$ 2,000	2,000	370	\$ 2,000
Legal counsel								
District counsel	_\$	10,000	\$		\$ 10,000	\$ 10,000	0%	\$ 10,000
Total Legal counsel	\$ <b>\$</b>	10,000		-	\$ 10,000	\$ 10,000		\$ 10,000

**Electrive Utility Services** 

Electric Utility Services	\$	156,000	\$ -	\$ 156,000	\$ 156,000	0%	\$	156,000
Total Electrive Utility Services	\$	156,000	\$ -	\$ 156,000	\$ 156,000		\$	156,000
Other physical envionment								
Contingency Expense	\$	187,900	-	187,900	187,900	0%	\$	187,900
Decorative Light Maintenance	Ψ	4,000	_	4,000	4,000	0%	Ψ	4,000
General Liability Insurance		5,000	-	5,000	5,000	0%		5,000
Landscape Maintenance		36,000	-	36,000	36,000	0%		36,000
Plant Replacement Program		2,000	-	2,000	2,000	0%		2,000
Total Other physical envionment	\$	234,900	\$ -	\$ 234,900	\$ 234,900		\$	234,900
TOTAL EXPENDITURES	\$	500,000	\$ -	\$ 500,000	\$ 500,000		\$	500,000
Net change in fund balance	\$	-	\$ -	\$ 500,000	\$ 500,000		\$	500,000
FUND BALANCE, BEGINNING	\$	-	\$ -	\$ -	\$ -		\$	500,000
FUND BALANCE, ENDING	<u>\$</u>	-	\$ -	\$ 500,000	\$ 500,000		\$	1,000,000

# The Heights Community Development District

#### Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALY	SIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	-
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		500,000
Estimated Funds Available - 9/30/2025		500,000
FISCAL YEAR 2026 RESERVE FUND ANALY	SIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	500,000
Less: First Quarter Operating Reserve		_ (
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		500,000
Estimated Remaining Undesignated Cash as of 9/30/2026		1,000,000

#### **Notes**

(1) Represents approximately 3 months of operating expenditures

Fiscal Year 2026

#### **REVENUES**

#### Interest-Investments

The District earns interest on its operating accounts.

#### Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

#### **Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

#### Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

#### **Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

#### **EXPENDITURES**

#### **Financial and Administrative**

#### Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

#### **Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

#### **District Management**

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.

#### **Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

#### Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Fiscal Year 2026

#### **EXPENDITURES**

#### Financial and Administrative (continued)

#### **Recording Secretary**

Inframark provides recording services with near verbatim minutes.

#### **Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

#### Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

#### **Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

#### **Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

#### **Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

#### **Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

#### **Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

#### **District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

#### **District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

#### **Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Fiscal Year 2026

#### **EXPENDITURES**

#### Financial and Administrative (continued)

#### **Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

#### Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

#### Professional Services - Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

#### **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

#### **Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

#### **Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

#### **Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

#### **Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

#### **Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

#### **Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

#### **Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

Fiscal Year 2026

#### **EXPENDITURES**

#### **Insurance**

#### **Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

#### **Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

#### **Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

#### **Deductible**

District's share of expenses for insured property when a claim is filed.

#### **EXPENDITURES**

#### **Utility Services**

#### **Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

#### Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

#### **Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

#### **Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

#### **Amenity Internet**

Internet service for clubhouse and other amenity locations.

#### Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

#### Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

#### Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

#### **Utilities - Other**

Utility expenses not otherwise specified in above categories.

Fiscal Year 2026

#### **EXPENDITURES**

#### **Amenity**

#### **Pool Monitor**

Cost of staff members to facilitate pool safety services.

#### Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

#### **Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

#### **Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

#### **Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

#### Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

#### **Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

#### **Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

#### **Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

#### Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

#### **Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

#### **Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

#### **Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

#### **Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

#### **Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

#### **Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

Fiscal Year 2026

#### **EXPENDITURES**

#### **Amenity (Continued)**

#### **Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

#### Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

#### Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

#### **Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

#### **Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

#### **Pool Maintenace – Contract**

Cost of Maintenance for CDD pool facilities.

#### Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

#### **Security Monitoring Services**

Cost of CDD security personnel and equipment.

#### Special Events

Cost of holiday celebrations and events hosted on CDD property.

#### **Community Activities**

Cost of recreational events hosted on CDD property.

#### **Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

#### **Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

#### **EXPENDITURES**

#### **Landscape and Pond Maintenance**

#### R&M - Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

#### **Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

#### Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Fiscal Year 2026

#### **EXPENDITURES**

#### **Landscape and Pond Maintenance (Continued)**

#### Landscaping - Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

#### **Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

#### **Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

#### **Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

#### **Aquatics - Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

#### **Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

#### **Debris Cleanup**

Cost of cleaning up debris on district property.

#### **Wildlife Control**

Management of wildlife on district property.

#### **EXPENDITURES**

#### Contingency/Reserves

#### Contingency

Funds set aside for projects, as determined by the district's board.

#### **Capital Improvements**

Funding of major projects and building improvements to CDD property.

#### **R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

### **The Heights**

Community Development District

### **Supporting Budget Schedules**

Fiscal Year 2026

## Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

#### ASSESSMENT ALLOCATION

			2013A-1													
			Ο&	M Assessment (1)					Debt Service Series 2025				Total Assessments per Unit			
			FY 2026	FY 2025	Dollar	Percent		FY 2026	FY 2025		Percent		FY 2026	FY 2025	Dollar	
Product	Units				Change	Change					Change				Change	
Apartments	314	\$	213.11 \$	213.11 \$	(0.00)	0%	\$	334.04 \$	334.04 \$	-	\$ -	\$	547.1	5 \$ 547.15	\$ (0.00	
Condominiums	0	\$	- \$	- \$	-	n/a	\$	- \$	- \$	-	n/a	\$	-	\$ -	\$ -	
Retail/Commercial (per 1,000sq. Ft.)	175	\$	266.38 \$	266.38 \$	0.00	0%	\$	417.55 \$	417.55 \$	-	\$ -	\$	683.9	4 \$ 683.93	\$ 0.00	
Office (per 1000sq. Ft.	314	\$	426.21 \$	426.21 \$	0.00	0%	\$	668.09 \$	668.09 \$	-	\$ -	\$	1,094.3	0 \$ 1,094.29	\$ 0.00	
Undeveloped	1335	\$	213.11 \$	213.11 \$	(0.00)	0%	\$	334.04 \$	334.04 \$	-	\$ -	\$	547.1	5 \$ 547.15	\$ (0.00	
			·				Ш					Ш			•	
	2138	1					Ш					Ш				

	ASSE	SSME	NT INCREASE AN	AL	YSIS		
			Assessm	ner	nt Increase	\$ -	
Product			Per Product		Per Unit O&M % Increase	Unit O&M \$ Increase	Change
Apartments	314	\$	-		0%	\$ -	n/a
Condominiums	0	\$	-		0%	\$ -	n/a
Retail/Commercial (per 1,000sq. Ft.)	175	\$	-		0%	\$ -	n/a
Office (per 1000sq. Ft.	314	\$	-		0%	\$ -	n/a
Undeveloped	1335	\$	-	•	0%	\$ -	n/a
Total	488.65	\$	-		Collection costs included		

Total Notations

(1)The assesment values of FY 2025 and FY 2026 have been grossed up by 6% to account for collection cost and early payment discounts.

ASSES	SMENT TRE	ND ANA	LYS	IS - GENERAL FUNI
	FY 2026			FY 2025
\$		213.11	\$	213.11
\$		-	\$	-
\$		266.38	\$	266.38
\$		426.21	\$	426.21
\$		213.11	\$	213.11

\$ 531,914.89 Total Gross Tax Collector Assessment Revenue
Fund Balance
\$ 531,914.89 Total Gross Levy

	Off-Roll						
GF	DS						
Assessments	Assessments						
\$66,915.24	\$104,889.36						
\$0.00	\$0.00						
\$46,523.67	\$72,925.66						
\$133,979.65	\$210,012.55						
\$284,496.32	\$445,946.81						
\$113,438.91	\$177,815.03						
\$106,633	net assessment						

	Assessment N	Methodology					
Product	Units	EAU	Total EAU	Total	Gross O&M	0&1	/I Per unit
Apartments	314	1.00	314.00	\$	66,915.24	\$	213.11
Condominiums	0	1.25	0.00	\$	-	\$	-
Retail/Commercial (per 1,000sq. Ft.)	175	1.25	218.31	\$	46,523.67	\$	266.38
Office (per 1000sq. Ft.	314.35	2.00	628.70	\$	133,979.65	\$	426.21
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	2138	7	2496	\$	531,914.89	\$	1,118.81

On-Roll Assessments

	Units
Apartments	314
Condominiums	0
Retail/Commercial (per 1,000sq. Ft.)	175
Office (per 1000sq. Ft.	314
Undeveloped	1335

16

O&M	DS
\$ 66,915.24	\$ 104,889.36
\$ -	\$ -
\$ 46,523.67	\$ 72,925.66
\$ 133,979.65	\$ 210,012.55
\$ 284,496.32	\$ 445,946.81

# **Third Order of Business**

**3H** 



April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
The Heights CDD	332

We ask that you respond to our office with a current list of CDD office holders by June 1st and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or <a href="mailto:pthomas@votehillsborough.gov">pthomas@votehillsborough.gov</a>.

Respectfully,

Patricia "Patti" Thomas

Administrative Assistant/Candidate Services

Tricia Thomas

# **Third Order of Business**

31

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
CITY OF TAMPA, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

## THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA

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1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

#### INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Heights Community Development District
City of Tampa, Florida

#### **Report on the Audit of the Financial Statements**

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of The Heights Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit. Identify
  and assess the risks of material misstatement of the financial statements, whether due to fraud or
  error, and design and perform audit procedures responsive to those risks. Such procedures include
  examining, on a test basis, evidence regarding the amounts and disclosures in the financial
  statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that
  raise substantial doubt about the District's ability to continue as a going concern for a reasonable
  period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 4, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

#### MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Heights Community Development District, City of Tampa, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

#### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$5,658,853).
- The change in the District's total net position in comparison with the prior fiscal year was \$737,153, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,795,649, an increase of \$336,933 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned which is available for spending at the District's discretion.

#### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

#### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

#### OVERVIEW OF FINANCIAL STATEMENTS (Continued)

#### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

#### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

#### **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

## NET POSITION SEPTEMBER 30,

	2023	2022
Assets, excluding capital assets	\$ 1,831,718 \$	1,525,813
Capital assets, net of depreciation	21,465,149	21,598,051
Total assets	23,296,867	23,123,864
Current liabilities	386,498	422,250
Long-term liabilities	28,569,222	29,097,620
Total liabilities	28,955,720	29,519,870
Net Position		
Net investment in capital assets	(7,103,183)	(7,350,586)
Restricted	955,995	697,407
Unrestricted	488,335	257,173
Total net position	\$ (5,658,853) \$	(6,396,006)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

#### **GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)**

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

## CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

TOR THE FIOORE TEAR EI	NDED OLI	ILIVIDLINGO	,
	20	023	2022
Revenues:			
Program revenues			
Charges for services	\$ 1,3	306,565 \$	1,333,929
Operating grants and contributions	•	117,470	5,878
Capital grants and contributions	•	113,449	1,100,696
General revenues	1,3	335,549	1,190,441
Total revenues	2,8	873,033	3,630,944
Expenses:			
General government	•	102,885	107,880
Maintenance and operations	(	629,954	1,226,099
Interest	1,4	403,041	1,421,759
Total expenses	2,	135,880	2,755,738
Change in net position	ī	737,153	875,206
Net position - beginning	(6,3	396,006)	(7,271,212)
Net position - ending	\$ (5,6	658,853) \$	(6,396,006)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$2,135,880. The costs of the District's activities were partially funded by program revenues. Program revenues were comprised primarily of assessments and tax increment revenues from the City of Tampa CRA. The majority of the decrease in expenses results from a decrease in maintenance and operations expense from the prior year.

#### GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2023 did not exceeded appropriations.

#### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

At September 30, 2023, the District had \$21,859,593 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$394,444 has been taken, which resulted in a net book value of \$21,465,149. More detailed information about the District's capital assets is presented in the notes of the financial statements.

#### Capital Debt

At September 30, 2023, the District had \$28,480,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

#### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

#### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Heights Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.



# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2023

	 vernmental Activities
ASSETS	
Cash	\$ 520,510
Accounts receivable	10,476
Prepaid items	6,228
Deposits	185
Restricted assets:	
Investments	1,294,319
Capital assets:	
Nondepreciable	10,026,267
Depreciable, net	 11,438,882
Total assets	23,296,867
LIABILITIES	
Accounts payable and accrued expenses	36,069
Accrued interest payable	350,429
Non-current liabilities:	
Due within one year	540,000
Due in more than one year	 28,029,222
Total liabilities	28,955,720
NET POSITION	
Net investment in capital assets	(7,103,183)
Restricted for debt service	955,995
Unrestricted	 488,335
Total net position	\$ (5,658,853)

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

									Ne	et (Expense)
									R	evenue and
									Ch	anges in Net
					Progr	am Revenue	es			Position
			(	Charges	C	perating	Cap	ital Grants		
				for	G	rants and		and	G	overnmental
Functions/Programs	E	Expenses	5	Services	Co	ntributions	Coı	ntributions		Activities
Primary government:										
Governmental activities:										
General government	\$	102,885	\$	102,885	\$	-	\$	-	\$	-
Maintenance and operations		629,954		405,971		58,411		113,449		(52,123)
Interest on long-term debt		1,403,041		797,709		59,059		-		(546,273)
Total governmental activities		2,135,880		1,306,565		117,470		113,449		(598,396)
		eral revenues								
		x Increment F								1,333,259
	Un	restricted inv		-	js –					2,290
		Total genera	al re	venues						1,335,549
	Chai	nge in net pos	sition	ı						737,153
	Net p	oosition - beg	innir	ng						(6,396,006)
	Net p	oosition - end	ing						\$	(5,658,853)

See notes to the financial statements

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2023

	Major Funds					Total		
				Capital		Governmental		
		General	D	ebt Service		Projects		Funds
ASSETS								
Cash	\$	520,510	\$	-	\$	-	\$	520,510
Investments		-		1,293,429		890		1,294,319
Assessments receivable		4,080		6,396		-		10,476
Due from other funds		-		6,599		-		6,599
Prepaid items		6,228		-		-		6,228
Deposits		185		-		-		185
Total assets	\$	531,003	\$	1,306,424	\$	890	\$	1,838,317
LIABILITIES AND FUND BALANCES Liabilities:								
Accounts payable and accrued expenses	\$	36,069	\$	-	\$	-	\$	36,069
Due to other funds		6,599		-		-		6,599
Total liabilities		42,668		-		-		42,668
Fund balances: Nonspendable:								
Prepait items and deposits Restricted for:		6,413		-		-		6,413
Debt service		-		1,306,424		-		1,306,424
Capital projects		-		-		890		890
Unassigned		481,922		-		-		481,922
Total fund balances		488,335		1,306,424		890		1,795,649
Total liabilities and fund balances	\$	531,003	\$	1,306,424	\$	890	\$	1,838,317

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA RECONCILIATION OF THE BALANCE SHEET – GOVERMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2023

Total fund balances - governmental funds
--

\$ 1,795,649

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets 21,859,593

Accumulated depreciation (394,444) 21,465,149

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable (350,429)
Original issue discount 46,370
Original issue premium (135,592)

Bonds payable (28,480,000) (28,919,651)

Net position of governmental activities \$ (5,658,853)

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Major Funds						Total	
						Governmental		
	(	General	Del	bt Service	Cap	ital Projects		Funds
REVENUES								
Assessments	\$	508,856	\$	797,709	\$	-	\$	1,306,565
Developer contributions		58,411		-		112,885		171,296
Intergovernmental revenues		-	•	1,333,259		-		1,333,259
Interest income		2,290		59,059		564		61,913
Total revenues		569,557	2	2,190,027		113,449		2,873,033
EVDENDITI IDEC								
EXPENDITURES								
Current:		400.005						400.005
General government		102,885		-		-		102,885
Maintenance and operations		235,510		-		-		235,510
Debt Service:				505.000				505.000
Principal		-		525,000		-		525,000
Interest		-	•	1,411,163		-		1,411,163
Capital outlay		-		-		261,542		261,542
Total expenditures		338,395		1,936,163		261,542		2,536,100
Funcion (definition on ) of management								
Excess (deficiency) of revenues		004.400		050 004		(4.40,000)		000 000
over (under) expenditures		231,162		253,864		(148,093)		336,933
Fund balances - beginning		257,173	,	1,052,560		148,983		1,458,716
Fund balances - ending	\$	488,335	\$ ^	1,306,424	\$	890	\$	1,795,649

## THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA

## RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds  Amounts reported for governmental activities in the statement of activities are different because:	\$ 336,933
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	10,287,809
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	525,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(394,444)
Amortization of original issue discount/premium Change in accrued interest	 3,398 4,724
Change in net position of governmental activities	\$ 10,763,420

## THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA NOTES TO FINANCIAL STATEMENTS

#### NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Heights Community Development District ("District") was established on July 13, 2006 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by The City of Tampa Ordinance 2006-161. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023, all of the Board members are affiliated with Riverside Heights Holding, LLC ("Developer").

The Board has the final responsibility for:

- 1. Assessing and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

#### **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

#### NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

#### Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District was also funded with tax increment revenues in the current fiscal year.

The District reports the following major governmental funds:

#### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

#### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

#### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The fund was closed out during the current fiscal year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

#### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Assets, Liabilities and Net Position or Equity (Continued)

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### **Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### Assets, Liabilities and Net Position or Equity (Continued)

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

#### NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

#### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

#### **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

#### **NOTE 4 - DEPOSITS AND INVESTMENTS**

#### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

#### **Investments**

The District's investments were held as follows at September 30, 2023:

	Fair Value	Credit Risk	Maturities
First American Government Obligations Fund Cl Y	\$ 1,294,319	S&P AAAm	Weighted average of the fund portfolio: 24 days
Total Investments	\$ 1,294,319		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

#### NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

#### **Investments (Continued)**

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

#### **NOTE 5 - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning				Ending
	Balance	Additions	I	Reductions	Balance
Governmental activities					
Capital assets, not being depreciated					
Construction in progress	\$ 21,598,051	\$ 261,542	\$	21,859,593	\$ -
Land improvements	-	10,026,267		-	10,026,267
Total capital assets, not being depreciated	 21,598,051	10,287,809		21,859,593	10,026,267
Capital assets, being depreciated					
Infrastructure	 -	11,833,326		-	11,833,326
Total capital assets, being depreciated	 -	11,833,326		-	11,833,326
Less accumulated depreciation for:					
Infrastructure	 -	394,444		-	394,444
Total accumulated depreciation	 -	394,444		-	394,444
Total capital assets, being depreciated, net	 _	11,438,882			11,438,882
Governmental activities capital assets, net	\$ 21,598,051	\$ 21,726,691	\$	21,859,593	\$ 21,465,149

The total projected cost of all infrastructure improvements for the District is estimated at \$23,500,000. The infrastructure will include roadways, potable water and wastewater systems, storm water management, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain infrastructure are to be conveyed to others for ownership and maintenance responsibilities.

Depreciation expense was charged to the maintenance and operations function.

#### **NOTE 6 – LONG TERM LIABILITIES**

#### Series 2017

In August 2017, the District issued \$21,745,000 of Special Assessment and Revenue Bonds, Series 2017 with due dates from January 1, 2021 through January 1, 2050. The Bonds have fixed interest rates from 3.5% to 5.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each January 1 and July 1, commencing January 1, 2018. Principal on the Bonds is to be paid serially commencing January 1, 2021 through January 1, 2050.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bonds are secured by pledged revenues consisting of special assessments and committed tax increment revenues – see Note 7 for additional information.

#### Series 2018

In September 2018, the District issued \$8,255,000 of Special Assessment and Revenue Bonds, Series 2018 consisting of term bonds with due dates ranging from January 1, 2024 through January 1, 2050. The Bonds have fixed interest rates from 3.875% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each January 1 and July 1, commencing January 1, 2020. Principal on the Bonds is to be paid serially commencing January 1, 2021 through January 1, 2050.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bonds are secured by pledged revenues consisting of special assessments and committed tax increment revenues – see Note 7 for additional information.

#### **Bond Compliance**

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements at September 30, 2023.

#### **Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

		Beginning					Ending	Dι	ue Within	
	Balance			Additions	Re	eductions	Balance	One Year		
Governmental activities										
Series 2017	\$	21,015,000	\$	-	\$	385,000	\$ 20,630,000	\$	395,000	
Plus: Bond premium		140,757		-		5,165	135,592		-	
Series 2018		7,990,000		-		140,000	7,850,000		145,000	
Less: Bond discount		48,137		-		1,767	46,370			
Total	\$	29,097,620	\$	-	\$	528,398	\$ 28,569,222	\$	540,000	

#### **NOTE 6 – LONG TERM LIABILITIES (Continued)**

#### Long-term Debt Activity (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities								
September 30:		Principal		Interest		Total			
2024	\$	540,000	\$	1,391,991	\$	1,931,991			
2025		565,000		1,370,581		1,935,581			
2026		585,000		1,346,794		1,931,794			
2027		610,000		1,322,081		1,932,081			
2028		635,000		1,296,331		1,931,331			
2029-2033		3,660,000		5,975,969		9,635,969			
2034-2038		4,680,000		4,938,469		9,618,469			
2039-2043		5,960,000		3,611,047		9,571,047			
2044-2048		7,625,000		1,908,497		9,533,497			
2049-2052		3,620,000		184,522		3,804,522			
Total	\$	28,480,000	\$	23,346,282	\$	51,826,282			

#### **NOTE 7 - INTERLOCAL AGREEMENT**

The District has entered into an Interlocal Agreement with the City of Tampa (City) and the Community Redevelopment Agency of the City of Tampa (CRA). Under the agreement, the District will be eligible to receive up to 74% of the CRA tax increment funds collected in the Tampa Heights Riverfront Community Redevelopment Area for eligible public improvements on a reimbursement basis. The District will be constructing certain improvements under the Tampa Heights Riverfront Development agreement, including a portion of Riverwalk, residential units and retail space. The term of the agreement will continue until September 30, 2043 or the completion of the public improvements, whichever is sooner. The CRA will remit committed tax revenues to the trust accounts of the District in an amount not to exceed the lesser of 74% of the tax increment funds collected in the Redevelopment Area or the annual debt service on qualified debt used to finance related public infrastructure.

During the current fiscal year, the District received \$1,333,259 related to this agreement. The amount was used to partially pay debt service on the Series 2017 and 2018 Bonds.

#### **NOTE 8 – DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$58,411. In addition, the Developer contributed \$112,885 to the capital projects fund in order to complete the construction projects.

#### **NOTE 9 - CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

#### **NOTE 10 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

#### **NOTE 11 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	 udgeted nal & Final	Actu	al Amounts	Fina	riance with al Budget - Positive
REVENUES					
Developer contributions	\$ -	\$	58,411	\$	58,411
Assessments	500,000		508,856		8,856
Interest	 -		2,290		2,290
Total revenues	500,000		569,557		69,557
EXPENDITURES Current:					
General government	98,866		102,885		(4,019)
Physical environment	 401,134		235,510		165,624
Total expenditures	500,000		338,395		161,605
Net change in fund balance	\$ -	ī	231,162	\$	231,162
Fund balance - beginning			257,173		
Fund balance - ending		\$	488,335		

### THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2023 did not exceed appropriations.

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT CITY OF TAMPA, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023 UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	0
Independent contractor compensation	0
Construction projects to begin on or after October 1; (\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$213.11 - \$426.21
	Debt service - \$334.08 - \$668.15
Special assessments collected	\$1,306,565
Outstanding Bonds:	see Note 6 for details



1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
The Heights Community Development District
City of Tampa, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Heights Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 4, 2025.

#### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

#### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

#### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 4, 2025



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### INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
The Heights Community Development District
City of Tampa, Florida

We have examined The Heights Community Development District, City of Tampa, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of The Heights Community Development District, City of Tampa, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 4, 2025



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### MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
The Heights Community Development District
City of Tampa, Florida

#### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of The Heights Community Development District, City of Tampa, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated February 4, 2025.

#### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

#### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; and Independent Auditor's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 4, 2025, should be considered in conjunction with this management letter.

#### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of The Heights Community Development District, City of Tampa, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

February 4, 2025

#### REPORT TO MANAGEMENT

#### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

#### **II. PRIOR YEAR FINDINGS**

None

#### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

### **Third Order of Business**

**3**J

### **Third Order of Business**

**3K** 

### **Fourth Order of Business**

### **4A**

## MINUTES OF MEETING THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

1	The Public Hearing and regular meeting	ngs of the Board of Supervisors for The Heights							
2	Community Development District was held on Tuesday, August 13, 2024, at 1:00 pm at the								
3	Offices of SoHo Capital located at 220 W. 7th	n Ave. Suite 100, Tampa, FL 33602.							
4 5 6	Present and constituting a quorum were	e:							
7	Adam Harden	Chairperson							
8	Chas Bruck	Vice-Chairperson							
9	Grant Kerekes	Assistant Secretary							
10	Cassidi Cutini	Assistant Secretary							
11									
12	Also present:								
13									
14	Brian Lamb	District Manager							
15	Angie Grunwald	District Manager							
16									
17	The following is a summary of the disc	cussions and actions taken.							
18 19	FIRST ORDER OF BUSINESS	Call to Order/Roll Call							
20	Mr. Lamb called the meeting to order,								
21	wir. Lamb caned the meeting to order,	and a quorum was established.							
22	SECOND ORDER OF BUSINESS	Public Comment							
23	There being no public comments, the n								
24	<i>C</i> 1								
25	THIRD ORDER OF BUSINESS	Recess to Public Hearings							
26 27	Mr. Lamb requested the Board recess	to public hearing.							
28	FOURTH ORDER OF BUSINESS	Public Hearing on Adopting Fiscal Year							
29 30	A. Open Public Hearing on Adopting	2025 Final Budget							
31	A. Open I ubile Hearing on Adoptin	ng Fiscal Teal 2023 Final Dudget							
32	On MOTION by Mr. Harden	seconded by Mr. Bruck with all in							
33	<b> </b>	oting Fiscal Year 2025 Final Budget,							
34	was opened. 3-0	oring Tiscar Tear 2023 Tinar Budget,							
35	Thus opened to o								
36	B. Staff Presentations								
37	C. Public Comments								
38	The being none, the next item follo	owed.							
39									
40	D. Consideration of Resolution 202	4-03; Adopting Final Fiscal Year 2025 Budget							
41									
42		seconded by Mr. Bruck with all in							
43		Adopting Final Fiscal Year 2025							
44	Budget, was adopted. 3-0								

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#### E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget

On MOTION by Mr. Harden seconded by Mr. Bruck with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was closed. 3-0

#### FIFTH ORDER OF BUSINESS

#### **Public Hearing on Levving O&M** Assessments

#### A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. Harden seconded by Mr. Bruck with all in favor, Public Hearing on Levying O&M Assessments, was opened. 3-0

#### **B.** Staff Presentations

#### C. Public Comment

There being none, the next item followed.

#### D. Consideration of Resolution 2024-04; Levying O&M Assessments

On MOTION by Mr. Harden seconded by Mr. Bruck with all in favor, Resolution 2024-04; Levying O&M Assessments, was adopted. 3-0

#### F. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Harden seconded by Mr. Bruck with all in favor, Public Hearing on Levying O&M Assessments, was closed. 3-0

#### SIXTH ORDER OF BUSINESS

#### **Vendor and Staff Reports**

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

There being none, the next order of business followed.

#### SEVENTH ORDER OF BUSINESS

#### **Business Items**

#### A. Acceptance of Board of Supervisor Resignation – Shawna Ellis

On MOTION by Mr. Harden seconded by Mr. Bruck with all in favor, Resignation of Shawna Ellis from the Board of Supervisors, was accepted. 3-0

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#### B. Appointment of New Supervisor – Cassidi Cutini to Seat #1

90		
91	On MOTION by Mr. Harden secon	ded by Mr. Bruck with all in
92	favor, the appointment of Cassidi C	utini to serve on Seat 1 of the
93	Board of Supervisors, was accepted.	3-0
94		
95	Mr. Brian Lamb, a Certified Notary Pub	olic for the State of Florida, administered the
96	Oath of Office to Cassidi Cutini in Seat #1.	
97		
98	C. Consideration of Resolution 2024-05	5; Approving Fiscal Year 2025 Meeting
99	Schedule	
100		
101	On MOTION by Mr. Harden secon	ded by Mr. Bruck with all in
102	favor, Resolution 2024-05; Approvi	ng Fiscal Year 2025 Meeting
103	Schedule, was adopted. 3-0	
104		
105	EIGHTH ORDER OF BUSINESS	Consent Agenda
106	A. Approval of Minutes of the June 05, 20	S .
107	B. Consideration of Operation and Main	, 8
108	-	oproval of the Check Register for May –
109	June 2024	sprovar or the cheen register for than
110	June 2021	
111	On MOTION by Mr. Harden secon	ded by Mr. Bruck with all in
112	favor, the Consent Agenda, was appr	
113	in or, me compens rigerous, was uppr	
114	NINTH ORDER OF BUSINESS	<b>Board of Supervisors Requests and</b>
115	THE CREEK OF BOSINESS	Comments
116	There being none, the next item followed.	
117	TENTH ODDED OF DUCINECS	Dall's Comments
118	TENTH ORDER OF BUSINESS	Public Comments
119	There being none, the next order of business	Tollowed.
120 121	ELEVENTH ORDER OF BUSINESS	Adjournment
		Adjournment
122 123	There being no further business,	
	O MOTION I M II I	1 1 1 M D 1 '4 11'
124	On MOTION by Mr. Harden secon	<u> </u>
125	favor, the meeting was adjourned. 3-	0
126		
127		
128		
129	Brian Lamb	Adam Hardan
130	Brian Lamb	Adam Harden
131	District Manager	Chairperson

## MINUTES OF MEETING THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors for The Heights Community Development District scheduled for Wednesday, March 5, 2025 at 10:00 am was CONTINUED to March 12, 2025 at 10:00 am.

Present were:

Grant Kerekes Assistant Secretary
Brian Lamb District Manager
Bryan Radcliff District Manager

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

#### FIRST ORDER OF BUSINESS

#### Call to Order/Roll Call

Mr. Lamb opened the meeting and announced that due to a lack of quorum the scheduled meeting will be CONTINUED to March 12, 2025 at 10:00 am at the offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602.

#### SECOND ORDER OF BUSINESS

**Public Comment on Agenda Items** 

There were no members of the public present or via TEAMS.

#### THIRD ORDER OF BUSINESS

**Vendor/Staff Reports** 

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

#### FOURTH ORDER OF BUSINESS

**Business Items** 

- A. Review of FY 23 Audit
- B. Consideration of Resolution 2025-01; Declaring Vacancies

#### FIFTH ORDER OF BUSINESS

**Consent Agenda** 

- A. Approval of Minutes of the August 13, 2024; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures July January 2025
- C. Acceptance of the Financials and Approval of the Check Register for July January 2025

SIXTH ORDER OF BUSINESS Board of Supervisors' Requests and

**Comments** 

SEVENTH ORDER OF BUSINESS CONTINUED

Bryan Radcliff
Grant Kerekes
District Manager
Assistant Secretary

### **Fourth Order of Business**

**4B** 

# The Heights Community Development District

Financial Statements (Unaudited)

Period Ending April 30, 2025

Prepared by:

#### **Balance Sheet**

As of April 30, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	 GENERAL FUND	ERIES 2017 BT SERVICE FUND	 ERIES 2018 BT SERVICE FUND	ERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	FI	GENERAL XED ASSETS FUND	L	GENERAL ONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>										
Cash - Operating Account	\$ 1,176,178	\$ -	\$ -	\$ -	\$ -	\$	-	\$	- \$	1,176,178
Due From Other Funds	-	534,578	-	-	-		-		-	534,578
Investments:										
Acquisition & Construction Account	-	-	-	-	936		-		-	936
Construction Fund	-	-	-	22	-		-		-	22
Reserve Fund	-	703,600	244,550	-	-		-		-	948,150
Revenue Fund	-	1,874,253	-	-	-		-		-	1,874,253
Deposits - Electric	185	-	-	-	-		-		-	185
Fixed Assets										
Land & Improvements	-	-	-	-	-		10,026,267		-	10,026,267
Infrastructure	-	-	-	-	-		11,820,662		-	11,820,662
Equipment and Furniture	-	-	-	-	-		12,665		-	12,665
Bond Issuance Cost	-	-	-	-	-		70,724		-	70,724
Other Fixed Assets	-	-	-	-	-		4,418,210		-	4,418,210
Amount Avail In Debt Services	-	-	-	-	-		-		1,753,079	1,753,079
Amount To Be Provided	-	-	-	-	-		-		27,251,921	27,251,921
TOTAL ASSETS	\$ 1,176,363	\$ 3,112,431	\$ 244,550	\$ 22	\$ 936	\$	26,348,528	\$	29,005,000 \$	59,887,830
LIABILITIES										
Accounts Payable	\$ 22,794	\$ -	\$ -	\$ -	\$ -	\$	-	\$	- \$	22,794
Accounts Payable - Other	2,700	-	-	-	-		-		-	2,700
Bonds Payable	-	-	-	-	-		-		29,005,000	29,005,000
Due To Other Funds	6,971	-	527,607	-	-		-		-	534,578
TOTAL LIABILITIES	32,465		527,607		-				29,005,000	29,565,072

#### **Balance Sheet**

As of April 30, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018  CAPITAL  PROJECTS  FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	3,112,431	-	-	-	-	-	3,112,431
Capital Projects	-	-	-	22	936	-	-	958
Unassigned:	1,143,898	-	(283,057)	-	-	26,348,528	-	27,209,369
TOTAL FUND BALANCES	1,143,898	3,112,431	(283,057)	22	936	26,348,528	-	30,322,758
TOTAL LIABILITIES & FUND BALANCES	\$ 1,176,363	\$ 3,112,431	\$ 244,550	\$ 22	\$ 936	\$ 26,348,528	\$ 29,005,000	\$ 59,887,830

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025 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	\$ -	\$ 27,074	\$ 27,074	0.00%
Interest - Tax Collector	-	221	221	0.00%
Special Assmnts- Tax Collector	500,000	491,748	(8,252)	98.35%
TOTAL REVENUES	500,000	519,043	19,043	103.81%
EXPENDITURES				
Administration				
Supervisor Fees	2,000	-	2,000	0.00%
ProfServ-Trustee Fees	8,200	8,081	119	98.55%
Disclosure Report	10,000	4,167	5,833	41.67%
District Counsel	10,000	2,840	7,160	28.40%
District Engineer	10,000	1,585	8,415	15.85%
District Manager	50,000	31,083	18,917	62.17%
Auditing Services	8,700	8,200	500	94.25%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	6	494	1.20%
Public Officials Insurance	5,000	1,477	3,523	29.54%
Legal Advertising	1,000	· -	1,000	0.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	652	848	43.47%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	109,100	59,766	49,334	54.78%
Electric Utility Services				
Utility - Electric	156,000	74,739	81,261	47.91%
Total Electric Utility Services	156,000	74,739	81,261	47.91%
Other Physical Environment				
Insurance - General Liability	5,000	5,000	-	100.00%
Landscape Maintenance	36,000	15,896	20,104	44.16%
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	20,896	214,004	8.90%
TOTAL EXPENDITURES	500,000	155,401	344,599	31.08%
Excess (deficiency) of revenues				
Over (under) expenditures		363,642	363,642	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		780,256		
FUND BALANCE, ENDING		\$ 1,143,898		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025 Series 2017 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED YEAR TO DATE BUDGET ACTUAL		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 45,561	\$ 45,561	0.00%
Special Assmnts- Tax Collector	1,396,150	769,218	(626,932)	55.10%
Special Assmnts- CDD Collected	-	1,551,490	1,551,490	0.00%
TOTAL REVENUES	1,396,150	2,366,269	970,119	169.49%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	410,000	410,000	-	100.00%
Interest Expense	986,150	497,175	488,975	50.42%
Total Debt Service	1,396,150	907,175	488,975	64.98%
TOTAL EXPENDITURES	1,396,150	907,175	488,975	64.98%
Excess (deficiency) of revenues				
Over (under) expenditures		1,459,094	1,459,094	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	822	822	0.00%
TOTAL FINANCING SOURCES (USES)	-	822	822	0.00%
Net change in fund balance	\$ -	\$ 1,459,916	\$ 1,459,916	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,652,515		
FUND BALANCE, ENDING		\$ 3,112,431	:	

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025 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
REVENUES						
Interest - Investments	\$ -	\$	6,019	\$	6,019	0.00%
Special Assmnts- Tax Collector	539,431		-		(539,431)	0.00%
TOTAL REVENUES	539,431		6,019		(533,412)	1.12%
EXPENDITURES						
Debt Service						
Principal Debt Retirement	155,000		155,000		=	100.00%
Interest Expense	384,431		193,959		190,472	50.45%
Total Debt Service	539,431		348,959		190,472	64.69%
TOTAL EXPENDITURES	539,431		348,959		190,472	64.69%
Excess (deficiency) of revenues						
Over (under) expenditures		(	342,940)		(342,940)	0.00%
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-		(822)		(822)	0.00%
TOTAL FINANCING SOURCES (USES)	-		(822)		(822)	0.00%
Net change in fund balance	\$ -	\$ (	343,762)	\$	(343,762)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			60,705			
FUND BALANCE, ENDING		\$ (	283,057)			

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures	<u>-</u> _	<u>-</u> _		0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		22		
FUND BALANCE, ENDING		\$ 22		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025 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
REVENUES							
Interest - Investments	\$	=	\$	23	\$	23	0.00%
TOTAL REVENUES		-		23		23	0.00%
EXPENDITURES							
TOTAL EXPENDITURES		-		-		-	0.00%
Excess (deficiency) of revenues				23		23	0.00%
Over (under) expenditures							0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				913			
FUND BALANCE, ENDING			\$	936			

### **Bank Account Statement**

The Heights CDD

**Bank Account No.** 5949 **Statement No.** 04\_25

**Statement Date** 04/30/2025

G/L Account No. 101001 Balance	1,176,178.09	Statement Balance	1,163,656.15
		<b>Outstanding Deposits</b>	12,521.94
Positive Adjustments	0.00	—— Subtotal	1,176,178.09
Subtotal	1,176,178.09	Outstanding Checks	0.00
Negative Adjustments	0.00	En dia a Dalanca	1 170 170 00
Ending G/L Balance	1,176,178.09	Ending Balance	1,176,178.09

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/30/2025		JE000466	Interest - Investments	Interest Earned	4,081.46	4,081.46	0.00
04/01/2025		JE000467	Misc-Contingency	Refund CK 100010 for inv -	777.20	777.20	0.00
04/25/2025	Payment	BD00004	Special Assmnts- Tax Collector	Deposit No. BD00004	1,070.53	1,070.53	0.00
Total Deposit	ts		ran comeete.		5,929.19	5,929.19	0.00
Checks							
							0.00
03/31/2025	Payment	100025	LANDMARK ENGINEERING &	Inv: 2130089-188	-935.00	-935.00	0.00
03/31/2025	Payment	100026	MOLLOY & JAMES	Inv: 1217	-1,400.00	-1,400.00	0.00
04/11/2025	Payment	100027	INFRAMARK LLC	Inv: 147059	-5,125.01	-5,125.01	0.00
04/11/2025	Payment	300007	TECO TAMPA ELECTRIC ACH	Inv: 032125-1585	-11,554.23	-11,554.23	0.00
04/21/2025	Payment	300008	TECO TAMPA ELECTRIC ACH	Inv: 032425-9735	-820.42	-820.42	0.00
04/24/2025	Payment	300009	TECO TAMPA ELECTRIC ACH	Inv: 040325-5097	-155.49	-155.49	0.00
<b>Total Checks</b>					-19,990.15	-19,990.15	0.00
Adjustments							
Total Adjustn	nents						
Outstanding	Deposits						
04/01/2024		JE000313		Teco ACH 02.16.24-			11,701.52
05/01/2024		JE000333		ACH_Utility - Electric			820.42
Total Outstar	nding Deposi	ts					12,521.94

### **Fourth Order of Business**

4C

#### **Payment Register by Fund**

For the Period from 04/01/2025 to 04/30/2025 (Sorted by Check / ACH No.)

Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
RAL FUN	ID - 001						
100027	04/11/25	INFRAMARK LLC	147059	Inframark Management Inv - April 25	Dissemination Services - April 25	531142-51301	\$833.34
100027	04/11/25	INFRAMARK LLC	147059	Inframark Management Inv - April 25	MANAGEMENT FEE - April 25	531150-51301	\$4,166.67
100027	04/11/25	INFRAMARK LLC	147059	Inframark Management Inv - April 25	Website Maintenance - April 25	549936-51301	\$125.00
300007	04/11/25	TECO TAMPA ELECTRIC ACH	032125-1585	TECO Bill - Statement Date: 03/21/25	ELECTRIC	543041-53100	\$11,554.23
300008	04/21/25	TECO TAMPA ELECTRIC ACH	032425-9735	Electric Bill - 02/22-03/24	ELECTRIC	543041-53100	\$820.42
300009	04/24/25	TECO TAMPA ELECTRIC ACH	040325-5097	Electric Bill - 02/28 - 03/28	ELECTRIC	543041-53100	\$155.49
						Fund Total	\$17,655.15
	100027 100027 100027 100027 300007 300008	ACH No. Date  ERAL FUND - 001  100027 04/11/25 100027 04/11/25 100027 04/11/25 300007 04/11/25 300008 04/21/25	ACH No. Date Payee  ERAL FUND - 001  100027 04/11/25 INFRAMARK LLC 100027 04/11/25 INFRAMARK LLC 100027 04/11/25 INFRAMARK LLC 300007 04/11/25 INFRAMARK LLC 300007 04/11/25 TECO TAMPA ELECTRIC ACH 300008 04/21/25 TECO TAMPA ELECTRIC ACH	ACH No. Date Payee Invoice No.  ERAL FUND - 001  100027 04/11/25 INFRAMARK LLC 147059 100027 04/11/25 INFRAMARK LLC 147059 100027 04/11/25 INFRAMARK LLC 147059 300007 04/11/25 INFRAMARK LLC 147059 300007 04/11/25 TECO TAMPA ELECTRIC ACH 032125-1585 300008 04/21/25 TECO TAMPA ELECTRIC ACH 032425-9735	IRAL FUND - 001         Payee         Invoice No.         Payment Description           100027         04/11/25         INFRAMARK LLC         147059         Inframark Management Inv - April 25           100027         04/11/25         INFRAMARK LLC         147059         Inframark Management Inv - April 25           100027         04/11/25         INFRAMARK LLC         147059         Inframark Management Inv - April 25           300007         04/11/25         TECO TAMPA ELECTRIC ACH         032125-1585         TECO Bill - Statement Date: 03/21/25           300008         04/21/25         TECO TAMPA ELECTRIC ACH         032425-9735         Electric Bill - 02/22-03/24	Payer   Invoice No.   Payment Description   Invoice / GL Description   Invoice / GL Description	Payer   Invoice No.   Payment Description   Invoice / GL Description   G/L Account #

Total Checks Paid \$17,655.15

## **Fourth Order of Business**

**4D** 

#### THE HEIGHTS CDD

#### **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	4/1/2025	147059	\$4,166.67		MANAGEMENT FEE - April 25
INFRAMARK LLC	4/1/2025	147059	\$125.00	\$4,291.67	Website Maintenance - April 25
Monthly Contract Subtotal			\$4,291.67	\$4,291.67	
Variable Contract					
INFRAMARK LLC	4/21/2025	147972	\$2.10	\$2.10	MANAGEMENT FEE - B/W Copies
TECO TAMPA ELECTRIC ACH	4/22/2025	042225-1585	\$11,554.23	\$11,554.23	ELECTRIC - 03/18 - 04/15
Variable Contract Subtotal			\$11,556.33	\$11,556.33	
Regular Services					
INFRAMARK LLC	4/1/2025	147059	\$833.34	\$833.34	Dissemination Services - April 25
TECO TAMPA ELECTRIC ACH	3/24/2025	032425-9735	\$820.42	\$820.42	ELECTRIC
TECO TAMPA ELECTRIC ACH	4/3/2025	040325-5097	\$155.49	\$155.49	ELECTRIC
Regular Services Subtotal			\$1,809.25	\$1,809.25	
Additional Services					
KEYSTONE PROPERTY MAINTENANCE	4/21/2025	23038	\$720.00	\$720.00	LANDSCAPE SERVICES - Palm Trimming
OUTDOOR CONCEPTS OF	4/14/2025	10626	\$81.26	\$81.26	Irrigation Repairs April 2025
Additional Services Subtotal			\$801.26	\$801.26	
TOTAL			\$18,458.51	\$18,458.51	



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

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

Services provided for the Month of: April 2025

147059

CUSTOMER ID

C2314

PO#

DATE
4/1/2025
NET TERMS
Net 30
DUE DATE
5/1/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	4,166.67		4,166.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					5,125.01

Subtotal	\$5,125.01
Tax	\$0.00
Total Due	\$5,125.01

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.



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

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

Services provided for the Month of: March 2025

INVOICE# 147972 CUSTOMER ID C2314

PO#

DATE
4/21/2025
NET TERMS
Net 30
DUE DATE

5/21/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	14	Ea	0.15		2.10
Subtotal					2.10

Subtotal	\$2.10
Tax	\$0.00
Total Due	\$2.10

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.



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 212 W OAK AVE, LS2

TAMPA, FL 33602-2010

Statement Date: April 22, 2025

**Amount Due:** \$11.554.23

Due Date: May 13, 2025 Account #: 221008541585

#### DO NOT PAY. Your account will be drafted on May 13, 2025

#### **Account Summary**

Current Service Period: March 18, 2025 - April 15, 2025				
Previous Amount Due	\$11,554.23			
Payment(s) Received Since Last Statement	-\$11,554.23			
Current Month's Charges	\$11,554.23			
Current months charges	\$11,554.2			

Amount Due by May 13, 2025

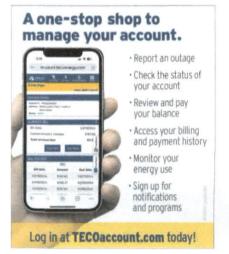
\$11,554.23

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





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

Account #: 221008541585 Due Date: May 13, 2025

Pay your bill online at TampaElectric.com See reverse side of your paystub for more ways to pay.

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00002336 FTECO104232504251310 00000 03 00000000 13437 002 HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607-6008

**Amount Due:** \$11,554.23 Payment Amount: \$\_

662495342657

Your account will be drafted on May 13, 2025

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



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

Account #: 221008541585 Statement Date: April 22, 2025 Charges Due: May 13, 2025

Important Messages

Service Period: Mar 18, 2025 - Apr 15, 2025

Rate Schedule: LS-2 Customer Specified Lighting

#### **Charge Details**

Lighting Charges		\$11,554.23
Municipal Public Service Tax		\$28.64
Franchise Fee		\$708.52
Florida Gross Receipt Tax		\$9.2
Storm Surcharge	4326 kWh @ \$0.01230/kWh	\$53.2
Clean Energy Transition Mechanism	4326 kWh @ \$0.00043/kWh	\$1.86
Storm Protection Charge	4326 kWh @ \$0.00559/kWh	\$24.18
Lighting Fuel Charge	4326 kWh @ \$0.03059/kWh	\$132.33
Monthly Charge		\$10448.68
Lighting Energy Charge	4326 kWh @ \$0.03412/kWh	\$147.60
Lighting Service Items LS-2 (Bright	Choices) for 29 days	
Electric Charges		

**Total Current Month's Charges** 

\$11,554.23

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

#### Ways To Pay Your Bill



#### **Bank Draft**

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.



#### In-Person

Find list of Payment Agents at 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**. Convenience fee will be charged.



#### Phone Toll Free:

866-689-6469

Correspondences: Tampa Electric

All Other

P.O. Box 111 Tampa, FL 33601-0111

#### Contact Us

Online:

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, SOLAR TAMPA, FL 33602-2010

Statement Date: March 28, 2025

Amount Due:

\$820.42

Due Date: April 21, 2025 Account #: 221008569735

#### DO NOT PAY. Your account will be drafted on April 21, 2025

#### **Account Summary**

Current Service Period: February 22, 2025 - March 24, 2025 \$820.42 Previous Amount Due -\$820.42 Payment(s) Received Since Last Statement \$820.42 **Current Month's Charges** 

Amount Due by April 21, 2025

\$820.42

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



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please return stub portion of this bill with your payment.

Account #: 221008569735 Due Date: April 21, 2025

Amount Due:

\$820.42

Payment Amount: \$

652618864166

Your account will be drafted on April 21, 2025

Mail payment to: TECO

P.O. BOX 31318 TAMPA, FL 33631-3318

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00006580 FTECO103282522174510 00000 02 00000000 13606 002 HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607-6008



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

Account #: 221008569735 Statement Date: March 28, 2025 Charges Due: April 21, 2025

Service Period: Feb 22, 2025 - Mar 24, 2025

Rate Schedule: LS-2 Customer Specified Lighting

#### **Charge Details**

## Important Messages

Lighting Charges	\$820.42
Municipal Public Service Tax	\$0.00
Franchise Fee	\$50.43
Florida Gross Receipt Tax	\$0.00
Storm Surcharge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Protection Charge	\$0.00
Lighting Fuel Charge	\$0.00
Monthly Charge	\$769.99
Lighting Energy Charge	\$0.00
Lighting Service Items LS-2 (Bright Choices) for 31	days
Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 Lighting Energy Charge Monthly Charge Lighting Fuel Charge Storm Protection Charge Clean Energy Transition Mechanism Storm Surcharge Florida Gross Receipt Tax Franchise Fee Municipal Public Service Tax

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



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#### In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

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



#### All Other Correspondences: Tampa Electric P.O. Box 111

Tampa, FL 33601-0111

#### **Contact Us**

#### Online:

TampaElectric.com

**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:

Power Outage: 877-588-1010

**Energy-Saving Programs:** 813-275-3909

#### **Credit or Debit Card**

Pay by credit Card using KUBRA EZ-Pav at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free:



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

1910 N OLA AVE, DOCKSIDE TAMPA, FL 33602-2014

Statement Date: April 03, 2025

**Amount Due:** \$155.49

Due Date: April 24, 2025 Account #: 221007995097

#### DO NOT PAY. Your account will be drafted on April 24, 2025

#### **Account Summary**

Amount Due by April 24, 2025	\$155.49
Current Month's Charges	\$155.49
Payment(s) Received Since Last Statement	-\$153.90
Previous Amount Due	\$153.90

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

#### Monthly Usage (kWh) 2024 2025 920 736 552 368 184 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

#### Your Energy Insight



Your average daily kWh used was 7.14% lower than the same period last year.



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



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- · Check the status of vour account
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To ensure prompt credit, please return stub portion of this bill with your payment.

Due Date: April 24, 2025

**Amount Due:** \$155.49

Account #: 221007995097

Payment Amount: \$\_

625458486249

Your account will be drafted on April 24, 2025

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



00002582 FTECO104032522582910 00000 03 00000000 13458 002 HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607-6008



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

Account #: 221007995097 Statement Date: April 03, 2025 Charges Due: April 24, 2025

#### **Meter Read**

Meter Location: DOCKSIDE

Service Period: Feb 28, 2025 - Mar 28, 2025

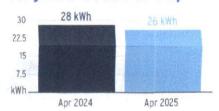
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	03/28/2025	48,242	47,483		759 kWh	1	29 Days

#### **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 29 days @ \$0.63000 \$18.27 Energy Charge 759 kWh @ \$0.08641/kWh \$65.59 759 kWh @ \$0.03083/kWh Fuel Charge \$23.40 Storm Protection Charge 759 kWh @ \$0.00577/kWh \$4.38 Clean Energy Transition Mechanism 759 kWh @ \$0.00418/kWh \$3.17 759 kWh @ \$0.02121/kWh \$16.10 Storm Surcharge Florida Gross Receipt Tax \$3.36 \$134.27 **Electric Service Cost** Franchise Fee \$8.79 Municipal Public Service Tax \$12.43 Total Electric Cost, Local Fees and Taxes \$155.49

#### Avg kWh Used Per Day



**Important Messages** 

**Total Current Month's Charges** 

\$155.49

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

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Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

at TECOaccount.com.

charges to your account or service disconnection.



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866-689-6469

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7-1-1

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Keystone Property Maintenance 1324 Seven Springs Blvd #146 New Port Richey, FL 34655 US 7272246100 keystonepm727@gmail.com

Invoice 23038

BILL TO THE HEIGHTS CDD 2005 PAN AM CIRCLE,STE 300 TAMPA, FL 33607

DATE 04/21/2025 PLEASE PAY **\$720.00** 

DUE DATE 05/21/2025

DATE	ACCOUNT SUMMARY			AMOUNT
04/01/2025	Balance Forward			0.00
	Other payments and credits afte	r 04/01/2025 through 04/20/	2025	0.00
04/21/2025	Other invoices from this date			0.00
	New charges (details below)			720.00
	Total Amount Due			720.00
DESCRIPTION		QTY	RATE	AMOUNT
Tree Trimming TRIMMED 12 PALM	IS. INCLUDES DUMP FEE	12	60.00	720.00
CHECK		TOTAL OF NEW CH	ARGES	720.00
Pay invoice		TOTAL DUE		\$720.00

THANK YOU.



#### Outdoor Concepts Of Tampa Bay, Inc.

Irrigation Design, Repair & Installation 3580 Woodridge Place Palm Harbor, FL 34684

### Invoice

Date	Invoice #
4/14/2025	10626

Bill To	
The Heights CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	

Project Information
City of Tampa Riverwalk Extension Tampa, FL

Terms

Due on receipt

Description	Qty	Rate	Amount
Service Call/Inspection - April - 040425	1	75.00	75.00
.50" Fittings Nozzle (rainbird)	1 3	0.86 1.80	0.86 5.40

			lotai	\$81.26
	Phone #	E-mail	Payments/Credits	\$0.00
7	27-647-1767	outdoorconceptsfl@gmail.com	Balance Due	\$81.26
				ψ01.20