# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

**MARCH 05, 2025** 

### REGULAR MEETING 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 Chairperson Cassidi Cutini, Assistant Secretary Grant Kerekes, Assistant Secretary Clay Thompson, III, Assistant Secretary District Staff
Brian Lamb, District Manager
Daniel L. Molloy, District Counsel

#### Regular Meeting Agenda

Wednesday, March 05, 2025, at 10:00 AM

The Regular Meeting of **The Heights Community Development District** will be held on **March 05, 2025, at 10:00AM at the Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602.** Please let us know at least 24 hours in advance if you plan to call into the meeting. Following is the Agenda for the Meeting:

#### Join the meeting now

Meeting ID: 222 853 512 295 Call in (audio only) +1 646-838-1601

Passcode: 5PT39n6m Phone Conference ID: 413 953 627#

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

#### REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENTS ON AGENDA ITEMS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

- 3. VENDOR/STAFF REPORTS
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 4. BUSINESS ITEMS
  - A. Review of FY 23 Audit
  - **B.** Consideration of Resolution 2025-01; Declaring Vacancies
- 5. 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
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

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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#### 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 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,

TON THE HOUSE TEXINEN	LI ILIVIDLI	. 50,	
	2023		2022
Revenues:			
Program revenues			
Charges for services	\$ 1,306,565	\$	1,333,929
Operating grants and contributions	117,470		5,878
Capital grants and contributions	113,449		1,100,696
General revenues	1,335,549		1,190,441
Total revenues	2,873,033		3,630,944
Expenses:			
General government	102,885		107,880
Maintenance and operations	629,954		1,226,099
Interest	1,403,041		1,421,759
Total expenses	2,135,880		2,755,738
Change in net position	737,153		875,206
Net position - beginning	 (6,396,006)		(7,271,212)
Net position - ending	\$ (5,658,853)	\$	(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

		ernmental ctivities
ASSETS		
Cash	\$	520,510
Accounts receivable		10,476
Prepaid items		6,228
Deposits		185
Restricted assets:		
Investments		1,294,319
Capital assets:		
Nondepreciable	1	10,026,267
Depreciable, net	1	1,438,882
Total assets		23,296,867
LIABILITIES Accounts payable and accrued expenses		36,069
Accrued interest payable		350,429
Non-current liabilities:		<b>5.40.000</b>
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	1						737,153
	Net p	position - 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		overnmental
		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

lotal 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)

(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

				Total				
							Go	overnmental
	(	General	Debt Service		Capital 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:								
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
France (deficiency) of revenues								
Excess (deficiency) of revenues		004.400		050 004		(440,000)		220,022
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		Reductions		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	\$ -		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



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## 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.

#### RESOLUTION 2025-01

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE 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 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 CORKSCREW FARMS 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 5<sup>th</sup> day of March 2025.

ATTEST:	THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair of the Board of Supervisors

# MINUTES OF MEETING THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

1	The Public Hearing and regular meetings 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 Ave. Suite 100, Tampa, FL 33602.					
4 5	Present and constituting a quorum were:					
6						
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 Managar				
15	Angie Grunwald	District Manager District Manager				
16	Aligie Ordinwald	District Manager				
17	The following is a summary of the di	scussions and actions taken				
18	The following is a summary of the al	scussions and actions taken.				
19	FIRST ORDER OF BUSINESS	Call to Order/Roll Call				
20	Mr. Lamb called the meeting to order					
21	<i>g</i>	,				
22	SECOND ORDER OF BUSINESS	<b>Public Comment</b>				
23	There being no public comments, the	next order of business followed.				
24						
25	THIRD ORDER OF BUSINESS	Recess to Public Hearings				
26	Mr. Lamb requested the Board recess	s to public hearing.				
27						
28	FOURTH ORDER OF BUSINESS	Public Hearing on Adopting Fiscal Year				
29		2025 Final Budget				
30	A. Open Public Hearing on Adopt	ing Fiscal Year 2025 Final Budget				
31						
32		n seconded by Mr. Bruck with all in				
33		opting Fiscal Year 2025 Final Budget,				
34	was opened. 3-0					
35	D G 00 D					
36	B. Staff Presentations					
37	C. Public Comments	1 1				
38	The being none, the next item fol	llowed.				
39	D. Consideration of Deceletion 20	24.02. Adomting Final Figure Voca 2025 Budget				
40 41	D. Consideration of Resolution 20	24-03; Adopting Final Fiscal Year 2025 Budget				
	On MOTION by Ma Hand	n seconded by Ma Dayels with all in				
42 43		n seconded by Mr. Bruck with all in				
43 44	favor, Resolution 2024-03; Adopting Final Fiscal Year 2025 Budget, was adopted. 3-0					
77	Budget, was adopted. 3-0					

	1148450 10, 2021
45 46	E. Close Pub
47	
48	On MO
49	favor, l
50	was clo
51	
52	FIFTH ORDER OF
53	
54	A. Open Pub
55	
56	On MO
57	favor, l
58	3-0
59	
60	B. Staff Prese
61	C. Public Con
62	There bein
63	
64	D. Considera
65	
66	On MO
67	favor,
68	adopted
69	
70	F. Close Publ
71	
72	On MO
73	favor, l
74	3-0
75	
76	SIXTH ORDER OF
77	A. District Co
78	B. District En
79	C. District M
80	There bein
81	
82	SEVENTH ORDER
83	A. Acceptance
84	
85	On MO

## lic Hearing on Adopting Fiscal Year 2025 Final Budget

OTION by Mr. Harden seconded by Mr. Bruck with all in Public Hearing on Adopting Fiscal Year 2025 Final Budget, osed. 3-0

### **BUSINESS**

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

### lic Hearing on Levying O&M Assessments

OTION by Mr. Harden seconded by Mr. Bruck with all in Public Hearing on Levying O&M Assessments, was opened.

- entations
- mment

g none, the next item followed.

### tion of Resolution 2024-04; Levying O&M Assessments

OTION by Mr. Harden seconded by Mr. Bruck with all in Resolution 2024-04; Levying O&M Assessments, was d. 3-0

### lic Hearing on Levying O&M Assessments

OTION by Mr. Harden seconded by Mr. Bruck with all in Public Hearing on Levying O&M Assessments, was closed.

### **BUSINESS**

### **Vendor and Staff Reports**

- ounsel
- ngineer
- lanager

g none, the next order of business followed.

#### **OF BUSINESS Business Items**

## e of Board of Supervisor Resignation – Shawna Ellis

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

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

86 87

88 89

90						
91	On MOTION by Mr. Harden seco	•				
92	favor, the appointment of Cassidi Cutini to serve on Seat 1 of the					
93	Board of Supervisors, was accepted	1. 3-0				
94		·				
95	Mr. Brian Lamb, a Certified Notary P	ublic 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; Approving Fiscal Year 2025 Meeting				
99	Schedule					
100						
101	On MOTION by Mr. Harden seco	onded by Mr. Bruck with all in				
102	favor, Resolution 2024-05; Appro	•				
103	Schedule, was adopted. 3-0					
104	Somewhat, was despress of					
105	EIGHTH ORDER OF BUSINESS	Consent Agenda				
105	A. Approval of Minutes of the June 05,					
107	· · · · · · · · · · · · · · · · · ·	ntenance Expenditures May – June 2024				
108	•	Approval of the Check Register for May -				
109	June 2024	approval of the Check Register for May -				
110	June 2024					
	On MOTION by Mr. Hardan agas	anded by Mr. Davely with all in				
111 112	On MOTION by Mr. Harden second forcer the Consent A condo was an	<u> </u>				
	favor, the Consent Agenda, was ap	proved. 3-0				
113	NINDII ODDED OF DUGINEGO	Day 1 cf C				
14	NINTH ORDER OF BUSINESS	Board of Supervisors Requests and				
15	m 1 · · · · · · · · · · · · · · · · · ·	Comments				
16	There being none, the next item followed.					
17		D.14 G				
118	TENTH ORDER OF BUSINESS	Public Comments				
19	There being none, the next order of busines	ss followed.				
20						
121	ELEVENTH ORDER OF BUSINESS	Adjournment				
122	There being no further business,					
123						
124	On MOTION by Mr. Harden seco					
125	favor, the meeting was adjourned.	3-0				
126						
127						
128						
129	D: 1 1	A.1. TT. 1				
.30	Brian Lamb	Adam Harden				
131	District Manager	Chairperson				

## THE HEIGHTS CDD

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
KEYSTONE PROPERTY MAINTENANCE	7/1/2024	20894	\$1,025.00	\$1,025.00	LANDSCAPE JULY 2024
Monthly Contract Subtotal			\$1,025.00	\$1,025.00	
Utilities					
TAMPA ELECTRIC	6/20/2024	1585 062024 ACH	\$11,669.22	\$11,669.22	ELECTRIC
TAMPA ELECTRIC	7/3/2024	5097 070324 ACH	\$131.68	\$131.68	ELECTRIC
TAMPA ELECTRIC	7/22/2024	1585 072224 ACH	\$11,669.22	\$11,669.22	ELECTRIC
Utilities Subtotal			\$23,470.12	\$23,470.12	
Regular Services					
OUTDOOR CONCEPTS OF	6/24/2024	10058	\$138.06	\$138.06	SERVICE CALL
Regular Services Subtotal			\$138.06	\$138.06	
TOTAL			\$24,633.18	\$24,633.18	



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

keystonepm727@gmail.com

Invoice 20894

The Heights CDD

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

DATE 07/01/2024 PLEASE PAY \$7,175.00 DUE DATE 07/31/2024

DATE	ACCOUNT SUMMARY			AMOUNT
06/01/2024	Balance Forward	6,150.00		
	Other payments and credits aft	er 06/01/2024 through 06/30	/2024	0.00
07/01/2024	Other invoices from this date			0.00
	New charges (details below)			1,025.00
	Total Amount Due			7,175.00
DESCRIPTION		QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4,HIGHLAI PALM/HIGHLAND	ND ROUND-ABOUT AND	1	275.00	275.00
Lawn Maintenance PARKING GARAG		1	750.00	750.00
CHECK BLOCK 1		TOTAL OF NEW CH	IARGES	1,025.00
		TOTAL DUE		\$7,175.00
		-		

THANK YOU.



Current Service Period: May 16, 2024 - June 14, 2024

Payment(s) Received Since Last Statement

Amount Due by July 11, 2024

**Account Summary** 

Previous Amount Due

Current Month's Charges

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

TAMPA, FL 33602-2010

Statement Date: June 20, 2024

Amount Due:

\$11,669.22

**Due Date:** July 11, 2024 Account #: 221008541585

# Receive



\$11,701.52 -\$11,701.52

\$11,669.22

\$11,669.22

Scan here to view your account online.



## **USE ANY OPTION BELOW:** Log into TECOaccount.com

- · Report and check status at TampaElectric.com/OutageMap
- · Text OUT to 27079\*
- Call 877-588-1010\*\*
- \* If we don't recognize your number, register at TECOaccount.com.
- \*\* 12-digit account number and Zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

DO NOT PAY. Your account will be drafted on July 11, 2024

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



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

Account #: 221008541585 **Due Date:** July 11, 2024

Amount Due:

\$11,669.22

Payment Amount: \$\_

616816352456

Your account will be drafted on July 11, 2024

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Pay your bill online at TampaElectric.com

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



Make check payable to: TECO

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



Service For: 212 W OAK AVE LS2, TAMPA, FL 33602-2010 Account #: 221008541585 Statement Date: June 20, 2024 Charges Due: July 11, 2024

Service Period: May 16, 2024 - Jun 14, 2024

**Charge Details** 

Rate Schedule: LS-2 Customer Specified Lighting

**Important Messages** 

Electric Charges Lighting Service Items LS-2 (Brighting 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	4326 kWh @ \$0.03406/kWh 4326 kWh @ \$0.03127/kWh 4326 kWh @ \$0.03877/kWh 4326 kWh @ \$0.00036/kWh 4326 kWh @ \$0.00074/kWh	\$147.34 \$10448.68 \$135.27 \$167.72 \$1.56 \$3.20 \$11.67 \$714.96 \$38.82
--	--	--

Total Current Month's Charges

\$11,669.22

# 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.



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



Phone Toll Free: 866-689-6469

## All Other Correspondences:

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

## **Contact Us**

### Online:

TampaElectric.com 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 account or service disconnection. charges to your account or service disconnection.



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

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

Statement Date: July 03, 2024

Amount Due: \$131.68

> Due Date: July 24, 2024 Account #: 221007995097

## DO NOT PAY. Your account will be drafted on July 24, 2024

### **Account Summary**

Previous Amount Due	-\$4.26
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$4.26
Current Month's Charges	\$135.94

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

## Your Energy Insight



Your average daily kWh used was 8.7% higher than the same period last year.



Your average daily kWh used was 4.17% higher than it was in your previous period.



Scan here to view your account online.





#### Monthly Usage (kWh) 2023 2024 890 712 534 356 178 0 Jan May Sep Jun Aua

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



JUL 08

Account #: 221007995097

Due Date: July 24, 2024



## Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$131.68 Payment Amount: \$.

656322389273

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

Your account will be drafted on July 24, 2024

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



00000437 FTECO107042400411910 00000 03 01000000 13289 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: July 03, 2024 Charges Due: July 24, 2024

### **Meter Read**

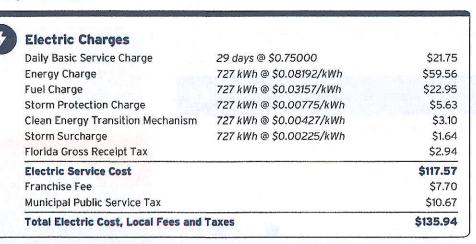
Meter Location: DOCKSIDE

Service Period: May 30, 2024 - Jun 27, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	_ Previous Reading	<b>a</b>	Total Used	Multiplier	Billing Period
1000697056	06/27/2024	41,161	40,434		727 kWh	1	29 Days

## **Charge Details**



### Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$135.94

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

## Ways To Pay Your Bill



### **Bank Draft**

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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

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-

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

## 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



## HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

212 W OAK AVE, LS2 TAMPA, FL 33602-2010 Statement Date: July 22, 2024

\$11,669.22 Amount Due:

> Due Date: August 12, 2024 Account #: 221008541585

## DO NOT PAY. Your account will be drafted on August 12, 2024

## **Account Summary**

Current Service Period: June 15, 2024 - July 16, 2024 \$11,669.22 Previous Amount Due -\$11,669.22 Payment(s) Received Since Last Statement \$11,669.22 Current Month's Charges

Amount Due by August 12, 2024

\$11,669.22

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment. Account #: 221008541585 Due Date: August 12, 2024

> \$11,669.22 **Amount Due:**

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

682248227884

Payment Amount: \$\_\_

Your account will be drafted on August 12, 2024



00000337 FTECO107222423361110 00000 03 01000000 13102 002 HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607-6008

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

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



Service For:

212 W OAK AVE LS2, TAMPA, FL 33602-2010 Account #: 221008541585 Statement Date: July 22, 2024 Charges Due: August 12, 2024

**Important Messages** 

Service Period: Jun 15, 2024 - Jul 16, 2024

Rate Schedule: LS-2 Customer Specified Lighting

## Charge Details

#### **Electric Charges** Lighting Service Items LS-2 (Bright Choices) for 32 days Lighting Energy Charge 4326 kWh @ \$0.03406/kWh \$147.34 Monthly Charge \$10448.68 Lighting Fuel Charge 4326 kWh @ \$0.03127/kWh \$135.27 Storm Protection Charge 4326 kWh @ \$0.03877/kWh \$167.72 Clean Energy Transition Mechanism 4326 kWh @ \$0.00036/kWh \$1.56 Storm Surcharge 4326 kWh @ \$0.00074/kWh \$3.20 Florida Gross Receipt Tax \$11.67 Franchise Fee \$714.96 Municipal Public Service Tax \$38.82 **Lighting Charges** \$11,669.22

Total Current Month's Charges

\$11,669.22

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.



### 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

In-Person

Payment Agents at

TampaElectric.com

Find list of



### 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
Phone:

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 charges to your account or service disconnection.



Outdoor Concepts Of Tampa Bay, Inc.

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

## Invoice

Date	Invoice #
6/24/2024	10058

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 - June - 061524	1	75.00	75.00
Nozzle (rainbird) .50" Fittings	4 1	1.80 0.86	7.20 0.86
Labor, 2 - Men	0.5	110.00	55.00

\$138.06	Total		
\$0.00	Payments/Credits	E-mail	Phone #
\$138.06	Balance Due	outdoorconceptsfl@gmail.com	727-647-1767
Ψ130.00			

## THE HEIGHTS CDD

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	7/31/2024	129944	\$2.07			DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	8/2/2024	30497	\$833.34			DISTRICT INVOICE AUGUST 2024
INFRAMARK LLC	8/2/2024	30497	\$4,166.67			DISTRICT INVOICE AUGUST 2024
INFRAMARK LLC	8/2/2024	30497	\$125.00	\$5,125.01		DISTRICT INVOICE AUGUST 2024
INFRAMARK LLC	7/31/2024	128861	\$833.34			DISTRICT INVOICE JULY 2024
INFRAMARK LLC	7/31/2024	128861	\$4,166.67			DISTRICT INVOICE JULY 2024
INFRAMARK LLC	7/31/2024	128861	\$125.00	\$5,125.01	\$10,252.09	DISTRICT INVOICE JULY 2024
KEYSTONE PROPERTY MAINTENANCE	8/1/2024	21134	\$11,550.00			LAWN MAINT.
Monthly Contract Subtotal			\$21,802.09			
Utilities						
TAMPA ELECTRIC	6/27/2024	9735 072724 ACH	\$820.42			ELECTRIC
TAMPA ELECTRIC	7/29/2024	9735 072924 ACH	\$820.42			ELECTRIC
TAMPA ELECTRIC	8/2/2024	5097 080224 ACH	\$164.18		\$1,805.02	ELECTRIC
Utilities Subtotal			\$1,805.02			
Regular Services						
GHD SERVICES INC	5/31/2024	340-0110862	\$777.20			FEES
OUTDOOR CONCEPTS OF	5/27/2024	10005	\$310.26			service call
TIMES PUBLISHING COM	7/17/2024	351411 071724	\$956.00			AD SERVICES
TIMES PUBLISHING COM	5/22/2024	344362 052224	\$369.50		\$1,325.50	AD SERVICES
Regular Services Subtotal			\$2,412.96			
Additional Services						
OUTDOOR CONCEPTS OF	7/26/2024	10117	\$305.84			SERVICE CALL - 07/25/24
Additional Services Subtotal			\$305.84			
TOTAL			\$26,325.91			

## THE HEIGHTS CDD

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/4/2024	132255	\$0.15		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132409	\$833.34		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132409	\$4,166.67		MANAGEMENT FEE
INFRAMARK LLC	9/5/2024	132409	\$125.00	\$5,125.16	MANAGEMENT FEE
Monthly Contract Subtotal			\$5,125.16	\$5,125.16	
Regular Services					
GRAU & ASSOCIATES	8/8/2024	26312	\$500.00	\$500.00	AUDIT
LANDMARK ENGINEERING &	8/15/2024	2130089-186	\$200.00	\$200.00	CONSTRUCTION
TIMES PUBLISHING COM	7/17/2024	106078 071724	\$956.00	\$956.00	AD SERVICES
TIMES PUBLISHING COM	5/22/2024	106078 052224	\$369.50	\$369.50	AD SERVICES
Regular Services Subtotal			\$2,025.50	\$2,025.50	
Additional Services					
RHH 220 7TH AVE., LLC	9/3/2024	RHH 090324	\$2,764.03	\$2,764.03	Overpayment on invoice
Additional Services Subtotal			\$2,764.03	\$2,764.03	
TOTAL			\$9,914.69	\$9,914.69	



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: August 2024

#132255

CUSTOMER ID

C2314

PO#

DATE
9/4/2024
NET TERMS
Net 30
DUE DATE

10/4/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Subtotal					0.15

\$0.15	Subtotal
\$0.00	Tax
\$0.15	Total Due

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 #132409

CUSTOMER ID

C2314

PO#

**INVOICE#** 

DATE
9/5/2024

NET TERMS
Net 30

DUE DATE
10/5/2024

Services provided for the Month of: September 2024

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.

## **Grau and Associates**

951 W. Yamato Road, Suite 280 Boca Raton, FL 33431www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

The Heights Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Invoice No. 26312 Date 08/08/2024

 SERVICE
 AMOUNT

 Audit FYE 09/30/2023
 \$ 500.00

 Current Amount Due
 \$ 500.00



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

## **Invoice**

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

Invoice Date: Aug 15, 2024 Invoice No: 2130089-186 Billing Through: Jul 31, 2024

### Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$200.00
	Revise Plan for Market Street Parking & Round Fixtures and Existing Water Meter	dabout; E-Mail City of Tamp	oa Regarding A	dditional	
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.00	\$200.00	\$200.00	

Amount Due This Invoice: \$200.00



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

### ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name			
07/10/24 - 07/17/24	THE HEIGHTS	S CDD		
Billing Date	Sales	s Rep	Customer Account	
07/17/2024	Deirdre Bonett		106078	
Total Amount Due	Total Amount Due		Ad Number	
\$956.00	\$956.00		0000351411	

### **PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/10/24	07/17/24	0000351411	Times	Legals CLS	Budget Hearing	2	2x57 L	\$952.00
07/10/24	07/17/24	0000351411	Times Tampabay.com	Legals CLS Legals CLS	Budget Hearing  AffidavitMaterial	2 2	2x57 L 2x57 L	\$952.00 \$0.00 \$4.00

### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times tampabay.com

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name			
07/10/24 - 07/17/24	THE HEIGHTS	S CDD		
Billing Date	Sales Rep		Customer Account	
07/17/2024	Deirdre Bonett		106078	
Total Amount Due			Ad Number	
\$956.00			0000351411	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

THE HEIGHTS CDD 2005 PAN AM CIRCLE #300 TAMPA, FL 33607

## **Tampa Bay Times Published Daily**

## STATE OF FLORIDA COUNTY OF Hillsborough

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter RE: Budget Hearing was published in said newspaper by print in the issues of: 7/10/24, 7/17/24 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature Affiant

Sworn to and bscribed before me this

Signature of Notary Public

Personally known X

or produced identification

Type of identification produced

Notary Public State of Florida Judy Allen My Commission HH 302167 Expires 8/17/2026

#### THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S), THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, AND ADOPTION OF AN ASSESSMENT ROLL; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") of The Heights Community Development District ("District") will hold a public hearing on August 07 2024 at 10:00 a.m. at the offices of SoHo, Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025") to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the Proposed Budget upon the lands located within the District, and to provide for the levy, collection and enforcement of the non-ad valorem assessments.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda, Proposed Budget and preliminary assessment roll may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, (813) 873-730 ("District Manager's Office"), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.theheightscdd.org at least two days before the budget hearing date.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager Run Date: July 10 and July 17, 2024

0000351411



Times Publishing Company **DEPT 3396** PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355 Fed Tax ID 59-0482470

### **ADVERTISING INVOICE**

Advertising Run Dates		Advertiser Name				
05/22/24	THE HEIGHTS	THE HEIGHTS CDD				
Billing Date	Sales	Sales Rep Customer Acco				
05/22/2024	Deirdre Bonett	•	106078			
Total Amount D	Total Amount Due		Ad Number			
\$369.50			0000344362			

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/22/24	05/22/24	0000344362	Times	Legals CLS	QUALIFYING CANDIDATES	1	2x44 L	\$365,50
05/22/24	05/22/24	0000344362	Tampabay.com	Legals CLS	QUALIFYING CANDIDATES AffidavitMaterial	1	2x44 L	\$0,00 \$4.00
	;							

### PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

## Tampa Bay Times

**DEPT 3396** PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

### **ADVERTISING INVOICE**

Thank you for your business.

THE HEIGHTS CDD 2005 PAN AM CIRCLE #300 **TAMPA, FL 33607** 

Advertising Run Dates		Advertiser Name
05/22/24	THE HEIGHTS C	DD
Billing Date Sales		Customer Account
05/22/2024	Deirdre Bonett	106078
Total Amount	Due	Ad Number
\$369.50		0000344362

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO

TIMES PUBLISHING COMPANY

REMIT TO:

**Times Publishing Company DEPT 3396** PO BOX 123396 DALLAS, TX 75312-3396

0000344362-01

## Tampa Bay Times Published Daily

## STATE OF FLORIDA COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: was published in said newspaper by print in the issues of: **5/22/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .05/22/2024

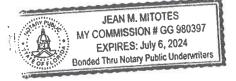
Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced



### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

In accordance with section 190.006(3)(b), Florida Statutes, The Heights Community Development District (the "District") hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of The Heights Community Development District begins at noon on Monday, June 10, 2024, and close at noon on Friday, June 14, 2024.

The District has three (3) seats up for election, Seats 3, 4, and 5. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at either the Fred B. Karl County Center, 601 E. Kennedy Blvd., 16th Floor, Tampa, Florida 33602 (telephone 813-272-5850) or Robert L. Gilder Elections Service Center, 2514 N. Falkenburg Rd., Tampa, Florida 33619 (telephone 744-5900). All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

For additional information please contact the Hillsborough County Supervisor of Elections.

Brian Lamb District Manager

 $\}_{SS}$ 

Rune Date: 05/22/2024

0000344362

## **CHECK REQUEST FORM**

District Name:	The Heights CDD	500 State St
Date:	9/3/24	
Invoice Number:	RHH 090324	MANUAL PROPERTY AND ASSESSMENT OF THE PROPERTY OF THE PROPERTY ASSESSMENT OF THE PROPERTY OF THE PROPERTY ASSESSMENT OF THE PROPERTY ASSESSMENT OF THE PROPERTY ASSESSMENT OF THE PROPERTY ASSESSMENT OF THE PROPERTY OF THE PROPERTY ASSESSMENT OF THE PROPERTY OF THE P
Please issue a check to:		
Vendor Name:	RHH 220 7th Ave., LLC	
Vendor No.:		
Check amount:	\$2,764.03	
Please code to:		531147
	*	
Check Description/Reason:	Overpayment on invoice	
Mailing instructions:	RHH 220 7th Ave. LLC	
	701 S. Howard Ave.	
	#106-322	(141)
	Tampa, FL 33606	40-10
Due Date for Check:	5 - 1	
Requestor:	Teresa Farlow	
Manager's review:		//Si 1 897 /NO.
I.		

### **Teresa Farlow**

From:

Secreen Murray <Secreen.Murray@ghd.com>

Sent:

Friday, August 9, 2024 10:31 AM

To:

Soho Accounting

Cc:

Teresa Farlow; Cassidi Cutini

Subject:

RE: (11124219) Tampa Armature Works Inquiry on payments \$4,348.41 The Heights

CDD

You don't often get email from secreen.murray@ghd.com. Learn why this is important

### This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Hello and hope all is well.

I just checked with accounting, and I must return the full amount to Height CDD since we just received the check from them . They can work out the funds to RHH. Truly sorry I am not able to change the rules. Thanks

## Secreen V. Murray Project Service Advisor Manager-SE Region

### GHD

### Proudly employee-owned | ghd.com

5904 Hampton Oaks Parkway, Suite F Tampa FL 33610 D +1.813.257.0633 E secreen.murray@ghd.com

From: Soho Accounting <ap@soho-capital.com>

Sent: Friday, August 9, 2024 10:04 AM

To: Secreen Murray <Secreen.Murray@ghd.com>

Cc: Teresa Farlow <Teresa.Farlow@Inframark.com>; Cassidi Cutini <cassidi@soho-capital.com> Subject: Re: (11124219) Tampa Armature Works Inquiry on payments \$4,348.41 The Heights CDD

Importance: High

Secreen,

Please reimburse RHH 220 for the amount of \$2,764.03 and mail to:

701 S Howard Ave #106-322 Tampa FL 33606

And follow up with Teresa Farlow, copied here on reimbursement for Heights CDD payments.

Thank you for your efforts.

Tammy Brierley
Accounting Specialist
Soho Capital LLC
ap@soho-capital.com
813-254-7070

From: Secreen Murray < Secreen. Murray@ghd.com >

Sent: Thursday, August 8, 2024 12:06 PM

To: ap@soho-capital.com <ap@soho-capital.com>

Cc: Adam Harden <a href="mailto:adam@soho-capital.com">adam@soho-capital.com</a>; William Lang <a href="mailto:wlang@threeoakstampa.com">wlang@threeoakstampa.com</a> Subject: (11124219) Tampa Armature Works Inquiry on payments \$4,348.41 The Heights CDD

Hello and hope all is well.

Just received duplicate payment for pretty old invoices and would ,like to issue a refund for \$4,348.41. Can you confirm the correct address to send payment:? Thanks

## Secreen V. Murray Project Service Advisor Manager-SE Region

### GHD

### Proudly employee-owned | ghd.com

5904 Hampton Oaks Parkway, Suite F Tampa FL 33610 D +1.813.257.0633 E secreen.murray@ghd.com

From: USremittance@ghd.com <USremittance@ghd.com>

Sent: Thursday, August 8, 2024 11:47 AM

To: Secreen Murray < Secreen.Murray@ghd.com>

Cc: Chino Meneses < RonnelChino.Meneses@ghd.com >; CM Palo < CelineMae.Palo@ghd.com >

Subject: Inquiry on payments \$4,348.41 The Heights CDD

Hi Secreen.

Good day!

Client I paid Invoices 340-0042845 (\$1,584.38) and 340-0098412 (\$2,764.03) twice.

Invoice 340-0042845 has been paid and posted on 11/1/2022. Invoice 340-0098412 has been paid and posted on 07/22/2024

Could you kindly advise on how to handle the overpayment?

Batch: 1, Tran: 3, Date: 20240807, Amount: 0.00, Lockbox#: 392237, Acc#: -

THE HEIGHTS CDD

V00031: GHD SERVICES INC

Check Date: 08/01/2024

2/26/202

**ENGINEER SERVICES** 

Invoice No. Description Invoice 340-0042845 Req#316## GHD INC. Inv 340-10/21/20 340-0098412

Batch: 1, Tran: 3, Date: 20221101, Amount: 0.00, Lockbox#: 392237, Acc#: -

ZC 376

000019

CT JW TFMMUNI

CT

FOR PROJECT EXPENSES

RTSP REQ 316 INVOICE 340-0042845 THE HEIGHTS CDD

THE HEIGHTS CDD 2018 CIP ACQ & CONST

Wealth Management & Investment Services Questions Call 1-866-252-4360

Batch: 1, Tran: 3, Date: 20240722, Amount: 0.00, Lockbox#: 392237, Acc#: -

DATE:07/15/2024 CK#:2029 TOTAL:\$2,764.03\*\*\* BANK:RHH 220 Valley Operating Ac

PAYEE: GHD Services, Inc

**Property Address** 

Invoice - Date

**Description** 

RHH 220 7th Ave, LLC

340-0098412 - 02/26/202

Project 11124219

Chino Meneses Finance Services Officer

GHD

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11/F Southgate Tower 2258 Chino Roces Avenue (corner EDSA) Makati City 1232 Philippines

## THE HEIGHTS CDD

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
KEYSTONE PROPERTY MAINTENANCE	10/1/2024	21544	\$1,025.00	\$1,025.00	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$1,025.00	\$1,025.00	
Utilities					
TAMPA ELECTRIC	8/27/2024	9735 082724 ACH	\$820.42	\$820.42	ELECTRIC
TAMPA ELECTRIC	10/3/2024	5097 100324 ACH	\$130.96	\$130.96	
TAMPA ELECTRIC	9/4/2024	5097 090424 ACH	\$152.11	\$152.11	ELECTRIC
Utilities Subtotal	3/4/2024	3037 030424 AOTT	\$1,103.49	\$1,103.49	ELLOTTIO
			·	·	
Regular Services					
ADA SITE COMPLIANCE	10/26/2024	INV-11568	\$1,500.00	\$1,500.00	WEBSITE COMPLIANCE
EGIS INSURANCE	9/10/2024	25487	\$6,477.00	\$6,477.00	INSURANCE
GHD SERVICES INC - DO not use	6/1/2024	11124219	\$777.20	\$777.20	LABOR
KEYSTONE PROPERTY MAINTENANCE	9/1/2024	21344	\$900.00	\$900.00	LANDSCAPE
KEYSTONE PROPERTY MAINTENANCE	9/1/2024	21319	\$1,025.00	\$1,025.00	LANDSCAPE
KEYSTONE PROPERTY MAINTENANCE	8/1/2024	21109	\$1,025.00	\$1,025.00	LANDSCAPE
OUTDOOR CONCEPTS OF	8/30/2024	10191	\$256.86	\$256.86	SERVICE CALL
TIMES PUBLISHING COM	9/25/2024	106078 092524	\$446.00	\$446.00	AD SERVICES
US BANK	9/25/2024	7482302	\$4,040.63	\$4,040.63	TRUSTEE
Regular Services Subtotal			\$16,447.69	\$16,447.69	
Additional Services					
DARK MOSS LLC	10/15/2023	2138	\$913.90	\$913.90	PROFESSIONAL SERVICES THROUGH 09.18.2023
OUTDOOR CONCEPTS OF	10/4/2024	10267	\$252.60	\$252.60	
Additional Services Subtotal			\$1,166.50	\$1,166.50	
TOTAL			\$19,742.68	\$19,742.68	



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

## Invoice 21544

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

DATE 10/01/2024 PLEASE PAY \$3,075.00 DUE DATE 10/31/2024

The Heights CDD

DATE	ACCOUNT SUMMARY			AMOUNT			
09/01/2024	Balance Forward	2,050.00					
	Other payments and credits aff	0.00					
10/01/2024	Other invoices from this date	Other invoices from this date					
	New charges (details below)	1,025.00					
	Total Amount Due	Total Amount Due					
DESCRIPTION		QTY	RATE	AMOUNT			
Lawn Maintenance BLOCK 4,HIGHLAND PALM/HIGHLAND	ND ROUND-ABOUT AND	1	275.00	275.00			
Lawn Maintenance PARKING GARAG		1	750.00	750.00			
CHECK BLOCK 1		TOTAL OF NEW CH	IARGES	1,025.00			
		TOTAL DUE		\$3,075.00			

THANK YOU.



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

Statement Date: August 27, 2024 \$820.42

Amount Due:

Due Date: September 17, 2024 Account #: 221008569735

## DO NOT PAY. Your account will be drafted on September 17, 2024

### **Account Summary**

\$820.4
-\$820.47
\$820.4

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



Scan here to view your account online.



payment reminders so you never lose track of your bill.



\$820.42

TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment. Account #: 221008569735



Received



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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

643976828103

Amount Due:

Payment Amount: \$

Due Date: September 17, 2024

Your account will be drafted on September 17, 2024

Mail payment to: TECO

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

00000426 FTECO108272423365110 00000 03 01000000 13483 002 HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607-6008



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



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

Account #: 221008569735 Statement Date: August 27, 2024 Charges Due: September 17, 2024

Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: LS-2 Customer Specified Lighting

### **Charge Details**

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

Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.

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



## 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.



P.O. Box 111

### **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

#### 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

Tampa, FL 33601-0111

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



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

2023

Nov

2024

Dec

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

Statement Date: October 03, 2024

Amount Due:

\$130.96

Due Date: October 24, 2024 Account #: 221007995097

## DO NOT PAY. Your account will be drafted on October 24, 2024

## **Account Summary**

Monthly Usage (kWh)

900

360

180

Jan

Current Service Period: August 29, 2024 - September 27, 2024						
Previous Amount Due	\$152.11					
Payment(s) Received Since Last Statement	-\$152.11					
Current Month's Charges	\$130.96					
Amount Due by October 24, 2024	\$130.96					

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

## Your Energy Insight



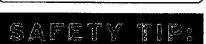
Your average daily kWh used was 4.17% lower than the same period last year.



Your average daily kWh used was 17.86% lower than it was in your previous period.

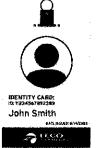


Scan here to view your account online.



## Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Mar

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll new

Account #: 221007995097 Due Date: October 24, 2024 Amount Due: \$130.96 OCT 15 2024 Payment Amount: \$ \_\_\_ 603236224460

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

Your account will be drafted on October 24, 2024

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



00000078 FTECO110032423591110 00000 03 01000000 13287 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: October 03, 2024 Charges Due: October 24, 2024

Avg kWh Used Per Day

23 kWh

Oct 2024

24 kWh

Oct 2023

Important Messages

## **Meter Read**

Meter Location: DOCKSIDE

Service Period: Aug 29, 2024 - Sep 27, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	" Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	09/27/2024	43,573	42,885		688 kWh	1	30 Days

## **Charge Details**

Total Electric Cost, Local Fees and	Taves	\$130.9
Municipal Public Service Tax	\$10.3	
Franchise Fee		\$7.43
Electric Service Cost		\$113.2
Florida Gross Receipt Tax		\$2.8
Storm Surcharge	688 kWh @ \$0.00225/kWh	\$1.5
Clean Energy Transition Mechanism	688 kWh @ \$0.00427/kWh	\$2.9
Storm Protection Charge	688 kWh @ \$0.00775/kWh	\$5.3
Fuel Charge	688 kWh @ \$0.03157/kWh	\$21.7
Energy Charge	688 kWh @ \$0.08192/kWh	\$56.3
Daily Basic Service Charge	30 days @ \$0.75000	\$22.5
Electric Charges		

22.5

15 7.5 kWh

Total Current Month's Charges \$130.96

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

## Ways To Pay Your Bill



### **Bank Draft**

savings account.

Pay by credit Card

using KUBRA EZ-Pay

at TECOaccount.com.

Convenience fee will

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

Credit or Debit Card



### in-Person

Find list of Payment Agents at TampaElectric.com



### Mail A Check

Payments: TECO

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



Phone
Toll Free:
866-689-6469

### **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

be charged.

Tampa, FL 3360I-0111

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not authorized party will relay the payment to Tampa Electric and do so in a timely fashion.



### HEIGHTS COMMUNITY DEVELOPMENT **DISTRICT MANAGEMENT SERVICES LLC**

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

Statement Date: September 04, 2024

**Amount Due:** \$152.11

Due Date: September 25, 2024 Account #: 221007995097

## DO NOT PAY. Your account will be drafted on September 25, 2024

## **Account Summary**

900

720 540

360 180

Jan

Amount Due by September 25, 2024	\$152.11					
Current Month's Charges	\$152.11					
Payment(s) Received Since Last Statement	-\$164.18					
Previous Amount Due	\$164.18					
Current Service Period: July 30, 2024 - August 28, 2024						

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

## Your Energy Insight



Your average daily kWh used was 16.67% higher than the same period last year.

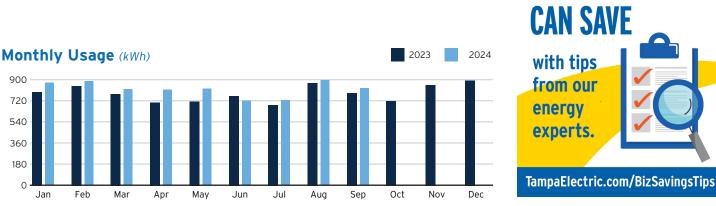


Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

**SEE HOW YOU** 



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Feb

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

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

Due Date: September 25, 2024 **Amount Due:** \$152.11 Payment Amount: \$\_

667433460818

Your account will be drafted on September 25, 2024

Account #: 221007995097

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



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

Account #: 221007995097 Statement Date: September 04, 2024 Charges Due: September 25, 2024

### **Meter Read**

Meter Location: DOCKSIDE

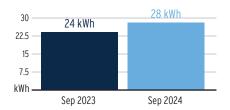
Service Period: Jul 30, 2024 - Aug 28, 2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	-	Total Used	Multiplier	Billing Period
1000697056	08/28/2024	42,885	42,057		828 kWh	1	30 Days

### **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 30 days @ \$0.75000 \$22.50 **Energy Charge** 828 kWh @ \$0.08192/kWh \$67.83 Fuel Charge 828 kWh @ \$0.03157/kWh \$26.14 Storm Protection Charge 828 kWh @ \$0.00775/kWh \$6.42 Clean Energy Transition Mechanism 828 kWh @ \$0.00427/kWh \$3.54 Storm Surcharge 828 kWh @ \$0.00225/kWh \$1.86 Florida Gross Receipt Tax \$3.29 **Electric Service Cost** \$131.58 Franchise Fee \$8.62 Municipal Public Service Tax \$11.91 Total Electric Cost, Local Fees and Taxes \$152.11

## Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$152.11

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

## Ways To Pay Your Bill



### **Bank Draft**

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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 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

## **Credit or Debit Card**

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



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

## **ADA Site Compliance**

6400 Boynton Beach Blvd 742721 Boynton Beach, FL 33474 accounting@adasitecompliance.com



## Invoice

В	П	п	T	$\cap$
D		_		U

The Heights CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11568	10/26/2024	\$1,500.00	11/09/2024	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

**BALANCE DUE** 

\$1,500.00



The Heights Community Development District c/o Meritus 2005 Pan Am Circle, Suite 120 Tampa, FL 33607

## INVOICE

Customer	The Heights Community Development District
Acct #	806
Date	09/10/2024
Customer Service	Christina Wood
Page	1 of 1

Payment Information			
Invoice Summary	\$	6,477.00	
Payment Amount			
Payment for:	Invoice#25487		
100124343			

Thank You

Please detach and return with payment

Customer: The Heights Community Development District

Invoice	Effective	Transaction	Description	Amount
25487		Renew policy	Policy #100124343 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Renew policy Due Date: 9/10/2024	6,477.00
				Total

1**ota**i 6,477.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/10/2024
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	09/10/2024







Riverside Heights Holdings II, LLC CO Community Development District 2005 Pan Am Circle Suite 300 Tampa FL 33607 United States of America Invoice: 340-0110862 Invoice Date: 6/1/2024 Project: 11124219

**Project Name:** Former Tampa Armature

Purchase Order #: \*\*-1910 N Ola

### For Professional Services Rendered Through 5/25/2024

Your Project Name: 1910 N Ola Tampa FL

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

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

\*\* - 1910 N Ola Tampa FL

Billings

777.20

Current

Rate Labor	673.00
Expenses	79.20
Unit Rate Expenses	25.00
Total Expenses	104.20

 Current Billings
 777.20

 Amount Due This Bill
 USD
 777.20

Remit EFT Payments To:

 Account number
 724010386

 ABA number
 022000020

Please email remittances to usremittance@ghd.com
Please remit checks to GHD Services Inc.
P.O. Box 392237

Pittsburgh, PA 15251-9237

Project: 11124219 - Former Tampa Armature

Invoice: 340-0110862

Project: 11124219 - Former Tampa Armature				Invoice: 34	40-0110862
Jupiter Environmental Laboratories, Inc					
	VR0000604173	2/29/2024	36.00	1.1000	39.60
	VR0000604223	3/20/2024	36.00	1.1000	39.60
Total Jupiter Environmental Laboratories, Inc			72.00		79.20
	Total Expenses				79.20
Total Subconsultant/Subcontractor					79.20
Total Bill Task: ** - 1910 N Ola Tampa FL					777.20

**Total Project: 11124219 - Former Tampa Armature** 

777.20



### **Keystone Property Maintenance** 1324 Seven Springs Blvd #146 New Port Richey, FL 34655 US (727) 224-6100

keystonepm727@gmail.com

BILL TO BLOCK 1 701 S HOWARD AVE SUITE 322-106 TAMPA, FL 33606

DATE 09/01/2024 PLEASE PAY **\$12,450.00** 

DUE DATE 10/01/2024

The	Heights	CDD
	. ioigiito	000

DATE	ACCOUNT SUMMARY			AMOUNT
08/01/2024	Balance Forward			11,550.00
	Other payments and credits after (	08/01/2024 through 08/31	/2024	0.00
09/01/2024	Other invoices from this date			0.00
	New charges (details below)			900.00
	Total Amount Due			12,450.00
DESCRIPTION		QTY	RATE	AMOUNT
Lawn Maintenance PARKING GARAGE		1	900.00	900.00
CHECK		TOTAL OF NEW CH	ARGES	900.00
		TOTAL DUE		\$12,450.00



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

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

DATE 09/01/2024 PLEASE PAY **\$2,050.00** 

DUE DATE 10/01/2024

### The Heights CDD

DATE	ACCOUNT SUMMARY			AMOUNT
08/01/2024	Balance Forward			2,050.00
	Other payments and credits aft	ter 08/01/2024 through 08/31	/2024	-1,025.00
09/01/2024	Other invoices from this date			0.00
	New charges (details below)			1,025.00
	Total Amount Due			2,050.00
DESCRIPTION		QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4,HIGHLAND PALM/HIGHLAND RI	ROUND-ABOUT AND GHT OF WAY	1	275.00	275.00
Lawn Maintenance PARKING GARAGE	/CDD AREA	1	750.00	750.00
CHECK BLOCK 1		TOTAL OF NEW CH	IARGES	1,025.00
		TOTAL DUE		\$2,050.00

THANK YOU.



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

Invoice 21109

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

DATE 08/01/2024 PLEASE PAY \$2,050.00 DUE DATE 08/31/2024

### The Heights CDD

DATE	ACCOUNT SUMMARY			AMOUNT
07/01/2024	Balance Forward			7,175.00
	Other payments and credits at	fter 07/01/2024 through 07/31	/2024	-6,150.00
08/01/2024	Other invoices from this date			0.00
	New charges (details below)			1,025.00
	Total Amount Due			2,050.00
DESCRIPTION		QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4,HIGHLAI PALM/HIGHLAND	ND ROUND-ABOUT AND	1	275.00	275.00
Lawn Maintenance PARKING GARAG		1	750.00	750.00
CHECK BLOCK 1		TOTAL OF NEW CH	IARGES	1,025.00
		TOTAL DUE		\$2,050.00
		-		_

THANK YOU.



# Outdoor Concepts Of Tampa Bay, Inc.

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

# Invoice

Date	Invoice #
8/30/2024	10191

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 - August - 082824	1	75.00	75.00
Bubbler .50" Fittings Nozzle (rainbird)	1 1 6	5.20 0.86 1.80	0.86
Labor, 2 - Men	1.5	110.00	165.00
			<del></del>

			Total	\$256.86
Phone #	E-mail		Payments/Credits	\$0.00
727-647-1767	outdoorconceptsfl@gmail.com		Balance Due	\$256.86
		L		\$230.00



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

### ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name		
09/25/24	THE HEIGHTS	THE HEIGHTS CDD	
Billing Date	Sale	s Rep	Customer Account
09/25/2024	Deirdre Bonett		106078
Total Amount D	ie		Ad Number
\$446.00			0000361009

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description	Ins.	Size	Net Amount
					PO Number	533001500	1004000000	
09/25/24	09/25/24	0000361009	Times	Legals CLS	Meetings Schedule	1	2x52 L	\$442.00
09/25/24	09/25/24	0000361009	Tampabay.com	Legals CLS	Meetings Schedule AffidavitMaterial	1	2x52 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name			
09/25/24	THE HEIGHTS	SCDD			
Billing Date	Sales	Rep	Customer Account		
09/25/2024	Deirdre Bonett		106078		
Total Amount	Due		Ad Number		
\$446.00			0000361009		

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396

THE HEIGHTS CDD 2005 PAN AM CIRCLE #300 TAMPA, FL 33607 0000361009-01

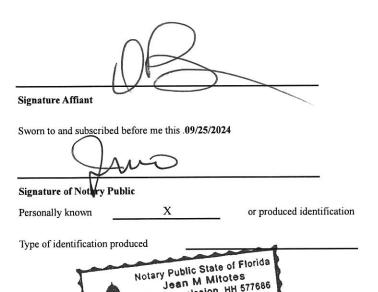
# Tampa Bay Times Published Daily

### STATE OF FLORIDA COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: **Meetings Schedule** was published in said newspaper by print in the issues of:

9/25/24 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



My Commission HH 577686 Expires 7/31/2028 NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025 THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Heights Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at The Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602 on the following dates at 10:00 a.m.:

10:00 a.m. October 02, 2024 November 06, 2024 10:00 a.m. 10:00 a.m. December 04, 2024 January 01, 2025 10:00 a.m. February 05, 2025 10:00 a.m. March 05, 2025 10:00 a.m. April 02, 2025 10:00 a.m. May 07, 2025 June 04, 2025 10:00 a.m. 10:00 a.m. July 02, 2025 10:00 a.m. August 06, 2025 10:00 a.m. September 03, 2025 10:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb District Manager Run Date: 09/25/2024

 $_{SS}$ 

0000361009



Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7482302 253111000 09/25/2024 Duffy, Leanne M (407)-835-3807

The Heights CDD ATTN District Manager 2005 Pan AM Circle Suite 300 Tampa, FL 33607 United States

THE HEIGHTS CDD 2017

The following is a statement of transactions pertaining to your account. For further information, please review the attached

### STATEMENT SUMMARY

### PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank,

THE HEIGHTS CDD 2017

Invoice Number: Account Number: Current Due: 7482302 253111000 \$4,040.63

Direct Inquiries To: Phone: Duffy, Leanne M (407)-835-3807

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 253111000 Invoice # 7482302 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690



7482302



Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: Phone:

09/25/2024 253111000 Duffy, Leanne M (407)-835-3807

THE HEIGHTS CDD 2017

In This Relationship: 253111006

Accounts Included 253111000

253111001

253111002

253111003

253111004

253111005

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advand	ce 09/01/2024 - 08/31/2025	<b>,</b>	•	\$3,750.00
Incidental Expenses 09/01/2024 to 08/31/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE		16		\$4,040.63



# dark moss

DESIGNING THE URBAN FOREST

PO Box 173121

TampaFL 33672

Richard Peterika

INVOICE

Invoice Number:

2138

Date:

October 15, 2023

Project Number:

C-082

SCOD GROWD TREE ROW Riverside Heights Holdings LLC

Attn: Adam Harden

Oakhurst INV

For Professional Services Rendered Through: September 18, 2023

**Professional Services** 

99 - General Supplemental Services

	Hours	Rate	Amount
Arborist	4.50	125.00	\$562.50
BCMA Project Arborist	1.00	215.00	\$215.00
Phase 99 - General Supplemental Services Totals:	5.50		\$777.50

\$777.50

Reimbursable Expenses

Amount

\$136.40

**Permits** 

\$136.40

Invoice Total

\$913.90

**Outstanding Invoices** 

Invoice	0 - 30	31 - 60	61-90	Over 90	Balance
IIIVOICE					

**Total Prior Billing** 

# Dark Moss

		Backu				
			Invoice #: Date: Project ID:	0	2138 ctober 15, 2023 C-082	
For Professional Services Rendered Through: Septe	mber 18, 2023					
Reimbursable Expenses	1-0-9 B	O NAME OF		10000		
	Date	Qty	<b>Unit Rate</b>	Amount		
Permits	8/11/2023	1.00	70.00	\$77.00		
Permits	6/11/2023	1.00	70.00	\$77.00		
. Cimic	8/8/2023	1.00	54.00	\$59.40		
Totals				\$136.40		
				\$136.40		
99 - General Supplemental Services						
Professional Services						
	Date	Hours	Rate	Amount		
Arborist						
Site visit to evaluate tree finish removal permit report draft	7/25/2023	2.00	125.00	\$250.00		
Tree permit removal assessment and permit document	8/3/2023	1.25	125.00	\$156.25		
Final permit document	8/4/2023	1.00	125.00	\$125.00		
Permit Accela submission	8/8/2023	.25	125.00	\$31.25		
BCMA Project Arborist						
Reassess tree and staff coordination on rezoning Implications	7/19/2023	.50	215.00	\$107.50		
report redlines	7/25/2023	.50	215.00	\$107.50		
Totals		5.50		\$777.50		
				\$777.50		
99 - General Supplemental Services Total:					\$777.50	
				Backup Total	\$913.90	



# Outdoor Concepts Of Tampa Bay, Inc.

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

# Invoice

Date	Invoice #
10/4/2024	10267

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 - September - 092424	1	75.00	75.00
Nozzle (rainbird)	7	1.80	12.60
Labor, 2 - Men	1.5	110.00	165.00

		Tot	sal \$252.60
Phone #	E-mail	Pay	yments/Credits \$0.00
727-647-1767	outdoorconceptsfl@gmail.com	Ва	lance Due \$252.60

# THE HEIGHTS CDD

# **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	11/5/2024	136693	\$833.34		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136693	\$4,166.67		DISTRICT INVOICE
INFRAMARK LLC	11/5/2024	136693	\$125.00	\$5,125.01	DISTRICT INVOICE
KEYSTONE PROPERTY MAINTENANCE	11/1/2024	21765	\$2,025.00	\$2,025.00	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$7,150.01	\$7,150.01	
Utilities					
TAMPA ELECTRIC	9/20/2024	1585 092024 ACH	\$11,669.22	\$11,669.22	ELECTRIC
TAMPA ELECTRIC	9/27/2024	9735 092724 ACH	\$820.42	\$820.42	ELECTRIC
Utilities Subtotal			\$12,489.64	\$12,489.64	
Regular Services					
FLORIDA COMMERCE	10/1/2024	90940	\$175.00	\$175.00	DUES
GRAU & ASSOCIATES	11/1/2024	26468	\$3,000.00	\$3,000.00	AUDIT
US BANK	10/25/2024	7519767	\$4,040.63	\$4,040.63	TRUSTEE FEES
Regular Services Subtotal			\$7,215.63	\$7,215.63	
Additional Services					
GHD SERVICES INC	5/31/2024	340-0110862	\$777.20	\$777.20	ENVIRONMENTAL SERV
OUTDOOR CONCEPTS OF	11/1/2024	10305	\$200.80	\$200.80	LABOR
Additional Services Subtotal			\$978.00	\$978.00	
TOTAL			\$27,833.28	\$27,833.28	



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 136693

CUSTOMER ID

C2314

PO#

INVOICE#

DATE
11/5/2024

NET TERMS

Net 30

DUE DATE
12/5/2024

Services provided for the Month of: November 2024

QTY	UOM	RATE	MARKUP	AMOUNT
2	Ea	416.67		833.34
1	Ea	4,166.67		4,166.67
1	Ea	125.00		125.00
				5,125.01
	<b>QTY</b> 2 1	2 Ea 1 Ea	2 Ea 416.67 1 Ea 4,166.67	2 Ea 416.67 1 Ea 4,166.67

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.



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

Invoice 21765

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

DATE 11/01/2024 PLEASE PAY \$2,025.00 DUE DATE 12/01/2024

DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4,HIGHLAND ROUND-ABOUT AND PALM/HIGHLAND RIGHT OF WAY	1	275.00	275.00
<b>Lawn Maintenance</b> PARKING GARAGE /CDD AREA	1	750.00	750.00
Lawn Maintenance ROUNDABOUT AND RIVER WALK	1	1,000.00	1,000.00
CHECK			
	TOTAL DUE		\$2,025.00

THANK YOU.



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

212 W OAK AVE, LS2 TAMPA, FL 33602-2010 Statement Date: September 20, 2024

Amount Due: \$11,669.22

Due Date: October 11, 2024

Account #: 221008541585

### DO NOT PAY. Your account will be drafted on October 11, 2024

### **Account Summary**

Amount Due by October 11, 2024	\$11,669.22
Current Month's Charges	\$11,669.22
Payment(s) Received Since Last Statement	-\$11,669.22
Previous Amount Due	\$11,669.22
Current Service Period: August 15, 2024 - September 16, 2024	

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

**Account #:** 221008541585 **Due Date:** October 11, 2024



### Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 Amount Due: \$11,669.22

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

641507705691

Your account will be drafted on October 11, 2024

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: September 20, 2024 Charges Due: October 11, 2024

Important Messages

**Service Period:** Aug 15, 2024 - Sep 16, 2024

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details

#### **Electric Charges** Lighting Service Items LS-2 (Bright Choices) for 33 days 4326 kWh @ \$0.03406/kWh Lighting Energy Charge \$147.34 Monthly Charge \$10448.68 Lighting Fuel Charge 4326 kWh @ \$0.03127/kWh \$135.27 Storm Protection Charge 4326 kWh @ \$0.03877/kWh \$167.72 Clean Energy Transition Mechanism 4326 kWh @ \$0.00036/kWh \$1.56 4326 kWh @ \$0.00074/kWh \$3.20 Storm Surcharge Florida Gross Receipt Tax \$11.67 \$714.96 Franchise Fee Municipal Public Service Tax \$38.82 **Lighting Charges** \$11,669.22

**Total Current Month's Charges** 

\$11,669.22

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:

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



at **TECOaccount.com**. Convenience fee will be charged.

using KUBRA EZ-Pay



Phone
Toll Free:
866-689-6469

# All Other -6469 Correspondences:

Tampa Electric 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)

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: September 27, 2024

Amount Due: \$820.42

**Due Date:** October 18, 2024 **Account #:** 221008569735

### DO NOT PAY. Your account will be drafted on October 18, 2024

### **Account Summary**

Amount Due by October 18, 2024	\$820.42
Current Month's Charges	\$820.42
Payment(s) Received Since Last Statement	-\$820.42
Previous Amount Due	\$820.42
Current Service Period: August 22, 2024 - September 23, 2024	

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

**Account #:** 221008569735 **Due Date:** October 18, 2024

### Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 Amount Due: \$820.42

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

698296521138

Your account will be drafted on October 18, 2024

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



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

Account #: 221008569735 Statement Date: September 27, 2024 Charges Due: October 18, 2024

Important Messages

**Service Period:** Aug 22, 2024 - Sep 23, 2024

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details

#### **Electric Charges** Lighting Service Items LS-2 (Bright Choices) for 33 days Lighting Energy Charge \$0.00 Monthly Charge \$769.99 Lighting Fuel Charge \$0.00 Storm Protection Charge \$0.00 Clean Energy Transition Mechanism \$0.00 \$0.00 Storm Surcharge Florida Gross Receipt Tax \$0.00 \$50.43 Franchise Fee Municipal Public Service Tax \$0.00 **Lighting Charges** \$820.42

**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



### **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:

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



at **TECOaccount.com**. Convenience fee will be charged.



Phone
Toll Free:
866-689-6469

# All Other Correspondences:

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

### **Contact Us**

Online:

 ${\sf TampaElectric.com}$ 

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-223-0800 (Hillsburdugh) 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.

### FloridaCommerce, Special District Accountability Program

### Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 90940
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000754

### **Heights Community Development District, The**

Mr. Brian K. Lamb 2005 Pan Am Circle, Suite 300 Tampa. Florida 33607

STEP 4: Make a copy of this document for your records.

Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2. Telephone:	813-397-5121 Ext:
3. Fax:	813-873-7070
I. Email:	brian.lamb@inframark.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	theheightscdd.org
3. County(ies):	Hillsborough
3. Special Purpose(s):	Community Development
10. Boundary Map on File:	09/29/2006
I1. Creation Document on File:	08/03/2006
I2. Date Established:	07/13/2006
l3. Creation Method:	Local Ordinance
14. Local Governing Authority:	City of Tampa
I5. Creation Document(s):	City Ordinances 2006-161 and 243
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
l8. Revenue Source(s):	Assessments
STEP 2: Sign and date to certify accuracy	and completeness.
By signing and dating below, I do hereby	certify that the profile above (changes noted if necessary) is accurate and complete:
Registered Agent's Signature:	Date 10/14/24
STEP 3: Pay the annual state fee or certif	fy eligibility for zero annual fee.
a. Pay the Annual Fee: Pay the annual t	fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
b. Or, Certify Eligibility for the Zero Fe	e: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to
he best of my knowledge and belief, BO	TH of the following statements and those on any submissions to the Department are true, correct,
complete, and made in good faith. I under	stand that any information I give may be verified.
1 This special district is not a compo	nent unit of a general purpose local government as determined by the special district and its Certified
Public Accountant; and,	
2 This special district is in compliand	e with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida
Department of Financial Services (DFS) a	and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a
Fiscal Year 2022 - 2023 AFR with DFS ar	nd has included an income statement with this document verifying \$3,000 or less in revenues for the
current fiscal year.	
Department Use Only: Approved: De	enied: Reason:

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East

# **Grau and Associates**

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

The Heights Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Invoice No. 26468 Date 11/01/2024

 SERVICE
 AMOUNT

 Audit FYE 09/30/2023
 \$ 3,000.00

**Current Amount Due** 

\$ 3,000.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00



Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number Account Number Invoice Date:
Direct Inquiries To:

Phone:

7519767 275194000 10/25/2024 Duffy, Leanne M (407)-835-3807

The Heights CDD ATTN District 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States

THE HEIGHTS CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached

#### STATEMENT SUMMARY

### PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

THE HEIGHTS CDD SERIES 2018

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 275194000 Invoice # 7519767 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107

Invoice Number: Invoice Date: Account Number:

Direct Inquiries To:

Phone:

7519767 10/25/2024 275194000 Duffy, Leanne M (407)-835-3807

### THE HEIGHTS CDD SERIES 2018

Accounts Included 275194000

275194001

275194002

275194003

275194004

In This Relationship:

The state of the s	ARGES SUMMARIZED FOR	ENTIRE RELATIONS	HIP	
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance	ce 10/01/2024 - 09/30/2025	5		\$3,750.00
Incidental Expenses 10/01/2024 to 09/30/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290,63
TOTAL AMOUNT DUE				\$4,040.63





May 31, 2024 Reference No. 11124219

The Heights CDD

Invoice 340-0110862

Riverside Heights Holdings II, LLC

CO Community Development District

Re: INVOICE (May 2024)

Tampa Armature Works 1910 N. Ola Avenue Tampa, Florida

Please find attached an invoice for services rendered involving the implementation of natural attenuation monitoring at the subject site. The invoice amount is \$777.20 and includes groundwater sampling and report preparation. The services were conducted at your direction.

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

Sincerely,

GHD Services, Inc.

Brian Moore, P.E. Principal Engineer







Riverside Heights Holdings II, LLC CO Community Development District United States of America

Invoice: 340-0110862 Invoice Date: 6/1/2024 Project: 11124219

**Project Name:** Former Tampa Armature

Purchase Order #: \*\*-1910 N Ola

### For Professional Services Rendered Through 5/25/2024

Your Project Name: 1910 N Ola Tampa FL

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

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

\*\* - 1910 N Ola Tampa FL

Billings

777.20

Current

Rate Labor 673.00
Expenses 79.20
Unit Rate Expenses 25.00
Total Expenses 104.20

 Current Billings
 777.20

 Amount Due This Bill
 USD
 777.20

Remit EFT Payments To:

 Account number
 724010386

 ABA number
 022000020

Please email remittances to usremittance@ghd.com

Please remit checks to GHD Services Inc.
P.O. Box 392237
Pittsburgh, PA 15251-9237

Project: 11124219 - Former Tampa Armature

Invoice: 340-0110862

Project: 11124219 - Former Tampa Armature				Invoice: 34	40-0110862
Jupiter Environmental Laboratories, Inc					
	VR0000604173	2/29/2024	36.00	1.1000	39.60
	VR0000604223	3/20/2024	36.00	1.1000	39.60
Total Jupiter Environmental Laboratories, Inc			72.00		79.20
	Total Expenses				79.20
Total Subconsultant/Subcontractor					79.20
Total Bill Task: ** - 1910 N Ola Tampa FL					777.20

**Total Project: 11124219 - Former Tampa Armature** 

777.20



Outdoor Concepts Of Tampa Bay, Inc.

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

# Invoice

Date	Invoice #
11/1/2024	10305

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 - October - 103124	1	75.00	75.00
.50" Fittings Drip Tubing Bubbler	10 4 1	0.86 0.50 5.20	2.00
Labor, 2 - Men	1	110.00	110.00

		1 Otal	\$200.80
Phone #	E-mail	Payn	nents/Credits \$0.00
727-647-1767	outdoorconceptsfl@gmail.com	Bala	ance Due \$200.80
			Ψ200.00

# THE HEIGHTS CDD

# **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	12/3/2024	139009	\$833.34		DISSEMINATION FEES
INFRAMARK LLC	12/3/2024	139009	\$4,166.67		MANAGEMENT FEE
INFRAMARK LLC	12/3/2024	139009	\$125.00	\$5,125.01	WEB MAINT
KEYSTONE PROPERTY MAINTENANCE	12/1/2024	21994	\$2,025.00	\$2,025.00	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$7,150.01	\$7,150.01	
Variable Contract					
INFRAMARK LLC	12/20/2024	139909	\$3.45	\$3.45	POSTAGE NOV 2024
OUTDOOR CONCEPTS OF	11/15/2024	10338	\$139.64	\$139.64	IRR REPAIRS
Variable Contract Subtotal			\$143.09	\$143.09	
Utilities					
TAMPA ELECTRIC	11/19/2024	111924-1585	\$11,669.22	\$11,669.22	ELECTRIC
TAMPA ELECTRIC	11/26/2024	112624-9735	\$820.42	\$820.42	ELECTRIC
TAMPA ELECTRIC	11/4/2024	110424-5097	\$152.86	\$152.86	ELECTRIC
TAMPA ELECTRIC	10/28/2024	102824-9735	\$820.42	\$820.42	ELECTRIC
TAMPA ELECTRIC	12/4/2024	5097 120424 ACH	\$132.17	\$132.17	ELECTRIC
Utilities Subtotal			\$13,595.09	\$13,595.09	
Additional Services					
MOLLOY & JAMES	12/6/2024	1153	\$1,440.00	\$1,440.00	LEGAL SERVICES
Additional Services Subtotal			\$1,440.00	\$1,440.00	
TOTAL			\$22,328.19	\$22,328.19	



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 139009 CUSTOMER ID C2314

PO#

DATE
12/3/2024

NET TERMS

Net 30

DUE DATE
1/2/2025

Services provided for the Month of: December 2024

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.



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

Invoice 21994

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

DATE 12/01/2024 PLEASE PAY \$2,025.00 DUE DATE 12/31/2024

DATE	ACCOUNT SUMMARY			AMOUNT
11/01/2024	Balance Forward			2,025.00
	Other payments and credits a	after 11/01/2024 through 11/3	0/2024	-2,025.00
12/01/2024	Other invoices from this date			0.00
	New charges (details below)			2,025.00
	Total Amount Due			2,025.00
DESCRIPTION		QTY	RATE	AMOUNT
<b>Lawn Maintenance</b> BLOCK 4,HIGHLAN PALM/HIGHLAND F	D ROUND-ABOUT AND IGHT OF WAY	1	275.00	275.00
<b>Lawn Maintenance</b> PARKING GARAGE	/CDD AREA	1	750.00	750.00
<b>Lawn Maintenance</b> ROUNDABOUT ANI	D RIVER WALK	1	1,000.00	1,000.00
CHECK		TOTAL OF NEW C	HARGES	2,025.00
	TOTAL DUE		\$2,025.00	

THANK YOU.



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 139909

CUSTOMER ID

C2314

PO#

DATE
12/20/2024
NET TERMS
Net 30
DUE DATE
1/19/2025

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.69		3.45
Subtotal					3.45

Subtotal	\$3.45
Tax	\$0.00
Total Due	\$3.45

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.



Outdoor Concepts Of Tampa Bay, Inc.

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

# Invoice

Date	Invoice #
11/15/2024	10338

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 - November - 111324	1	75.00	75.00
.75" Fittings .75" PVC Nozzle (rainbird)	2 1 4	1.00 0.44 1.80	0.44
Labor, 2 - Men	0.5	110.00	

\$139.64	Total		
\$0.00	Payments/Credits	E-mail	Phone #
\$139.64	Balance Due	outdoorconceptsfl@gmail.com	727-647-1767
Ψ137.04			



TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

HEIGHTS COMMUNITY DEVELOPMENT

Statement Date: November 19, 2024

Amount Due:

\$11,669.22

**Due Date:** December 10, 2024 **Account #:** 221008541585

### DO NOT PAY. Your account will be drafted on December 10, 2024

### **Account Summary**

Previous Amount Due	\$11,669.22
Payment(s) Received Since Last Statement	-\$11,669.22
Current Month's Charges	\$11,669.22

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



Scan here to view your account online.



distracted. Learn their tricks and report suspicious calls or texts at TampaElectric.com/Scam.

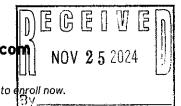
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Pay your bill online at TampaElectric.co

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to e

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



Account #: 221008541585

Due Date: December 10, 2024

Amount Due: \$11,669.22

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

651384226306

Your account will be drafted on December 10, 2024

00001636 FTECO111192423393410 00000 03 00000000 13133 002
HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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

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





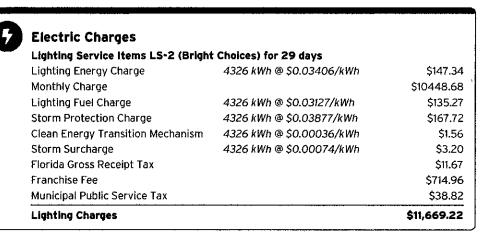
Service For: 212 W OAK AVE LS2, TAMPA, FL 33602-2010

Account #: 221008541585 Statement Date: November 19, 2024 Charges Due: December 10, 2024

Service Period: Oct 16, 2024 - Nov 13, 2024

Rate Schedule: LS-2 Customer Specified Lighting

#### Charge Details



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

#### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

Total Current Month's Charges

\$11,669.22

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

#### All Other Toll Free: 866-689-6469 Correspondences:

Tampa Electric 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

212 W OAK AVE, SOLAR TAMPA, FL 33602-2010 Statement Date: November 26, 2024

Amount Due:

\$820.42

**Due Date:** December 17, 2024 **Account #:** 221008569735

# DO NOT PAY. Your account will be drafted on December 17, 2024

# **Account Summary**

Current Month's Charges	\$820.42
Previous Amount Due	\$820.42 -\$820.42
	Previous Amount Due Payment(s) Received Since Last Statement

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





Scan here to view your account online.



Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at TampaElectric.com/Scam.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

**Account #:** 221008569735 **Due Date:** December 17, 2024



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



00002339 FTECO111262423431510 00000 03 00000000 13570 002
HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Amount Due: \$820.42

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

672371778684

Your account will be drafted on December 17, 2024

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



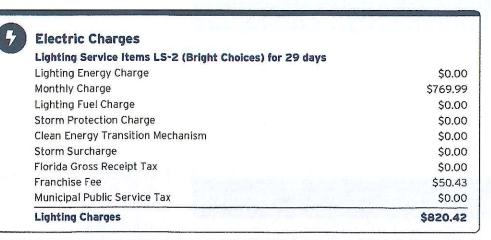
Service For: 212 W OAK AVE SOLAR, TAMPA, FL 33602-2010

Account #: 221008569735 Statement Date: November 26, 2024 Charges Due: December 17, 2024

Service Period: Oct 23, 2024 - Nov 20, 2024

Rate Schedule: LS-2 Customer Specified Lighting

#### Charge Details



Total Current Month's Charges

\$820.42

# Important Messages

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#### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

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

# Ways To Pay Your Bill



#### **Bank Draft**

savings account.

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



# In-Person Find list of

Payment Agents at TampaElectric.com



# 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

#### All Other Correspondences:

Tampa Flectric 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:

Power Outage: 877-588-1010

**Energy-Saving Programs:** 

813-275-3909

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HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

1910 N OLA AVE, DOCKSIDE TAMPA, FL 33602-2014 Statement Date: November 04, 2024

Amount Due: \$152.86

Your Energy Insight

period last year.

previous period.

**Due Date:** November 25, 2024

Account #: 221007995097

Your average daily kWh used was 10.34% lower than the same

Your average daily kWh used was 13.04% higher than it was in your

### DO NOT PAY. Your account will be drafted on November 25, 2024

## **Account Summary**

Amount Due by November 25, 2024	¢152.06
Current Month's Charges	\$152.86
Payment(s) Received Since Last Statement	-\$130.96
Previous Amount Due	\$130.96
Current Service Period: September 28, 2024 - October 29, 2024	

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

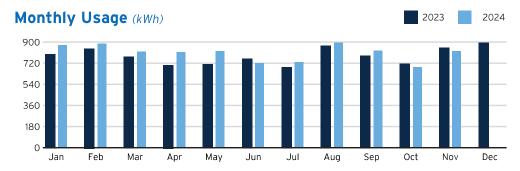
# 2.86

Scan here to view your account online.



SCAM Don't Get

Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at **TampaElectric.com/Scam**.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 Amount Due: \$152.86

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

634100354704

Your account will be drafted on November 25, 2024

**Account #:** 221007995097 **Due Date:** November 25, 2024

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



#### Service For:

1910 N OLA AVE DOCKSIDE, TAMPA, FL 33602-2014 Account #: 221007995097 Statement Date: November 04, 2024 Charges Due: November 25, 2024

#### **Meter Read**

Meter Location: DOCKSIDE

Service Period: Sep 28, 2024 - Oct 29, 2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	_ Previous Reading	= Tota	ıl Used	Multiplier	Billing Period
1000697056	10/29/2024	44,394	43,573	82	1 kWh	1	32 Days

# **Charge Details**

#### **Electric Charges** Daily Basic Service Charge 32 days @ \$0.75000 \$24.00 **Energy Charge** 821 kWh @ \$0.08192/kWh \$67.26 Fuel Charge 821 kWh @ \$0.03157/kWh \$25.92 Storm Protection Charge 821 kWh @ \$0.00775/kWh \$6.36 Clean Energy Transition Mechanism 821 kWh @ \$0.00427/kWh \$3.51 Storm Surcharge 821 kWh @ \$0.00225/kWh \$1.85 Florida Gross Receipt Tax \$3.31 **Electric Service Cost** \$132.21 Franchise Fee \$8.66 \$11.99 Municipal Public Service Tax Total Electric Cost, Local Fees and Taxes \$152.86

# Avg kWh Used Per Day



#### Important Messages

#### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

**Total Current Month's Charges** 

\$152.86

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.

# All Other

P.O. Box 111

#### 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



be charged.

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



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

Correspondences: Tampa Electric

Tampa, FL 33601-0111



# HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

212 W OAK AVE, SOLAR TAMPA, FL 33602-2010 Statement Date: October 28, 2024

Amount Due: \$820.42

**Due Date:** November 18, 2024 **Account #:** 221008569735

DO NOT PAY. Your account will be drafted on November 18, 2024

## **Account Summary**

Amount Due by November 18, 2024	\$820.42
Current Month's Charges	\$820.42
Payment(s) Received Since Last Statement	-\$820.42
Previous Amount Due	\$820.42
Current Service Period: September 24, 2024 - October 22, 2024	

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



Scan here to view your account online.



# Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

**Due Date:** November 18, 2024

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 Amount Due: \$820.42

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

664964365001

Your account will be drafted on November 18, 2024

Account #: 221008569735

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



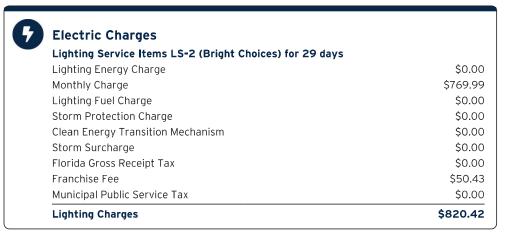
Service For: 212 W OAK AVE SOLAR, TAMPA, FL 33602-2010

Account #: 221008569735 Statement Date: October 28, 2024 Charges Due: November 18, 2024

**Service Period:** Sep 24, 2024 - Oct 22, 2024

Rate Schedule: LS-2 Customer Specified Lighting

#### **Charge Details**



#### **Important Messages**

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

**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



#### **Bank Draft**

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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.



at **TECOaccount.com**. Convenience fee will be charged.



Phone
Toll Free:
866-689-6469

# All Other Correspondences:

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

#### **Contact Us**

#### Online:

TampaElectric.com

#### 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

1910 N OLA AVE, DOCKSIDE TAMPA, FL 33602-2014 Statement Date: December 04, 2024

Amount Due:

\$132.17

**Due Date:** December 26, 2024 **Account #:** 221007995097

# DO NOT PAY. Your account will be drafted on December 26, 2024

# **Account Summary**

Current Month's Charges	\$132.17
Previous Amount Due Payment(s) Received Since Last Statement	-\$152.86
	\$152.86

# Amount Due by December 26, 2024

\$132.17

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

# Your Energy Insight



Your average daily kWh used was 7.41% lower than the same period last year.

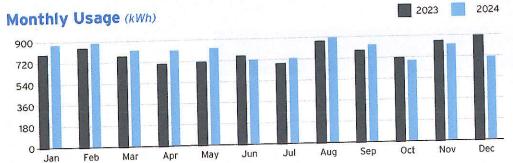


Your average daily kWh used was 3.85% lower than it was in your previous period.



Scan here to view your account online.





Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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



Account #: 221007995097

Due Date: December 26, 2024

Pay your bill online at TampaElectric.com

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

Amount Due:

\$132.17

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll pow

Payment Amount: \$\_

635334931581

Your account will be drafted on December 26, 2024

Mail payment to:

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



00000442 FTECO112052400503410 00000 03 00000000 13369 003
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: December 04, 2024 Charges Due: December 26, 2024

#### Meter Read

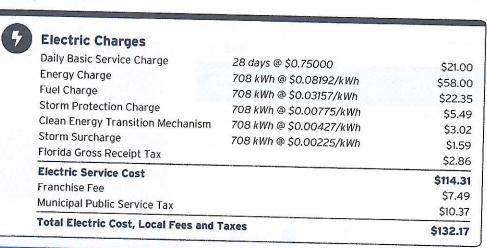
Meter Location: DOCKSIDE

Service Period: Oct 30, 2024 - Nov 26, 2024

Rate Schedule: General Service - Non Demand

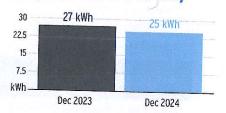
Meter Number	Read Date	Current Reading	_ Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	11/26/2024	45,102	44,394		708 kWh	1	28 Days

# Charge Details



Total Current Month's Charges \$132.17

# Avg kWh Used Per Day



# Important Messages

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#### Mail A Check

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

## All Other Correspondences:

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:

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:

866-689-6469

Tampa Electric

# INVOICE

Molloy & James 325 South Boulevard Tampa, FL 33606 jcastagan@mjlaw.us +1 (813) 629-8752

Bill to

Brian Lamb

The Heights CDD c/o Inframark

#### Invoice details

Invoice no.: 1153 Terms: Due on receipt Invoice date: 12/06/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Dan Molloy	11/20 Telephone conference with chair and review of file on expansion	2.5	\$400.00	\$1,000.00
2.	Dan Molloy	11/20 Research ownership and improvement of lands outside of the district	1.1	\$400.00	\$440.00
		-	Total		\$1,440.00

# THE HEIGHTS CDD

# **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	1/3/2025	141028	\$833.34		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141028	\$4,166.67		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141028	\$125.00	\$5,125.01	MANAGEMENT FEE
KEYSTONE PROPERTY MAINTENANCE	1/1/2025	22223	\$2,025.00	\$2,025.00	LANDSCAPE SERVICES
Monthly Contract Subtotal			\$7,150.01	\$7,150.01	
Variable Contract					
OUTDOOR CONCEPTS OF	1/3/2025	10402	\$500.80	\$500.80	Irrigation Repairs
Variable Contract Subtotal			\$500.80	\$500.80	
Utilities					
TECO TAMPA ELECTRIC ACH	12/19/2024	1585 121924 ACH	\$11,669.22	\$11,669.22	ELECTRIC
TECO TAMPA ELECTRIC ACH	12/30/2024	123024 9735 ACH	\$820.42	\$820.42	ELECTRIC
TECO TAMPA ELECTRIC ACH	10/21/2024	10212024 1585 ACH	\$11,669.22	\$11,669.22	ELECTRIC
Utilities Subtotal			\$24,158.86	\$24,158.86	
Regular Services					
GRAU & ASSOCIATES	1/6/2025	26687	\$1,500.00	\$1,500.00	AUDIT
LANDMARK ENGINEERING &	1/15/2025	2130089-187	\$400.00	\$400.00	CONSTRUCTION ADMIN
LANDMARK ENGINEERING &	1/15/2025	2140039-69	\$250.00	\$250.00	DISTRICT ENGINEER
Regular Services Subtotal			\$2,150.00	\$2,150.00	
TOTAL			\$33,959.67	\$33,959.67	



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 INVOICE# 141028 CUSTOMER ID C2314

PO#

DATE
1/3/2025
NET TERMS
Net 30
DUE DATE
2/2/2025

Services provided for the Month of: January 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.



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

Invoice 22223

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

DATE 01/01/2025 PLEASE PAY **\$2,025.00** 

DUE DATE 01/31/2025

DATE	ACCOUNT SUMMARY			AMOUNT
12/01/2024	Balance Forward			2,025.00
	Other payments and credits aft	ter 12/01/2024 through 12/3	1/2024	-2,025.00
01/01/2025	Other invoices from this date			0.00
	New charges (details below)			2,025.00
	Total Amount Due			2,025.00
DESCRIPTION		QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4,HIGHLAN PALM/HIGHLAND F	D ROUND-ABOUT AND IIGHT OF WAY	1	275.00	275.00
Lawn Maintenance PARKING GARAGE	/CDD AREA	1	750.00	750.00
Lawn Maintenance ROUNDABOUT ANI	O RIVER WALK	1	1,000.00	1,000.00
CHECK		TOTAL OF NEW C	HARGES	2,025.00
		TOTAL DUE		\$2,025.00

THANK YOU.



Outdoor Concepts Of Tampa Bay, Inc.

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

# Invoice

Date	Invoice #
1/3/2025	10402

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 December - 122124	1	75.00	75.00
Nozzle (rainbird) 6" pro spray	6	1.80 10.50	10.80 63.00
Labor, 2 - Men	1	110.00	110.00
Service Call - 010224 - Quick connect repair	1	75.00	75.00
.75" Fittings	2	1.00	2.00
Labor, 2 - Men	1.5	110.00	165.00
		Total	\$500.80

		lotai	\$500.80
Phone #	E-mail	Payments/Credits	\$0.00
727-647-1767	outdoorconceptsfl@gmail.com	Balance Due	\$500.80
			Ψ300.00



HEIGHTS COMMUNITY DEVELOPMENT
DISTRICT MANAGEMENT SERVICES LLC

212 W OAK AVE, LS2 TAMPA, FL 33602-2010 Statement Date: December 19, 2024

Amount Due: \$11,669.22

**Due Date:** January 09, 2025 **Account #:** 221008541585

# DO NOT PAY. Your account will be drafted on January 09, 2025

# **Account Summary**

Current Service Period: November 14, 2024 - December 13, 2024

Previous Amount Due \$11,669.22

Payment(s) Received Since Last Statement -\$11,669.22

Current Month's Charges \$11,669.22

Amount Due by January 09, 2025

\$11,669.22

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





Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

**Account #:** 221008541585 **Due Date:** January 09, 2025



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00000091 FTECO112202400541210 00000 03 00000000 12982 002
HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Amount Due: \$11,669.22

Payment Amount: \$\_

626692998653

Your account will be drafted on January 09, 2025

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

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

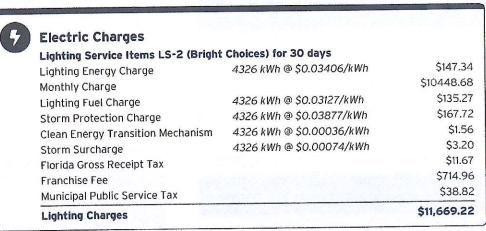


Service For: 212 W OAK AVE LS2, TAMPA, FL 33602-2010 Account #: 221008541585 Statement Date: December 19, 2024 Charges Due: January 09, 2025

Service Period: Nov 14, 2024 - Dec 13, 2024

Rate Schedule: LS-2 Customer Specified Lighting

# Charge Details



Total Current Month's Charges

\$11,669.22

#### **Important Messages**

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Important Rate Information

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 base rates and service charges to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.

# Lighting Customers - Important Rate Information

The Florida Public Service Commission (PSC) recently approved an adjustment to Tampa Electric's 2025 Lighting rates to take effect in January 2025. Visit TampaElectric.com/RateCommunications for more details.

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.



using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



# Phone

Toll Free: 866-689-6469

#### All Other Correspondences:

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

### **Contact Us**

#### Online:

TampaElectric.com

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.



TampaElectric.com

# HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

212 W OAK AVE, SOLAR TAMPA, FL 33602-2010

Statement Date: December 30, 2024

**Amount Due:** 

\$820.42

**Due Date:** January 21, 2025 **Account #:** 221008569735

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

# **Account Summary**

Current Month's Charges	\$820.42
Payment(s) Received Since Last Statement	-\$820.42
Previous Amount Due	\$820.42

Amount Due by January 21, 2025

\$820.42

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

**Account #:** 221008569735 **Due Date:** January 21, 2025

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$820.42

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

698296567550

Your account will be drafted on January 21, 2025

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



00000634 FTECO112302423552110 00000 03 00000000 13585 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: December 30, 2024 Charges Due: January 21, 2025

Service Period: Nov 21, 2024 - Dec 20, 2024

Rate Schedule: LS-2 Customer Specified Lighting

#### **Charge Details**

Lighting Energy Charge Monthly Charge	\$0.00 \$769.99
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$50.43
Municipal Public Service Tax	\$0.00
Lighting Charges	\$820.42

Total Current Month's Charges

\$820.42

#### Important Messages

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#### **Lighting Customers - Important Rate** Information

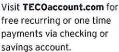
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# Ways To Pay Your Bill



## **Bank Draft**





#### In-Person

Find list of Payment Agents at TampaElectric.com



#### Mail A Check

**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 Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hilfsborough)

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



# **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



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC

212 W OAK AVE, LS2 TAMPA, FL 33602-2010 Statement Date: October 21, 2024

Amount Due: \$11,669.22

**Due Date:** November 11, 2024 **Account #:** 221008541585

### DO NOT PAY. Your account will be drafted on November 11, 2024

## **Account Summary**

Current Service Period: September 17, 2024 - October 15, 2024

Previous Amount Due \$11,669.22

Payment(s) Received Since Last Statement -\$11,669.22

Current Month's Charges \$11,669.22

Amount Due by November 11, 2024

\$11,669.22

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

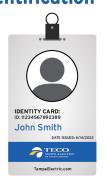


Scan here to view your account online.



# Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

**Account #:** 221008541585 **Due Date:** November 11, 2024

Pay

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES LLC 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 Amount Due: \$11,669.22

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

621754696153

Your account will be drafted on November 11, 2024

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: October 21, 2024 Charges Due: November 11, 2024

Service Period: Sep 17, 2024 - Oct 15, 2024

Rate Schedule: LS-2 Customer Specified Lighting

#### **Charge Details**



Important Messages

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Total Current Month's Charges

\$11,669.22

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#### Payments: TECO

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at TECOaccount.com. Convenience fee will be charged.

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Toll Free: 866-689-6469

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813-275-3909

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# **Grau and Associates**

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

The Heights Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Invoice No. 26687 Date 01/06/2025

 SERVICE
 AMOUNT

 Audit FYE 09/30/2023
 \$ 1,500.00

 Current Amount Due
 \$ 1,500.00



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

**INVOICE** 

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

Invoice Date: Jan 15, 2025 Invoice Num: 2130089-187 Billing Through: Dec 31, 2024

#### Heights Redevelopment (2130089)

Phase ID	Phase Description	Contract Amount	9 Com		Contract Billed To Date	Current Services
1.1-CA	Construction Administration				,	\$400.00
	Market Street Redesign Team Meeting					
	<u>Description</u>		<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer		2.00	\$200.00	\$400.00	

Amount Due This Invoice: \$400.00



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

**INVOICE** 

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

Invoice Date: Jan 15, 2025 Invoice Num: 2140039-69 Billing Through: Dec 31, 2024

#### The Heights CDD (2140039)

Phase ID	Phase Description	Contract Amount	% Com	-	Contract Billed To Date	Current Services
1.1-DE	District Engineer					\$250.00
	Prepare Completion Letters for Se	ries 2017 & 2018 Bonds				
	<u>Description</u>		<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Principal (Engineer)		1.00	\$250.00	\$250.00	

Amount Due This Invoice: \$250.00

# The Heights Community Development District

Financial Statements (Unaudited)

Period Ending July 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

# **Balance Sheet**

As of July 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	· · · · · · · · · · · · · · · · · · ·	GENERAL FUND	ERIES 2017 BT SERVICE FUND	ERIES 2018 EBT SERVICE FUND	EERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL XED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>									
Cash - Operating Account	\$	859,429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 859,429
Due From Other Funds		-	192,857	-	-	-	-	-	192,857
Investments:									
Acquisition & Construction Account		-	-	-	-	906	-	-	906
Construction Fund		-	-	-	22	-	-	-	22
Reserve Fund		-	703,600	244,550	-	-	-	-	948,150
Revenue Fund		-	743,954	-	-	-	-	-	743,954
Deposits - Electric		185	-	-	-	-	-	-	185
Fixed Assets									
Equipment and Furniture		-	-	-	-	-	12,665	-	12,665
Construction Work In Process		-	-	-	-	-	26,265,139	-	26,265,139
Bond Issuance Cost		-	-	-	-	-	70,724	-	70,724
Amount Avail In Debt Services		-	-	-	-	-	-	1,753,079	1,753,079
Amount To Be Provided		-	-	-	-	-	-	27,251,921	27,251,921
TOTAL ASSETS	\$	859,614	\$ 1,640,411	\$ 244,550	\$ 22	\$ 906	\$ 26,348,528	\$ 29,005,000	\$ 58,099,031
<u>LIABILITIES</u>									
Accounts Payable	\$	27,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,477
Accounts Payable - Other		7,825	-	-	-	-	-	-	7,825
Bonds Payable		-	-	-	_	-	-	29,005,000	29,005,000
Due To Other Funds		6,971	-	185,886	_	-	-	- -	192,857
TOTAL LIABILITIES		42,273	-	185,886	-	-	-	29,005,000	29,233,159

# **Balance Sheet**

As of July 31, 2024 (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	-	1,640,411	58,664	-	-	-	-	1,699,075
Capital Projects	-	-	-	22	906	-	-	928
Unassigned:	817,341	-	-	-	-	26,348,528	-	27,165,869
TOTAL FUND BALANCES	817,341	1,640,411	58,664	22	906	26,348,528	-	28,865,872
TOTAL LIABILITIES & FUND BALANCES	\$ 859,614	\$ 1,640,411	\$ 244,550	\$ 22	\$ 906	\$ 26,348,528	\$ 29,005,000	\$ 58,099,031

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fund (001) (In Whole Numbers)

Special Assmrits- Tax Collector   500,000   509,580   9,580   101,92%	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Special Assmrits- Tax Collector   500,000   509,580   9,580   101,92%	<u>REVENUES</u>				
EXPENDITURES   S00,000   S45,333   45,333   109.07%	Interest - Investments	\$ -	\$ 35,753	\$ \$ 35,753	0.00%
EXPENDITURES   Administration   Supervisor Fees   2,000   - 2,000   0,00%	Special Assmnts- Tax Collector	500,000	509,580	9,580	101.92%
Administration         Supervisor Fees         2,000         -         2,000         0.00%           ProfServ-Trustee Fees         8,200         4,041         4,159         49,28%           Disclosure Report         10,000         8,332         1,668         83,32%           District Counsel         10,000         1,523         8,477         15,23%           District Engineer         10,000         2,764         7,236         2,764%           District Manager         50,000         41,667         8,333         83,33%           Auditing Services         8,700         -         8,700         0.00%           Website Compliance         1,500         1,500         -         100.00%           Postage, Phone, Faxes, Copies         500         28         472         5.60%           Public Officials Insurance         5,000         2,802         2,198         56,04%           Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         1,000         0.00%           Mestite Administration         1,500         1,275         225         85,00%           Office Supplies         100         -         100         <	TOTAL REVENUES	500,000	545,333	45,333	109.07%
Supervisor Fees         2,000         -         2,000         0.00%           ProfServ-Trustee Fees         8,200         4,041         4,159         49,28%           Disclosure Report         10,000         8,332         1,668         83,32%           District Counsel         10,000         1,523         8,477         15,23%           District Engineer         10,000         2,764         7,236         27,64%           District Manager         50,000         41,667         8,333         83,33%           Auditing Services         8,700         -         8,700         0.00%           Website Compliance         1,500         1,500         -         100,00%           Postage, Phone, Faxes, Copies         500         28         472         560%           Public Officials Insurance         5,000         2,802         2,198         56,04%           Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85,00%	EXPENDITURES				
ProfServ-Trustee Fees         8,200         4,041         4,159         49,28%           Disclosure Report         10,000         8,332         1,668         83.32%           District Counsel         10,000         1,523         8,477         15,23%           District Engineer         10,000         2,764         7,236         27,64%           District Manager         50,000         41,667         8,333         83,33%           Auditing Services         8,700         -         8,700         0.00%           Website Compliance         1,500         1,500         -         10,00%           Postage, Phone, Faxes, Copies         500         28         472         5,60%           Public Officials Insurance         5,000         2,802         2,198         56,04%           Legal Advertising         1,000         -         1,000         0.00%           Legal Advertising         1,000         -         100         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85,00%	<u>Administration</u>				
Disclosure Report         10,000         8,332         1,668         83,32%           District Counsel         10,000         1,523         8,477         15,23%           District Engineer         10,000         2,764         7,236         27,64%           District Manager         50,000         41,667         8,333         83,33%           Auditing Services         8,700         -         8,700         0.00%           Website Compliance         1,500         1,500         -         100,00%           Postage, Phone, Faxes, Copies         500         28         472         5,60%           Public Officials Insurance         5,000         2,802         2,198         56,04%           Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85,00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35,00%		2,000		2,000	0.00%
District Counsel         10,000         1,523         8,477         15.23%           District Engineer         10,000         2,764         7,236         27.64%           District Manager         50,000         41,667         8,333         83,33%           Auditing Services         8,700         -         8,700         0.00%           Website Compliance         1,500         1,500         -         100,00%           Postage, Phone, Faxes, Copies         500         28         472         560%           Public Officials Insurance         5,000         2,802         2,198         56,04%           Legal Advertising         1,000         -         1,000         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85,00%           Office Supplies         100         -         100         0.00%           Total Administration         109,100         70,106         38,994         64,26%           Electric Utility Services         156,000         138,439         17,561	ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
District Engineer         10,000         2,764         7,236         27.64%           District Manager         50,000         41,667         8,333         83.33%           Auditing Services         8,700         -         8,700         0.00%           Website Compliance         1,500         1,500         -         100.00%           Postage, Phone, Faxes, Copies         500         28         472         5.60%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         156,000         138,439         17,561         88.	Disclosure Report	10,000	8,332	1,668	83.32%
District Manager   50,000   41,667   8,333   83.33%     Auditing Services   8,700   - 8,700   0.00%     Website Compliance   1,500   1,500   - 100.00%     Postage, Phone, Faxes, Copies   500   28   472   5.60%     Public Officials Insurance   5,000   2,802   2,198   56.04%     Legal Advertising   1,000   - 1,000   0.00%     Bank Fees   100   - 100   0.00%     Misc-Ad Valorem Taxes   - 5,999   (5,999)   0.00%     Website Administration   1,500   1,275   225   85.00%     Office Supplies   100   - 100   0.00%     Dues, Licenses, Subscriptions   500   175   325   35.00%     Total Administration   109,100   70,106   38,994   64.26%     Electric Utility Services     Utility - Electric   156,000   138,439   17,561   88.74%     Total Electric Utility Services   156,000   138,439   17,561   88.74%     Other Physical Environment     Insurance - General Liability   5,000   3,426   1,574   68.52%     Landscape Maintenance   36,000   14,587   21,413   40.52%     Decorative Light Maintenance   4,000   - 4,000   0.00%     Plant Replacement Program   2,000   - 2,000   0.00%     Misc-Contingency   187,900   2,023   185,877   1.08%     Total Other Physical Environment   234,900   20,036   214,864   8.53%     Construction in Progress   - 225   (225)   0.00%	District Counsel	10,000	1,523	8,477	15.23%
Auditing Services         8,700         -         8,700         0.00%           Website Compliance         1,500         1,500         -         100.00%           Postage, Phone, Faxes, Copies         500         28         472         5.60%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         1         5,000         3,42	District Engineer	10,000	2,764	7,236	27.64%
Website Compliance         1,500         1,500         -         100.00%           Postage, Phone, Faxes, Copies         500         28         472         5.60%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         1         5,000         3,426         1,574         68.52%           Landscape Maintenance         4,000	District Manager	50,000	41,667	8,333	83.33%
Postage, Phone, Faxes, Copies         500         28         472         5.60%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         1         5,000         3,426         1,574         68.52%           Landscape Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000	Auditing Services	8,700	-	8,700	0.00%
Public Officials Insurance         5,000         2,802         2,198         56,04%           Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency	Website Compliance	1,500	1,500	_	100.00%
Legal Advertising         1,000         -         1,000         0.00%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency	Postage, Phone, Faxes, Copies	500	28	472	5.60%
Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physi	Public Officials Insurance	5,000	2,802	2,198	56.04%
Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         Utility - Electric         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864	Legal Advertising	1,000	-	1,000	0.00%
Website Administration         1,500         1,275         225         85.00%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         Utility - Electric         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction in Progress         -         225         (225)	Bank Fees	100	-	100	0.00%
Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         Utility Services           Utility - Electric         156,000         138,439         17,561         88.74%           Other Physical Environment           Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction in Progress         -         225         (225)         0.00%	Misc-Ad Valorem Taxes	-	5,999	(5,999)	0.00%
Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         Utility - Electric         156,000         138,439         17,561         88.74%           Other Physical Environment           Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Website Administration	1,500	1,275	225	85.00%
Total Administration         109,100         70,106         38,994         64.26%           Electric Utility Services         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Office Supplies	100	-	100	0.00%
Electric Utility Services         Utility - Electric       156,000       138,439       17,561       88.74%         Total Electric Utility Services       156,000       138,439       17,561       88.74%         Other Physical Environment         Insurance - General Liability       5,000       3,426       1,574       68.52%         Landscape Maintenance       36,000       14,587       21,413       40.52%         Decorative Light Maintenance       4,000       -       4,000       0.00%         Plant Replacement Program       2,000       -       2,000       0.00%         Misc-Contingency       187,900       2,023       185,877       1.08%         Total Other Physical Environment       234,900       20,036       214,864       8.53%         Construction In Progress       -       225       (225)       0.00%	Dues, Licenses, Subscriptions	500	175	325	35.00%
Utility - Electric         156,000         138,439         17,561         88.74%           Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction in Progress         -         225         (225)         0.00%	Total Administration	109,100	70,106	38,994	64.26%
Total Electric Utility Services         156,000         138,439         17,561         88.74%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Electric Utility Services				
Other Physical Environment           Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Utility - Electric	156,000	138,439	17,561	88.74%
Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         14,587         21,413         40.52%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Total Electric Utility Services	156,000	138,439	17,561	88.74%
Landscape Maintenance       36,000       14,587       21,413       40.52%         Decorative Light Maintenance       4,000       -       4,000       0.00%         Plant Replacement Program       2,000       -       2,000       0.00%         Misc-Contingency       187,900       2,023       185,877       1.08%         Total Other Physical Environment       234,900       20,036       214,864       8.53%         Construction In Progress       -       225       (225)       0.00%	Other Physical Environment				
Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Insurance - General Liability	5,000	3,426	1,574	68.52%
Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Landscape Maintenance	36,000	14,587	21,413	40.52%
Misc-Contingency         187,900         2,023         185,877         1.08%           Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Decorative Light Maintenance	4,000	-	4,000	0.00%
Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Plant Replacement Program	2,000	-	2,000	0.00%
Total Other Physical Environment         234,900         20,036         214,864         8.53%           Construction In Progress         -         225         (225)         0.00%	Misc-Contingency				1.08%
Construction in Progress	<b>Total Other Physical Environment</b>	234,900	20,036	214,864	8.53%
Construction in Progress	Construction In Progress				
			225	(225)	0.00%
	Total Construction In Progress		225	(225)	0.00%

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	 R TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	500,000	228,806	271,194	45.76%
Excess (deficiency) of revenues		040 507	040.507	0.000/
Over (under) expenditures		 316,527	316,527	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		500,814		
FUND BALANCE, ENDING		\$ 817,341		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2017 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		
REVENUES						
Interest - Investments	\$ -	\$ 66,275	\$ 66,275	0.00%		
Tax Incremental Revenue	620,524	605,878	(14,646)	97.64%		
Special Assmnts- Tax Collector	783,826	798,843	15,017	101.92%		
TOTAL REVENUES	1,404,350	1,470,996	66,646	104.75%		
EXPENDITURES						
Debt Service						
Principal Debt Retirement	410,000	395,000	15,000	96.34%		
Interest Expense	994,350	1,001,263	(6,913)	100.70%		
Total Debt Service	1,404,350	1,396,263	8,087	99.42%		
TOTAL EXPENDITURES	1,404,350	1,396,263	8,087	99.42%		
Excess (deficiency) of revenues						
Over (under) expenditures		74,733	74,733	0.00%		
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,565,678				
FUND BALANCE, ENDING	\$ 1,640,411					

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2018 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		IR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	10,058	\$	10,058	0.00%
Tax Incremental Revenue	542,919		843,588		300,669	155.38%
TOTAL REVENUES	542,919		853,646		310,727	157.23%
<u>EXPENDITURES</u>						
Debt Service						
Principal Debt Retirement	155,000		145,000		10,000	93.55%
Interest Expense	387,918		390,728		(2,810)	100.72%
Total Debt Service	542,918		535,728		7,190	98.68%
						22.224
TOTAL EXPENDITURES	542,918		535,728		7,190	98.68%
Excess (deficiency) of revenues						
Over (under) expenditures	1		317,918		317,917	31791800.00%
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	1		-		(1)	0.00%
TOTAL FINANCING SOURCES (USES)	1		-		(1)	0.00%
Net change in fund balance	\$ 1	\$	317,918	\$	317,915	31791800.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			(259,254)			
FUND BALANCE, ENDING		\$	58,664			

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2017 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ADO	NUAL OPTED DGET	YE	EAR TO DATE ACTUAL	VARIAN FAV(U	,	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	1	\$	1	0.00%
TOTAL REVENUES		-		1		1	0.00%
<u>EXPENDITURES</u>							
TOTAL EXPENDITURES		-		-		-	0.00%
Excess (deficiency) of revenues Over (under) expenditures		_		1_		1_	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				21			
FUND BALANCE, ENDING			\$	22			

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2018 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU/ ADOPT BUDGI	ED	 AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 37	\$ 37	0.00%
TOTAL REVENUES		-	37	37	0.00%
EXPENDITURES					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures			37	37	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			869		
FUND BALANCE, ENDING			\$ 906		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		26,348,528		
FUND BALANCE, ENDING		\$ 26,348,528		

# **Bank Account Statement**

The Heights CDD

 Bank Account No.
 5949

 Statement No.
 07\_24

 Statement Date
 07/31/2024

GL Balance (LCY)	859,428.94	Statement Balance	859,200.37
GL Balance	859,428.94	<b>Outstanding Deposits</b>	12,521.94
Positive Adjustments	0.00	Subtotal	871,722.31
Subtotal	859.428.94	Outstanding Checks	-12,293.37
Negative Adjustments	0.00	Ending Balance	859,428.94
Ending G/L Balance	859,428.94		

Document Posting Date Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits					
07/31/2024	JE000370	Interest Earned	3,842.76	3,842.76	0.00
					0.00
Total Deposits			3,842.76	3,842.76	0.00
Checks					0.00
07/03/2024 Payment	1697	Check for Vendor V00010	-6,150.00	-6,150.00	0.00
07/03/2024 Payment	1698	Check for Vendor V00027	-10,256.04	-10,256.04	0.00
07/24/2024 Payment	DD112	Payment of Invoice 000425	-131.68	-131.68	0.00
07/11/2024 Payment	DD113	Payment of Invoice 000420	-11,669.22	-11,669.22	0.00
07/19/2024 Payment	DD114	Payment of Invoice 000427	-820.42	-820.42	0.00
Total Checks			-29,027.36	-29,027.36	0.00
Outstanding Checks					
02/23/2024 Payment	DD107	Payment of Invoice 000357			-12,293.37
Total Outstanding Checks	s	•			-12,293.37
Outstanding Deposits					
Outstanding Deposits					
04/01/2024	JE000313	Teco ACH 02.16.24-03.15.24			11,701.52
05/01/2024	JE000333	ACH_Utility - Electric			820.42
<b>Total Outstanding Depos</b>	its				12,521.94

# The Heights Community Development District

Financial Statements (Unaudited)

Period Ending Aug 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

### **Balance Sheet**

As of August 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	G	ENERAL FUND	ERIES 2017 BT SERVICE FUND	ERIES 2018 BT SERVICE FUND	SERIES 2017 CAPITAL PROJECTS FUND	;	SERIES 2018 CAPITAL PROJECTS FUND	FI	GENERAL XED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>											
Cash - Operating Account	\$	834,770	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ 834,770
Due From Other Funds		-	191,835	-	-		-		-	-	191,835
Investments:											
Acquisition & Construction Account		-	-	-	-		909		-	-	909
Construction Fund		-	-	-	22		-		-	-	22
Reserve Fund		-	703,600	244,550	-		-		-	-	948,150
Revenue Fund		-	751,020	-	-		-		-	-	751,020
Deposits - Electric		185	-	-	-		-		-	-	185
Fixed Assets											
Equipment and Furniture		-	-	-	-		-		12,665	-	12,665
Construction Work In Process		-	-	-	-		-		26,265,139	-	26,265,139
Bond Issuance Cost		-	-	-	-		-		70,724	-	70,724
Amount Avail In Debt Services		-	-	-	-		-		-	1,753,079	1,753,079
Amount To Be Provided		-	-	-	-		-		-	27,251,921	27,251,921
TOTAL ASSETS	\$	834,955	\$ 1,646,455	\$ 244,550	\$ 22	\$	909	\$	26,348,528	\$ 29,005,000	\$ 58,080,419
<u>LIABILITIES</u>											
Accounts Payable	\$	24,566	\$ -	\$ -	\$ -	\$	-	\$	-	\$ -	\$ 24,566
Accounts Payable - Other		2,700	-	-	-		-		-	-	2,700
Bonds Payable		-	-	-	-		-		-	29,005,000	29,005,000
Due To Other Funds		6,970	-	184,865	-		-		-	-	191,835
TOTAL LIABILITIES		34,236	-	184,865	-				-	29,005,000	29,224,101

# **Balance Sheet**

As of August 31, 2024 (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
7,0000,000								
FUND BALANCES								
Restricted for:								
Debt Service	-	1,646,455	59,685	-	-	-	-	1,706,140
Capital Projects	-	-	-	22	909	-	-	931
Unassigned:	800,719	-	-	-	-	26,348,528	-	27,149,247
TOTAL FUND BALANCES	800,719	1,646,455	59,685	22	909	26,348,528	-	28,856,318
TOTAL LIABILITIES & FUND BALANCES	\$ 834,955	\$ 1,646,455	\$ 244,550	\$ 22	\$ 909	\$ 26,348,528	\$ 29,005,000	\$ 58,080,419

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES					
Interest - Investments	\$ -	\$ 39,513	\$ 39,513	0.00%	
Special Assmnts- Tax Collector	500,000	509,580	9,580	101.92%	
TOTAL REVENUES	500,000	549,093	49,093	109.82%	
<u>EXPENDITURES</u>					
Administration					
Supervisor Fees	2,000	-	2,000	0.00%	
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%	
Disclosure Report	10,000	9,166	834	91.66%	
District Counsel	10,000	1,523	8,477	15.23%	
District Engineer	10,000	2,764	7,236	27.64%	
District Manager	50,000	45,833	4,167	91.67%	
Auditing Services	8,700	-	8,700	0.00%	
Website Compliance	1,500	1,500	-	100.00%	
Postage, Phone, Faxes, Copies	500	30	470	6.00%	
Public Officials Insurance	5,000	2,802	2,198	56.04%	
Legal Advertising	1,000	1,326	(326)	132.60%	
Bank Fees	100	-	100	0.00%	
Misc-Ad Valorem Taxes	-	5,999	(5,999)	0.00%	
Website Administration	1,500	1,400	100	93.33%	
Office Supplies	100	-	100	0.00%	
Dues, Licenses, Subscriptions	500	175	325	35.00%	
Total Administration	109,100	76,559	32,541	70.17%	
Electric Utility Services					
Utility - Electric	156,000	139,424	16,576	89.37%	
Total Electric Utility Services	156,000	139,424	16,576	89.37%	
Other Physical Environment					
Insurance - General Liability	5,000	3,426	1,574	68.52%	
Landscape Maintenance	36,000	26,137	9,863	72.60%	
Decorative Light Maintenance	4,000	-	4,000	0.00%	
Plant Replacement Program	2,000	-	2,000	0.00%	
Misc-Contingency	187,900	3,417	184,483	1.82%	
<b>Total Other Physical Environment</b>	234,900	32,980	201,920	14.04%	

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 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
Construction In Progress  Construction in Progress	_	225	(225)	0.00%
Total Construction In Progress		225	(225)	0.00%
TOTAL EXPENDITURES	500,000	249,188	250,812	49.84%
Excess (deficiency) of revenues  Over (under) expenditures		299,905	299,905	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		500,814		
FUND BALANCE, ENDING		\$ 800,719		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 Series 2017 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		AR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		
DEVENUES								
REVENUES	Φ.	æ	70.040	æ	70.040	0.000/		
Interest - Investments	\$ -	\$	72,319	\$	72,319	0.00%		
Tax Incremental Revenue	620,524		605,878		(14,646)	97.64%		
Special Assmnts- Tax Collector	783,826		798,843		15,017	101.92%		
TOTAL REVENUES	1,404,350		1,477,040		72,690	105.18%		
<u>EXPENDITURES</u>								
Debt Service								
Principal Debt Retirement	410,000		395,000		15,000	96.34%		
Interest Expense	994,350		1,001,263		(6,913)	100.70%		
Total Debt Service	1,404,350		1,396,263		8,087	99.42%		
TOTAL EXPENDITURES	1,404,350		1,396,263		8,087	99.42%		
Excess (deficiency) of revenues								
Over (under) expenditures			80,777		80,777	0.00%		
FUND BALANCE, BEGINNING (OCT 1, 2023)			1,565,678					
FUND BALANCE, ENDING		\$	1,646,455					

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 Series 2018 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO D		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	;	\$ 11	,079	\$ 11,079	0.00%
Tax Incremental Revenue	542,919		843	,588	300,669	155.38%
TOTAL REVENUES	542,919		854	,667	311,748	157.42%
EXPENDITURES						
Debt Service						
Principal Debt Retirement	155,000		145	,000	10,000	93.55%
Interest Expense	387,918		390	,728	(2,810)	100.72%
Total Debt Service	542,918		535	5,728	 7,190	98.68%
TOTAL EXPENDITURES	542,918	_	535	5,728	7,190	98.68%
Excess (deficiency) of revenues						
Over (under) expenditures	1		318	3,939	318,938	31893900.00%
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	1			-	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	1			-	(1)	0.00%
Net change in fund balance	\$ 1	= -	\$ 318	3,939	\$ 318,936	31893900.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			(259	,254)		
FUND BALANCE, ENDING		=	\$ 59	,685		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 Series 2017 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	Al	NNUAL DOPTED UDGET	YE	AR TO DATE ACTUAL	NCE (\$) INFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>						
Interest - Investments	\$	-	\$	1	\$ 1	0.00%
TOTAL REVENUES		-		1	1	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-		-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures		_		1	1	0.00%
Over (under) experialitares				<u> </u>	 	0.0076
FUND BALANCE, BEGINNING (OCT 1, 2023)				21		
FUND BALANCE, ENDING			\$	22		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 Series 2018 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>						
Interest - Investments	\$	-	\$	40	\$ 4	0.00%
TOTAL REVENUES		-		40	4	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-		-		- 0.00%
Excess (deficiency) of revenues						
Over (under) expenditures		-		40	4	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				869		
FUND BALANCE, ENDING			\$	909		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		26,348,528		
FUND BALANCE, ENDING		\$ 26,348,528		

# **Bank Account Statement**

The Heights CDD

 Bank Account No.
 5949

 Statement No.
 08\_24

 Statement Date
 08/31/2024

834,541.77	Statement Balance	834,770.34	GL Balance (LCY)
12,521.94	<b>Outstanding Deposits</b>	834,770.34	GL Balance
847,063.71	Subtotal	0.00	Positive Adjustments
-12,293.37	<b>Outstanding Checks</b>	834.770.34	 Subtotal
834,770.34	Ending Balance	0.00	Negative Adjustments
		834,770.34	Ending G/L Balance

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
						0.00
08/01/2024	Payment	1699	Check for Vendor V00031	-4,348.41	-4,348.41	0.00
08/01/2024	Payment	1700	Check for Vendor V00010	-1,025.00	-1,025.00	0.00
08/01/2024	Payment	1701	Check for Vendor V00006	<del>-</del> 138.06	-138.06	0.00
08/23/2024	Payment	1702	Check for Vendor V00027	-10,252.09	-10,252.09	0.00
08/19/2024	Payment	DD115	Payment of Invoice 000430	-820.42	-820.42	0.00
08/23/2024	Payment	DD116	Payment of Invoice 000438	-164.18	-164.18	0.00
08/12/2024	Payment	DD117	Payment of Invoice 000426	-11,669.22	-11,669.22	0.00
Total Checks				-28,417.38	-28,417.38	0.00
Outstanding (	Checks					
02/23/2024	Pavment	DD107	Payment of Invoice 000357			-12,293.37
Total Outstan	,					-12,293.37
Outstanding	Denosits					
- a to tall all ig						
04/01/2024		JE000313	Teco ACH 02.16.24-03.15.24			11,701.52
05/01/2024		JE000333	ACH_Utility - Electric			820.42
Total Outstan	iding Deposi	ts				12,521.94

# The Heights Community Development District

Financial Statements (Unaudited)

Period Ending Sep 30, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

# **Balance Sheet**

As of September 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION		GENERAL FUND	ERIES 2017 BT SERVICE FUND	EERIES 2018 EBT SERVICE FUND	ERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	FI	GENERAL XED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS	,									
Cash - Operating Account	\$	813,090	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$ 813,090
Due From Other Funds		-	190,816	-	-	-		-	-	190,816
Investments:										
Acquisition & Construction Account		-	-	-	-	913		-	-	913
Construction Fund		-	-	-	22	-		-	-	22
Reserve Fund		-	703,600	244,550	-	-		-	-	948,150
Revenue Fund		-	758,099	-	-	-		-	-	758,099
Deposits - Electric		185	-	-	-	-		-	-	185
Fixed Assets										
Equipment and Furniture		-	-	-	-	-		12,665	-	12,665
Construction Work In Process		-	-	-	-	-		26,265,139	-	26,265,139
Bond Issuance Cost		-	-	-	-	-		70,724	-	70,724
Amount Avail In Debt Services		-	-	-	-	-		-	1,753,079	1,753,079
Amount To Be Provided		-	-	-	-	-		-	27,251,921	27,251,921
TOTAL ASSETS	\$	813,275	\$ 1,652,515	\$ 244,550	\$ 22	\$ 913	\$	26,348,528	\$ 29,005,000	\$ 58,064,803
<u>LIABILITIES</u>										
Accounts Payable	\$	22,207	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$ 22,207
Accounts Payable - Other		2,700	-	-	-	-		-	-	2,700
Bonds Payable		-	-	-	_	-		-	29,005,000	29,005,000
Due To Other Funds		6,970	-	183,846	-	-		-	-	190,816
TOTAL LIABILITIES		31,877	-	183,846	-	-			29,005,000	29,220,723

# **Balance Sheet**

As of September 30, 2024 (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	-	1,652,515	60,704	-	-	-	-	1,713,219
Capital Projects	-	-	-	22	913	-	-	935
Unassigned:	781,398	-	-	-	-	26,348,528	-	27,129,926
TOTAL FUND BALANCES	781,398	1,652,515	60,704	22	913	26,348,528	-	28,844,080
TOTAL LIABILITIES & FUND BALANCES	\$ 813,275	\$ 1,652,515	\$ 244,550	\$ 22	\$ 913	\$ 26,348,528	\$ 29,005,000	\$ 58,064,803

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 General Fund (001) (In Whole Numbers)

Special Assmrts- Tax Collector   500,000   509,580   9,580   101,92%     TOTAL REVENUES   500,000   552,661   52,661   110.53%     EXPENDITURES	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
Special Assmrits- Tax Collector   500,000   509,580   9,580   101,92%     TOTAL REVENUES   500,000   552,661   52,661   110,53%     EXPENDITURES	REVENUES					
EXPENDITURES	Interest - Investments	\$ -	\$ 43,081	\$ 43,081	0.00%	
EXPENDITURES   Administration   Supervisor Fees   2,000   - 2,000   0,00%   ProfSery-Trustee Fees   8,200   4,041   4,159   49,28%   Disclosure Report   10,000   9,999   1   99,99%   District Counsel   10,000   1,523   8,477   15,23%   District Engineer   10,000   5,728   4,272   57,28%   District Manager   50,000   50,000   - 100,00%   Auditing Services   8,700   500   8,200   5,75%   Website Compliance   1,500   1,500   - 100,00%   Postage, Phone, Faxes, Copies   500   30   470   6,00%   Public Officials Insurance   5,000   2,802   2,198   56,04%   Elegal Advertising   1,000   3,097   (2,097)   309,70%   Bank Fees   100   - 100   0,00%   Misc-Ad Valorem Taxes   - 5,999   (5,999)   0,00%   Website Administration   1,500   1,525   (25)   101,67%   Total Administration   103,100   86,919   22,181   79,67%   Total Administration   103,100   86,919   22,181   79,67%   Electric Utility Services   - (2,764)   2,764   0,00%   Total Utility Services   - (2,764)   2,764   0,00%	Special Assmnts- Tax Collector	500,000	509,580	9,580	101.92%	
Supervisor Fees   2,000   - 2,000   0,00%   ProfServ-Trustee Fees   8,200   4,041   4,159   49,28%   Disclosure Report   10,000   9,999   1   99,99%   District Counsel   10,000   5,728   4,272   57,28%   District Engineer   10,000   5,728   4,272   57,28%   District Engineer   10,000   5,728   4,272   57,28%   District Engineer   10,000   5,728   4,272   57,28%   District Manager   50,000   50,000   - 100,00%   Auditing Services   8,700   500   8,200   5,75%   Website Compliance   1,500   1,500   - 100,00%   Auditing Services   5,000   30   470   6,00%   Public Officials Insurance   5,000   2,802   2,198   56,04%   Legal Advertising   1,000   3,097   (2,097)   309,70%   Bank Fees   100   - 100   0,00%   Misc-Ad Valorem Taxes   - 5,999   (5,999)   0,00%   Misc-Ad Valorem Taxes   - 5,999   (5,999)   0,00%   Dues, Licenses, Subscriptions   1,500   1,525   (25)   101,67%   Office Supplies   100   - 100   0,00%   Dues, Licenses, Subscriptions   500   175   325   35,00%   Total Administration   109,100   86,919   22,181   79,67%   Electric Utility Services   156,000   152,065   3,935   97,48%   Ottal Utility Services   - (2,764)   2,764   0,00%   Ottal Utility Services   - (2,764)	TOTAL REVENUES	500,000	552,661	52,661	110.53%	
Supervisor Fees   2,000   - 2,000   0.00%	EXPENDITURES					
Supervisor Fees   2,000   - 2,000   0.00%	Administration					
ProfServ-Trustee Fees         8,200         4,041         4,159         49,28%           Disclosure Report         10,000         9,999         1         99,99%           District Counsel         10,000         1,523         8,477         15,23%           District Engineer         10,000         5,728         4,272         57,28%           District Manager         50,000         50,000         -         100,00%           Auditing Services         8,700         500         8,200         5,75%           Website Compliance         1,500         1,500         -         100,00%           Postage, Phone, Faxes, Copies         500         30         470         6,00%           Public Officials Insurance         5,000         2,802         2,198         56,04%           Legal Advertising         1,000         3,097         (2,097)         309,70%           Bank Fees         100         -         100         0,00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0,00%           Website Administration         1,500         1,525         (25)         101,67%           Office Supplies         100         -         100         0,00% <td></td> <td>2.000</td> <td>-</td> <td>2.000</td> <td>0.00%</td>		2.000	-	2.000	0.00%	
Disclosure Report   10,000   9,999   1   99.99%   District Counsel   10,000   1,523   8,477   15.23%   District Engineer   10,000   5,728   4,272   57.28%   District Engineer   50,000   50,000   - 100.00%   Auditing Services   8,700   500   8,200   5.75%   Website Compliance   1,500   1,500   - 100.00%   Postage, Phone, Faxes, Copies   500   30   470   6.00%   Public Officials Insurance   5,000   2,802   2,198   56.04%   Legal Advertising   1,000   3,097   (2,097)   309.70%   Bank Fees   100   - 100   0.00%   Misc-Ad Valorem Taxes   - 5,999   (5,999)   0.00%   Website Administration   1,500   1,525   (25)   101.67%   Office Supplies   100   - 100   0.00%   Dues, Licenses, Subscriptions   500   175   325   35.00%   Total Administration   109,100   86,919   22,181   79.67%   Electric Utility Services   156,000   152,065   3,935   97.48%   Total Electric Utility Services   - (2,764)   2,764   0.00%   Other Physical Environment   Insurance - General Liability   5,000   3,426   1,574   68.52%   Landscape Maintenance   36,000   29,339   6,661   81.50%   Decorative Light Maintenance   4,000   - 4,000   0.00%   Death Replacement Program   2,000   - 2,000   0.00%   Misc-Contingency   187,900   4,451   183,449   2.37%   Contingency	•	•	4.041	•		
District Counsel         10,000         1,523         8,477         15,23%           District Engineer         10,000         5,728         4,272         57,28%           District Manager         50,000         50,000         -         100,00%           Auditing Services         8,700         500         8,200         5,75%           Website Compliance         1,500         1,500         -         100,00%           Postage, Phone, Faxes, Copies         500         30         470         6,00%           Public Officials Insurance         5,000         2,802         2,198         56,04%           Legal Advertising         1,000         3,097         (2,097)         309,70%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         156,000         152,065         3,935         9	Disclosure Report	•	•	,		
District Engineer         10,000         5,728         4,272         57.88%           District Manager         50,000         50,000         -         100.00%           Auditing Services         8,700         500         8,200         5.75%           Website Compliance         1,500         1,500         -         100.00%           Postage, Phone, Faxes, Copies         500         30         470         6.00%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         3,097         (2,097)         309.70%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         156,000         152,065         3,935		•	•	8.477		
District Manager         50,000         50,000         -         100.00%           Auditing Services         8,700         500         8,200         5.75%           Website Compliance         1,500         1,500         -         100.00%           Postage, Phone, Faxes, Copies         500         30         470         6.00%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         3,097         (2,097)         309.70%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         156,000         152,065         3,935         97.48%           Total Electric Utility Services         -         (2,764)         2,764 </td <td>District Engineer</td> <td></td> <td>•</td> <td>•</td> <td></td>	District Engineer		•	•		
Auditing Services         8,700         500         8,200         5.75%           Website Compliance         1,500         1,500         -         100.00%           Postage, Phone, Faxes, Copies         500         30         470         6.00%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         3,097         (2,097)         309.70%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,	•	•	•	, -		
Website Compliance         1,500         1,500         -         100.00%           Postage, Phone, Faxes, Copies         500         30         470         6.00%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         3,097         (2,097)         309.70%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         <		•	·	8,200	5.75%	
Postage, Phone, Faxes, Copies         500         30         470         6.00%           Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         3,097         (2,097)         309.70%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         -         (2,764)	•	1,500	1,500	, -	100.00%	
Public Officials Insurance         5,000         2,802         2,198         56.04%           Legal Advertising         1,000         3,097         (2,097)         309.70%           Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         -         (2,764)		500	30	470	6.00%	
Bank Fees         100         -         100         0.00%           Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         Utility - Electric         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%	Public Officials Insurance	5,000	2,802	2,198	56.04%	
Misc-Ad Valorem Taxes         -         5,999         (5,999)         0.00%           Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         Utility - Electric         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%	Legal Advertising	1,000	3,097	(2,097)	309.70%	
Website Administration         1,500         1,525         (25)         101.67%           Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         Utility - Electric         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%	Bank Fees	100	· -	100	0.00%	
Office Supplies         100         -         100         0.00%           Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         Utility - Electric         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services           District Engineer         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2,37%	Misc-Ad Valorem Taxes	-	5,999	(5,999)	0.00%	
Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         Utility - Electric         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	Website Administration	1,500	1,525	(25)	101.67%	
Dues, Licenses, Subscriptions         500         175         325         35.00%           Total Administration         109,100         86,919         22,181         79.67%           Electric Utility Services         Utility - Electric         156,000         152,065         3,935         97.48%           Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	Office Supplies	100	-	100	0.00%	
Electric Utility Services           Utility - Electric         156,000         152,065         3,935         97.48%           Total Electric Utility Services           District Engineer         -         (2,764)         2,764         0.00%           Total Utility Services           0ther Physical Environment         -         (2,764)         2,764         0.00%           Other Physical Environment         -         (2,764)         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%		500	175	325	35.00%	
Utility - Electric         156,000         152,065         3,935         97.48%           Total Electric Utility Services           Utility Services           District Engineer         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment           Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	Total Administration	109,100	86,919	22,181	79.67%	
Total Electric Utility Services         156,000         152,065         3,935         97.48%           Utility Services         - (2,764) 2,764 0.00%           District Engineer         - (2,764) 2,764 0.00%         0.00%           Total Utility Services         - (2,764) 2,764 0.00%         0.00%           Other Physical Environment         Insurance - General Liability         5,000 3,426 1,574 68.52%         1,574 68.52%           Landscape Maintenance         36,000 29,339 6,661 81.50%         81.50%           Decorative Light Maintenance         4,000 - 4,000 0.00%           Plant Replacement Program         2,000 - 2,000 0.00%           Misc-Contingency         187,900 4,451 183,449 2.37%	Electric Utility Services					
Utility Services           District Engineer         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	Utility - Electric	156,000	152,065	3,935	97.48%	
District Engineer         -         (2,764)         2,764         0.00%           Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	Total Electric Utility Services	156,000	152,065	3,935	97.48%	
Total Utility Services         -         (2,764)         2,764         0.00%           Other Physical Environment         Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	Utility Services					
Other Physical Environment           Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	District Engineer	-	(2,764)	2,764	0.00%	
Insurance - General Liability         5,000         3,426         1,574         68.52%           Landscape Maintenance         36,000         29,339         6,661         81.50%           Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	Total Utility Services	-	(2,764)	2,764	0.00%	
Landscape Maintenance       36,000       29,339       6,661       81.50%         Decorative Light Maintenance       4,000       -       4,000       0.00%         Plant Replacement Program       2,000       -       2,000       0.00%         Misc-Contingency       187,900       4,451       183,449       2.37%	Other Physical Environment					
Landscape Maintenance       36,000       29,339       6,661       81.50%         Decorative Light Maintenance       4,000       -       4,000       0.00%         Plant Replacement Program       2,000       -       2,000       0.00%         Misc-Contingency       187,900       4,451       183,449       2.37%	<u> </u>	5,000	3,426	1,574	68.52%	
Decorative Light Maintenance         4,000         -         4,000         0.00%           Plant Replacement Program         2,000         -         2,000         0.00%           Misc-Contingency         187,900         4,451         183,449         2.37%	·			6,661	81.50%	
Misc-Contingency 187,900 4,451 183,449 2.37%	Decorative Light Maintenance	4,000	-	4,000	0.00%	
Misc-Contingency 187,900 4,451 183,449 2.37%	Plant Replacement Program	2,000	-	2,000	0.00%	
	Misc-Contingency		4,451		2.37%	
	Total Other Physical Environment	•			15.84%	

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 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
Construction In Progress				
Construction in Progress		(1,359)	1,359	0.00%
Total Construction In Progress		(1,359)	1,359	0.00%
TOTAL EXPENDITURES	500,000	272,077	227,923	54.42%
Excess (deficiency) of revenues				
Over (under) expenditures		280,584	280,584	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		500,814		
FUND BALANCE, ENDING		\$ 781,398		

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2017 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		RIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES						
Interest - Investments	\$ -	\$	78,379	\$ 78,379	0.00%	
Tax Incremental Revenue	620,524		605,878	(14,646)	97.64%	
Special Assmnts- Tax Collector	783,826		798,843	15,017	101.92%	
TOTAL REVENUES	1,404,350		1,483,100	78,750	105.61%	
EXPENDITURES  Debt Service						
Principal Debt Retirement	410,000		395,000	15,000	96.34%	
Interest Expense	994,350		1,001,263	(6,913)	100.70%	
Total Debt Service	1,404,350		1,396,263	8,087	99.42%	
TOTAL EXPENDITURES	1,404,350		1,396,263	8,087	99.42%	
Excess (deficiency) of revenues						
Over (under) expenditures			86,837	 86,837	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)			1,565,678			
FUND BALANCE, ENDING		\$	1,652,515			

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2018 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	YEAR TO DATE ACTUAL		RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Interest - Investments	\$ -	\$	12,098	\$	12,098	0.00%	
Tax Incremental Revenue	542,919		843,588		300,669	155.38%	
TOTAL REVENUES	542,919		855,686		312,767	157.61%	
EXPENDITURES							
Debt Service							
Principal Debt Retirement	155,000		145,000		10,000	93.55%	
Interest Expense	387,918		390,728		(2,810)	100.72%	
Total Debt Service	542,918	- —	535,728		7,190	98.68%	
TOTAL EXPENDITURES	542,918		535,728		7,190	98.68%	
Excess (deficiency) of revenues							
Over (under) expenditures	1		319,958		319,957	31995800.00%	
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	1		-		(1)	0.00%	
TOTAL FINANCING SOURCES (USES)	1		-		(1)	0.00%	
Net change in fund balance	\$ 1	\$	319,958	\$	319,955	31995800.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)			(259,254)				
FUND BALANCE, ENDING		\$	60,704				

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2017 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION		NNUAL DOPTED UDGET	YE	AR TO DATE ACTUAL	NCE (\$) INFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		
<u>REVENUES</u>								
Interest - Investments	\$	-	\$	1	\$ 1	0.00%		
TOTAL REVENUES		-		1	1	0.00%		
EXPENDITURES								
TOTAL EXPENDITURES		-		-	-	0.00%		
Excess (deficiency) of revenues  Over (under) expenditures		_		1	1	0.00%		
Over (under) experialitares				<u> </u>	 	0.0076		
FUND BALANCE, BEGINNING (OCT 1, 2023)				21				
FUND BALANCE, ENDING			\$	22				

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 Series 2018 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCI FAV(UNF		YTD ACTUAL AS A % OF ADOPTED BUD		
REVENUES									
Interest - Investments	\$	-	\$	44	\$	44	0.00%		
TOTAL REVENUES		-		44		44	0.00%		
<u>EXPENDITURES</u>									
TOTAL EXPENDITURES		-		-		-	0.00%		
Excess (deficiency) of revenues									
Over (under) expenditures				44		44	0.00%		
FUND BALANCE, BEGINNING (OCT 1, 2023)				869					
FUND BALANCE, ENDING			\$	913					

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-			0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		26,348,528		
FUND BALANCE, ENDING		\$ 26,348,528		

# **Bank Account Statement**

The Heights CDD

 Bank Account No.
 5949

 Statement No.
 09\_24

 Statement Date
 09/30/2024

813,977.55	Statement Balance	813,090.02	GL Balance (LCY)
12,521.94	<b>Outstanding Deposits</b>	813,090.02	GL Balance
826,499.49	Subtotal	0.00	Positive Adjustments
-13,409.47	Outstanding Checks	012.000.02	
012 000 02	Fording Robons	813,090.02	Subtotal
813,090.02	Ending Balance	0.00	Negative Adjustments
		813,090.02	Ending G/L Balance

Docun Posting Date Type	nent Document No	Description	Amount	Cleared Amount	Difference
Deposits					
- cp = 5.1.5					0.00
09/30/2024	JE000388	Interest Earned	3,568.65	3,568.65	0.00
09/04/2024 Payme	nt BD00002	Deposit No. BD00002	4,348.41	4,348.41	0.00
Total Deposits		·	7,917.06	7,917.06	0.00
Checks					
					0.00
09/16/2024 Payme	nt 1703	Check for Vendor V00010	-11,550.00	-11,550.00	0.00
09/16/2024 Payme	nt 1705	Check for Vendor V00013	-1,325.50	-1,325.50	0.00
09/19/2024 Payme	nt 1707	Check for Vendor V00003	-200.00	-200.00	0.00
09/19/2024 Payme	nt 1708	Check for Vendor V00041	-2,764.03	-2,764.03	0.00
09/10/2024 Payme	nt DD118	Payment of Invoice 000439	-11,669.22	-11,669.22	0.00
09/17/2024 Payme	nt DD119	Payment of Invoice 000447	-820.42	-820.42	0.00
09/25/2024 Payme	nt DD120	Payment of Invoice 000458	-152.11	-152.11	0.00
Total Checks			-28,481.28	-28,481.28	0.00

# Adjustments

# **Total Adjustments**

# **Outstanding Checks**

-500.00
-616.10
-12,293.37

# **Outstanding Deposits**

04/01/2024 JE000313 Teco ACH 02.16.24-03.15.24 11,701.52

# Thursday, October 31, 2024 Page 2

# **Bank Account Statement**

The Heights CDD

 Bank Account No.
 5949

 Statement No.
 09\_24

 Statement Date
 09/30/2024

05/01/2024 JE000333 ACH\_Utility - Electric 820.42

Total Outstanding Deposits 12,521.94

# The Heights Community Development District

Financial Statements (Unaudited)

Period Ending October 31, 2024

Prepared by:

### **Balance Sheet**

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	·	GENERAL FUND	ERIES 2017 BT SERVICE FUND	ERIES 2018 BT SERVICE FUND	ERIES 2017 CAPITAL ROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	FI	GENERAL XED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>										
Cash - Operating Account	\$	798,992	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$ 798,992
Due From Other Funds		-	189,863	-	-	-		-	-	189,863
Investments:										
Acquisition & Construction Account		-	-	-	-	917		-	-	917
Construction Fund		-	-	-	22	-		-	-	22
Reserve Fund		-	703,600	244,550	-	-		-	-	948,150
Revenue Fund		-	764,746	-	-	-		-	-	764,746
Deposits - Electric		185	-	-	-	-		-	-	185
Fixed Assets										
Equipment and Furniture		-	-	-	-	-		12,665	-	12,665
Construction Work In Process		-	-	-	-	-		26,265,139	-	26,265,139
Bond Issuance Cost		-	-	-	-	-		70,724	-	70,724
Amount Avail In Debt Services		-	-	-	-	-		-	1,753,079	1,753,079
Amount To Be Provided		-	-	-	-	-		-	27,251,921	27,251,921
TOTAL ASSETS	\$	799,177	\$ 1,658,209	\$ 244,550	\$ 22	\$ 917	\$	26,348,528	\$ 29,005,000	\$ 58,056,403
<u>LIABILITIES</u>										
Accounts Payable	\$	26,042	\$ -	\$ -	\$ -	\$ -	\$	-	\$ -	\$ 26,042
Accounts Payable - Other		2,700	-	-	-	-		-	-	2,700
Bonds Payable		-	-	-	-	-		-	29,005,000	29,005,000
Due To Other Funds		6,971	-	182,892	-	-		-	-	189,863
TOTAL LIABILITIES		35,713	-	182,892	-	-		-	29,005,000	29,223,605

### **Balance Sheet**

As of October 31, 2024

(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	-	1,658,209	61,658	-	-	-	-	1,719,867
Capital Projects	-	-	-	22	917	-	-	939
Unassigned:	763,464	-	-	-	-	26,348,528	-	27,111,992
TOTAL FUND BALANCES	763,464	1,658,209	61,658	22	917	26,348,528	-	28,832,798
TOTAL LIABILITIES & FUND BALANCES	\$ 799,177	\$ 1,658,209	\$ 244,550	\$ 22	\$ 917	\$ 26,348,528	\$ 29,005,000 \$	58,056,403

For the Period Ending October 31, 2024 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		
REVENUES	•			0.000/		
Interest - Investments	\$ -	\$ 3,233	\$ 3,233	0.00%		
Special Assmnts- Tax Collector	500,000	-	(500,000)	0.00%		
TOTAL REVENUES	500,000	3,233	(496,767)	0.65%		
EXPENDITURES						
<u>Administration</u>						
Supervisor Fees	2,000	-	2,000	0.00%		
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%		
Disclosure Report	10,000	833	9,167	8.33%		
District Counsel	10,000	-	10,000	0.00%		
District Engineer	10,000	-	10,000	0.00%		
District Manager	50,000	4,167	45,833	8.33%		
Auditing Services	8,700	-	8,700	0.00%		
Website Compliance	1,500	1,500	-	100.00%		
Postage, Phone, Faxes, Copies	500	-	500	0.00%		
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	125	1,375	8.33%		
Office Supplies	100	-	100	0.00%		
Dues, Licenses, Subscriptions	500	175	325	35.00%		
Total Administration	109,100	12,318	96,782	11.29%		
Electric Utility Services						
Utility - Electric	156,000	131	155,869	0.08%		
Total Electric Utility Services	156,000	131	155,869	0.08%		
Other Physical Environment						
Insurance - General Liability	5,000	5,000	-	100.00%		
Landscape Maintenance	36,000	1,939	34,061	5.39%		
Decorative Light Maintenance	4,000	.,536	4,000	0.00%		
Plant Replacement Program	2,000	-	2,000	0.00%		
Misc-Contingency	187,900	777	187,123	0.41%		
Total Other Physical Environment	234,900	7,716	227,184	3.28%		
,						

For the Period Ending October 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	R TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	500,000	20,165	479,835	4.03%
Excess (deficiency) of revenues  Over (under) expenditures	<u>-</u>	(16,932)	(16,932)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		780,396		
FUND BALANCE, ENDING		\$ 763,464		

For the Period Ending October 31, 2024 Series 2017 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL			ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		
<u>REVENUES</u>								
Interest - Investments	\$ -	\$	5,694	\$	5,694	0.00%		
Tax Incremental Revenue	1,396,150	Ψ		Ψ	(1,396,150)	0.00%		
TOTAL REVENUES	1,396,150		5,694		(1,390,456)	0.41%		
EXPENDITURES								
Debt Service								
Principal Debt Retirement	410,000		-		410,000	0.00%		
Interest Expense	986,150		-		986,150	0.00%		
Total Debt Service	1,396,150		-		1,396,150	0.00%		
TOTAL EXPENDITURES	1,396,150		-		1,396,150	0.00%		
Excess (deficiency) of revenues								
Over (under) expenditures			5,694		5,694	0.00%		
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,652,515					
FUND BALANCE, ENDING		\$	1,658,209					

For the Period Ending October 31, 2024 Series 2018 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		R TO DATE		RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		
REVENUES								
Interest - Investments	\$ -	\$	953	\$	953	0.00%		
Tax Incremental Revenue	539,431	Ψ	-	Ψ	(539,431)	0.00%		
TOTAL REVENUES	539,431		953		(538,478)	0.18%		
EXPENDITURES								
Debt Service								
Principal Debt Retirement	155,000		-		155,000	0.00%		
Interest Expense	384,431		-		384,431	0.00%		
Total Debt Service	539,431		-		539,431	0.00%		
TOTAL EXPENDITURES	539,431		-		539,431	0.00%		
Excess (deficiency) of revenues								
Over (under) expenditures			953		953	0.00%		
FUND BALANCE, BEGINNING (OCT 1, 2024)			60,705					
FUND BALANCE, ENDING		\$	61,658					

For the Period Ending October 31, 2024 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%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures		<del>-</del>		0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		22		
FUND BALANCE, ENDING		\$ 22	=	

For the Period Ending October 31, 2024 Series 2018 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		TO DATE	NCE (\$) INFAV)	YTD ACTUAL AS A % OF ADOPTED BUD		
REVENUES								
Interest - Investments	\$	-	\$	4	\$ 4	0.00%		
TOTAL REVENUES		-		4	4	0.00%		
EXPENDITURES								
TOTAL EXPENDITURES		-		-	-	0.00%		
Excess (deficiency) of revenues Over (under) expenditures		-		4	4	0.00%		
FUND BALANCE, BEGINNING (OCT 1, 2024)				913				
FUND BALANCE, ENDING			\$	917				

For the Period Ending October 31, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	<u>-</u>		<u> </u>	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		26,348,528		
FUND BALANCE, ENDING		\$ 26,348,528		

# **Bank Account Statement**

The Heights CDD

**Bank Account No.** 5949 **Statement No.** 10-24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	798,992.03	Statement Balance	804,338.55		
		<b>Outstanding Deposits</b>	12,521.94		
Positive Adjustments	0.00	Subtotal	816,860.49		
Subtotal	798,992.03	<b>Outstanding Checks</b>	-17,868.46		
Negative Adjustments	0.00		700,002,02		
Ending G/L Balance	798,992.03	Ending Balance	798,992.03		

	Document				Cleared	
Posting Date	Туре	Document No.	Description	Amount	Amount	Difference
Deposits						
						0.00
10/31/2024		JE000390	Exess fess	10,711.37	10,711.37	0.00
10/31/2024		JE000391	Intr earned for the month of 09/24	3,232.99	3,232.99	0.00
Total Deposi	ts			13,944.36	13,944.36	0.00
. отш. 2 ороз.				.5,550	.5,5 :55	0.00
Checks						
						0.00
09/16/2024	Daymont	1704	Check for Vendor V00006	-616.10	-616.10	0.00
	Payment					
09/19/2024	Payment	1706	Check for Vendor V00021	-500.00	-500.00	0.00
10/03/2024	Payment	1709	Check for Vendor V00027	-5,125.16	-5,125.16	0.00
10/03/2024	Payment	1710	Check for Vendor V00010	-2,950.00	-2,950.00	0.00
10/03/2024	Payment	1712	Check for Vendor V00013	-1,771.50	-1,771.50	0.00
10/24/2024	Payment	DD121	Payment of Invoice 000456	-130.96	-130.96	0.00
10/18/2024	Payment	DD122	Payment of Invoice 000465	-11,669.22	-11,669.22	0.00
10/18/2024	Payment	DD123	Payment of Invoice 000466	-820.42	-820.42	0.00
<b>Total Checks</b>				-23,583.36	-23,583.36	0.00

# Adjustments

# **Total Adjustments**

# **Outstanding Checks**

02/23/2024	Payment	DD107	Payment of Invoice 000357	-12,293.37
10/03/2024	Payment	1711	Check for Vendor V00006	-256.86
10/25/2024	Payment	1713	Check for Vendor V00010	-1,025.00
10/25/2024	Payment	1714	Check for Vendor V00006	-252.60
10/25/2024	Payment	1715	Check for Vendor V00028	-4,040.63
<b>Total Outsta</b>	nding Checks	5		-17,868.46

# **Outstanding Deposits**

<b>Total Outstanding De</b>	posits		12,521.94
05/01/2024	JE000333	ACH_Utility - Electric	820.42
04/01/2024	JE000313	Teco ACH 02.16.24-03.15.24	11,701.52

# The Heights Community Development District

Financial Statements (Unaudited)

Period Ending Nov 30, 2024

Prepared by:

# **Balance Sheet**

As of November 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	 SENERAL FUND	ERIES 2017 BT SERVICE FUND	ERIES 2018 BT SERVICE FUND	(	ERIES 2017 CAPITAL ROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	FI	GENERAL XED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS										
Cash - Operating Account	\$ 760,032	\$ -	\$ -	\$	-	\$ -	\$	-	\$ -	\$ 760,032
Due From Other Funds	-	188,933	-		-	-		-	-	188,933
Investments:										
Acquisition & Construction Account	-	-	-		-	920		-	-	920
Construction Fund	-	-	-		22	-		-	-	22
Reserve Fund	-	703,600	244,550		-	-		-	-	948,150
Revenue Fund	-	771,262	-		-	-		-	-	771,262
Deposits - Electric	185	-	-		-	-		-	-	185
Fixed Assets										
Equipment and Furniture	-	-	-		-	-		12,665	-	12,665
Construction Work In Process	-	-	-		-	-		26,265,139	-	26,265,139
Bond Issuance Cost	-	-	-		-	-		70,724	-	70,724
Amount Avail In Debt Services	-	-	-		-	-		-	1,753,079	1,753,079
Amount To Be Provided	-	-	-		-	-		-	27,251,921	27,251,921
TOTAL ASSETS	\$ 760,217	\$ 1,663,795	\$ 244,550	\$	22	\$ 920	\$	26,348,528	\$ 29,005,000	\$ 58,023,032
<u>LIABILITIES</u>										
Accounts Payable	\$ 12,034	\$ -	\$ -	\$	-	\$ -	\$	-	\$ -	\$ 12,034
Accounts Payable - Other	2,700	-	-		-	-		-	-	2,700
Bonds Payable	-	-	-		-	-		-	29,005,000	29,005,000
Due To Other Funds	6,971	-	181,962		-	-		-	· -	188,933
TOTAL LIABILITIES	21,705	-	181,962		-	-		-	29,005,000	29,208,667

### **Balance Sheet**

As of November 30, 2024 (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	-	1,663,795	62,588	-	-	-	-	1,726,383
Capital Projects	-	-	-	22	920	-	-	942
Unassigned:	738,512	-	-	-	-	26,348,528	-	27,087,040
TOTAL FUND BALANCES	738,512	1,663,795	62,588	22	920	26,348,528	-	28,814,365
TOTAL LIABILITIES & FUND BALANCES	\$ 760,217	\$ 1,663,795	\$ 244,550	\$ 22	\$ 920	\$ 26,348,528	\$ 29,005,000	\$ 58,023,032

# Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024 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	\$ -	\$ 6,274	\$ 6,274	0.00%	
Special Assmnts- Tax Collector	500,000	ψ 0,2.1 ·	(500,000)	0.00%	
TOTAL REVENUES	500,000	6,274	(493,726)	1.25%	
EXPENDITURES .					
Administration					
Supervisor Fees	2,000	-	2,000	0.00%	
ProfServ-Trustee Fees	8,200	8,081	119	98.55%	
Disclosure Report	10,000	1,667	8,333	16.67%	
District Counsel	10,000	-	10,000	0.00%	
District Engineer	10,000	-	10,000	0.00%	
District Manager	50,000	8,333	41,667	16.67%	
Auditing Services	8,700	3,000	5,700	34.48%	
Website Compliance	1,500	1,500	-	100.00%	
Postage, Phone, Faxes, Copies	500	-	500	0.00%	
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	250	1,250	16.67%	
Office Supplies	100	-	100	0.00%	
Dues, Licenses, Subscriptions	500	175	325	35.00%	
Total Administration	109,100	24,483	84,617	22.44%	
Electric Utility Services					
Utility - Electric	156,000	13,594	142,406	8.71%	
Total Electric Utility Services	156,000	13,594	142,406	8.71%	
Other Physical Environment					
Insurance - General Liability	5,000	5,000	-	100.00%	
Landscape Maintenance	36,000	4,304	31,696	11.96%	
Decorative Light Maintenance	4,000	-	4,000	0.00%	
Plant Replacement Program	2,000	-	2,000	0.00%	
Misc-Contingency	187,900	777	187,123	0.41%	
Total Other Physical Environment	234,900	10,081	224,819	4.29%	
TOTAL EXPENDITURES	500,000	48,158	451,842	9.63%	
Excess (deficiency) of revenues					
Over (under) expenditures	-	(41,884)	(41,884)	0.00%	

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

For the Period Ending November 30, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	R TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
FUND BALANCE, ENDING		\$ 738,512		

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

For the Period Ending November 30, 2024 Series 2017 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL			ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Interest - Investments	\$ -	\$	11,280	\$	11,280	0.00%	
Tax Incremental Revenue	1,396,150			Ψ	(1,396,150)	0.00%	
TOTAL REVENUES	1,396,150		11,280		(1,384,870)	0.81%	
EXPENDITURES  Debt Service							
Principal Debt Retirement	410,000		<u>-</u>		410,000	0.00%	
Interest Expense	986,150		_		986,150	0.00%	
Total Debt Service	1,396,150		-		1,396,150	0.00%	
TOTAL EXPENDITURES	1,396,150		-		1,396,150	0.00%	
Excess (deficiency) of revenues							
Over (under) expenditures			11,280		11,280	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,652,515				
FUND BALANCE, ENDING		\$	1,663,795				

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

For the Period Ending November 30, 2024 Series 2018 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		AR TO DATE ACTUAL		RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Interest - Investments	\$ <del>-</del>	\$	1,883	\$	1,883	0.00%	
Tax Incremental Revenue	539,431	•	-	·	(539,431)	0.00%	
TOTAL REVENUES	539,431		1,883		(537,548)	0.35%	
EXPENDITURES  Debt Service							
Principal Debt Retirement	155,000		_		155,000	0.00%	
Interest Expense	384,431		_		384,431	0.00%	
Total Debt Service	539,431		-		539,431	0.00%	
TOTAL EXPENDITURES	539,431		-		539,431	0.00%	
Excess (deficiency) of revenues							
Over (under) expenditures			1,883		1,883	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			60,705				
FUND BALANCE, ENDING		\$	62,588				

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

For the Period Ending November 30, 2024 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	_	_	_	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		22		0.0070
FUND BALANCE, ENDING		\$ 22		

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

For the Period Ending November 30, 2024 Series 2018 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIAN FAV(UN	• • •	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	7	\$	7	0.00%
TOTAL REVENUES		-		7		7	0.00%
EXPENDITURES							
TOTAL EXPENDITURES		-		-		-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures				7		7	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				913			
FUND BALANCE, ENDING			\$	920			

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

For the Period Ending November 30, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		<del>-</del>	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		26,348,528		
FUND BALANCE, ENDING		\$ 26,348,528		

## **Bank Account Statement**

The Heights CDD

Bank Account No. 5949

Statement No.	11_24		Statement Date	11/30/2024

G/L Account No. 101001 Balance	760,031.85	Statement Balance	769,069.71	
		<b>Outstanding Deposits</b>	12,521.94	
Positive Adjustments	0.00	—— Subtotal	781,591.65	
Subtotal	760,031.85	<b>Outstanding Checks</b>	-21,559.80	
Negative Adjustments	0.00	For Para Balance	760 021 05	
Ending G/L Balance	760,031.85	Ending Balance	760,031.85	

		Document				Cleared				
	Posting Date	Туре	Document No.	Description	Amount	Amount	Difference			
	Deposits									
							0.00			
	11/30/2024		JE000400	Interest Earned	3,041.87	3,041.87	0.00			
Total Deposits		s			3,041.87	3,041.87	0.00			
	Checks									
							0.00			
	10/03/2024	Payment	1711	Check for Vendor V00006	-256.86	-256.86	0.00			
	10/25/2024	Payment	1713	Check for Vendor V00010	-1,025.00	-1,025.00	0.00			
	10/25/2024	Payment	1714	Check for Vendor V00006	-252.60	-252.60	0.00			
	10/25/2024	Payment	1715	Check for Vendor V00028	-4,040.63	-4,040.63	0.00			
	11/01/2024	Payment	1716	Check for Vendor V00017	-1,500.00	-1,500.00	0.00			
	11/01/2024	Payment	1717	Check for Vendor V00042	-913.90	-913.90	0.00			
	11/01/2024	Payment	1718	Check for Vendor V00008	-175.00	-175.00	0.00			
	11/01/2024	Payment	1720	Check for Vendor V00027	-5,125.01	-5,125.01	0.00			
	11/01/2024	Payment	1721	Check for Vendor V00012	-6,477.00	-6,477.00	0.00			
	11/12/2024	Payment	1723	Check for Vendor V00043	-777.20	-777.20	0.00			
	11/20/2024	Payment	100002	Inv: 136693	-5,125.01	-5,125.01	0.00			
	11/18/2024	Payment	DD124	Payment of Invoice 000472	-11,669.22	-11,669.22	0.00			
	11/18/2024	Payment	DD125	Payment of Invoice 000475	-152.86	-152.86	0.00			
	11/18/2024	Payment	DD126	Payment of Invoice 000476	-820.42	-820.42	0.00			
	<b>Total Checks</b>				-38,310.71	-38,310.71	0.00			

#### Adjustments

#### **Total Adjustments**

#### **Outstanding Checks**

02/23/2024	Payment	DD107	Payment of Invoice 000357	-12,293.37
11/20/2024	Payment	100000	Inv: 26468	-3,000.00
11/20/2024	Payment	100001	Inv: 7519767	-4,040.63
11/20/2024	Payment	100003	Inv: 10305	-200.80
11/20/2024	Payment	100004	Inv: 21765	-2,025.00
Total Outsta	nding Check	s	-21,559.80	

#### Wednesday, December 11, 2024 Page 2

## **Bank Account Statement**

The Heights CDD

Bank Account No. 5949

**Statement No.** 11\_24 **Statement Date** 11/30/2024

#### **Outstanding Deposits**

 04/01/2024
 JE000313
 Teco ACH 02.16.24-03.15.24
 11,701.52

 05/01/2024
 JE000333
 ACH\_Utility - Electric
 820.42

 Total Outstanding Deposits
 12,521.94

# The Heights Community Development District

Financial Statements (Unaudited)

Period Ending December 31, 2024

Prepared by:

#### **Balance Sheet**

As of December 31, 2024 (In Whole Numbers)

						5	SERIES 2017	5	SERIES 2018					
		SI	ERIES 2017	s	ERIES 2018		CAPITAL		CAPITAL		GENERAL		GENERAL	
	GENERAL	DE	BT SERVICE	DE	BT SERVICE		PROJECTS		PROJECTS	F	XED ASSETS	L	ONG-TERM	
ACCOUNT DESCRIPTION	 FUND		FUND		FUND		FUND		FUND	_	FUND		DEBT FUND	TOTAL
<u>ASSETS</u>														
Cash - Operating Account	\$ 802,117	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- :	\$ 802,117
Cash in Transit	-		37,383		-		-		-		-		-	37,383
Due From Other Funds	-		225,449		-		-		-		-		-	225,449
Investments:														
Acquisition & Construction Account	-		-		-		-		924		-		-	924
Construction Fund	-		-		-		22		-		-		-	22
Reserve Fund	-		703,600		244,550		-		-		-		-	948,150
Revenue Fund	-		2,328,843		-		-		-		-		-	2,328,843
Deposits - Electric	185		-		-		-		-		-		-	185
Fixed Assets														
Equipment and Furniture	-		-		-		-		-		12,665		-	12,665
Construction Work In Process	-		-		-		-		-		26,265,139		-	26,265,139
Bond Issuance Cost	-		-		-		-		-		70,724		-	70,724
Amount Avail In Debt Services	-		-		-		-		-		-		1,753,079	1,753,079
Amount To Be Provided	-		-		-		-		-		-		27,251,921	27,251,921
TOTAL ASSETS	\$ 802,302	\$	3,295,275	\$	244,550	\$	22	\$	924	\$	26,348,528	\$	29,005,000	\$ 59,696,601

#### **Balance Sheet**

As of December 31, 2024 (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
LIABILITIES								
Accounts Payable	\$ 11,117	\$ 37,383	\$ -	\$ -	\$ -	\$ -	\$ - \$	48,500
Accounts Payable - Other	2,700	-	-	-	-	-	-	2,700
Bonds Payable	-	-	-	-	-	-	29,005,000	29,005,000
Due To Other Funds	44,354	-	181,095	-	-	-	-	225,449
TOTAL LIABILITIES	58,171	37,383	181,095	-	-		29,005,000	29,281,649
FUND BALANCES								
Restricted for:								
Debt Service	-	3,257,892	63,455	-	-	-	-	3,321,347
Capital Projects	-	-	-	22	924	-	-	946
Unassigned:	744,131	-	-	-	-	26,348,528	-	27,092,659
TOTAL FUND BALANCES	744,131	3,257,892	63,455	22	924	26,348,528	-	30,414,952
TOTAL LIABILITIES & FUND BALANCES	\$ 802,302	\$ 3,295,275	\$ 244,550	\$ 22	\$ 924	\$ 26,348,528	\$ 29,005,000 \$	59,696,601

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

For the Period Ending December 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL			YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES						
Interest - Investments	\$ -	\$ 9,26	2 \$	9,262	0.00%	
Special Assmnts- Tax Collector	500,000	23,84	6	(476,154)	4.77%	
TOTAL REVENUES	500,000	33,10	8	(466,892)	6.62%	
EXPENDITURES						
Administration						
Supervisor Fees	2,000		-	2,000	0.00%	
ProfServ-Trustee Fees	8,200	8,08	1	119	98.55%	
Disclosure Report	10,000	2,50	)	7,500	25.00%	
District Counsel	10,000	1,44	)	8,560	14.40%	
District Engineer	10,000		-	10,000	0.00%	
District Manager	50,000	12,50	)	37,500	25.00%	
Auditing Services	8,700	3,00	)	5,700	34.48%	
Website Compliance	1,500	1,50	)	-	100.00%	
Postage, Phone, Faxes, Copies	500		3	497	0.60%	
Public Officials Insurance	5,000	1,47	7	3,523	29.54%	
Legal Advertising	1,000		-	1,000	0.00%	
Bank Fees	100		-	100	0.00%	
Website Administration	1,500	37:	5	1,125	25.00%	
Office Supplies	100		-	100	0.00%	
Dues, Licenses, Subscriptions	500	17	5	325	35.00%	
Total Administration	109,100	31,05	1	78,049	28.46%	
Electric Utility Services						
Utility - Electric	156,000	26,21	6	129,784	16.81%	
Total Electric Utility Services	156,000	26,21	6	129,784	16.81%	
Other Physical Environment						
Insurance - General Liability	5,000	5,00	0	-	100.00%	
Landscape Maintenance	36,000	6,32		29,671	17.58%	
Decorative Light Maintenance	4,000		-	4,000	0.00%	
Plant Replacement Program	2,000		-	2,000	0.00%	
Misc-Contingency	187,900	77	7	187,123	0.41%	
Total Other Physical Environment	234,900	12,10	6	222,794	5.15%	
TOTAL EXPENDITURES	500,000	69,37	3	430,627	13.87%	
France (deficience )						
Excess (deficiency) of revenues  Over (under) expenditures	_	(36,26	5)	(36,265)	0.00%	
( / - <del>  </del>			<u> </u>	(33,=33)	2.2370	

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

For the Period Ending December 31, 2024 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	R TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
FUND BALANCE, ENDING		\$ 744,131		

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

For the Period Ending December 31, 2024 Series 2017 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,504	\$ 16,504	0.00%
Tax Incremental Revenue	1,396,150	-	(1,396,150)	0.00%
Special Assmnts- Tax Collector	-	37,383	37,383	0.00%
Special Assmnts- CDD Collected	-	1,551,490	1,551,490	0.00%
TOTAL REVENUES	1,396,150	1,605,377	209,227	114.99%
EXPENDITURES  Debt Service  Principal Debt Retirement	410,000	-	410,000	0.00%
Interest Expense	986,150	-	986,150	0.00%
Total Debt Service	1,396,150	· <del>-</del>	1,396,150	0.00%
TOTAL EXPENDITURES	1,396,150	-	1,396,150	0.00%
Excess (deficiency) of revenues Over (under) expenditures  FUND BALANCE, BEGINNING (OCT 1, 2024)		1,605,377	1,605,377	0.00%
FUND BALANCE, ENDING		\$ 3,257,892	=	

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

For the Period Ending December 31, 2024 Series 2018 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>							
Interest - Investments	\$ -	\$	2,750	\$	2,750	0.00%	
Tax Incremental Revenue	539,431		-		(539,431)	0.00%	
TOTAL REVENUES	539,431		2,750		(536,681)	0.51%	
EXPENDITURES  Debt Service							
Principal Debt Retirement	155,000		-		155,000	0.00%	
Interest Expense	384,431		-		384,431	0.00%	
Total Debt Service	539,431				539,431	0.00%	
TOTAL EXPENDITURES	539,431		-		539,431	0.00%	
Excess (deficiency) of revenues							
Over (under) expenditures			2,750		2,750	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			60,705				
FUND BALANCE, ENDING		\$	63,455				

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

For the Period Ending December 31, 2024 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	_	_	_	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		22		0.0070
FUND BALANCE, ENDING		\$ 22		

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

For the Period Ending December 31, 2024 Series 2018 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOP BUDO	TED	TO DATE	VARIANCE FAV(UNFA		YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>						
Interest - Investments	\$	-	\$ 11	\$	11	0.00%
TOTAL REVENUES		-	11		11	0.00%
EXPENDITURES						
TOTAL EXPENDITURES		-	-		-	0.00%
Excess (deficiency) of revenues Over (under) expenditures		-	 11		11	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			913			
FUND BALANCE, ENDING			\$ 924			

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

For the Period Ending December 31, 2024 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues  Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		26,348,528		
FUND BALANCE, ENDING		\$ 26,348,528		

## **Bank Account Statement**

The Heights CDD

Bank Account No. 5949

Statement No.	12 <u>_</u> 24	Statement Date	12/31/2024

G/L Account No. 101001 Balance	802,116.90	Statement Balance	801,891.78
		<b>Outstanding Deposits</b>	12,521.94
Positive Adjustments	0.00	Subtotal	814,413.72
Subtotal	802,116.90	<b>Outstanding Checks</b>	-12,296.82
Negative Adjustments	0.00		002 116 00
Ending G/L Balance	802,116.90	Ending Balance	802,116.90

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
12/17/2024		JE000408	Tax Revenue/Debt Service	61,228.64	61,228.64	0.00
12/31/2024		JE000410	Interest Earned	2,988.52	2,988.52	0.00
Total Deposit	ts			64,217.16	64,217.16	0.00
Checks						
						0.00
11/20/2024	Payment	100000	Inv: 26468	-3,000.00	-3,000.00	0.00
11/20/2024	Payment	100001	Inv: 7519767	-4,040.63	-4,040.63	0.00
11/20/2024	Payment	100003	Inv: 10305	-200.80	-200.80	0.00
11/20/2024	Payment	100004	Inv: 21765	-2,025.00	-2,025.00	0.00
12/13/2024	Payment	100005	Inv: 10338	-139.64	-139.64	0.00
12/13/2024	Payment	100006	Inv: 139009	-5,125.01	-5,125.01	0.00
12/23/2024	Payment	100007	Inv: 21994	-2,025.00	-2,025.00	0.00
12/23/2024	Payment	100008	Inv: 1153	-1,440.00	-1,440.00	0.00
12/23/2024	Payment	300000	Inv: 5097 120424 ACH	-132.17	-132.17	0.00
12/17/2024	Payment	DD127	Payment of Invoice 000473	-820.42	-820.42	0.00
12/26/2024	Payment	100010	Inv: 340-0110862	-777.20	<del>-</del> 777.20	0.00
12/11/2024	Payment	DD128	Payment of Invoice 000491	-11,669.22	-11,669.22	0.00
Total Checks				-31,395.09	-31,395.09	0.00

#### **Adjustments**

#### **Total Adjustments**

#### **Outstanding Checks**

Total Outstanding Checks			-12.296.82	
12/24/2024	Payment	100009	Inv: 139909	-3.45
02/23/2024	Payment	DD107	Payment of Invoice 000357	-12,293.37

#### **Outstanding Deposits**

04/01/2024	JE000313	Teco ACH 02.16.24-03.15.24	11,701.52
05/01/2024	JE000333	ACH_Utility - Electric	820.42

## **Bank Account Statement**

Page 2 The Heights CDD

Friday, January 17, 2025

**Bank Account No.** 5949

Statement No. 12\_24 **Statement Date** 12/31/2024

**Total Outstanding Deposits** 12,521.94

# The Heights Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2025

Prepared by:

#### **Balance Sheet**

As of January 31, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	(	GENERAL FUND	_	ERIES 2017 BT SERVICE FUND	DEBT	IES 2018 SERVICE UND	SERIES 2017 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL XED ASSETS FUND	L	GENERAL ONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>											_	
Cash - Operating Account	\$	1,215,255	\$	-	\$	-	\$ -	\$ -	\$ -	\$	-	\$ 1,215,255
Due From Other Funds		-		536,159		-	-	-	-		-	536,159
Investments:												
Acquisition & Construction Account		-		-		-	-	927	-		-	927
Construction Fund		-		-		-	22	-	-		-	22
Reserve Fund		-		703,600		244,550	-	-	-		-	948,150
Revenue Fund		-		1,848,388		-	-	-	-		-	1,848,388
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	\$	1,215,440	\$	3,088,147	\$	244,550	\$ 22	\$ 927	\$ 26,348,528	\$	29,005,000	\$ 59,902,614

#### **Balance Sheet**

As of January 31, 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
LIABILITIES		-				-		
Accounts Payable	\$ 22,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	22,435
Accounts Payable - Other	2,700	-	-	-	-	-	-	2,700
Bonds Payable	-	-	-	-	-	-	29,005,000	29,005,000
Due To Other Funds	6,971	-	529,188	-	-	-	-	536,159
TOTAL LIABILITIES	32,106	-	529,188	-	-	-	29,005,000	29,566,294
FUND BALANCES								
Restricted for:								
Debt Service	-	3,088,147	-	-	-	-	-	3,088,147
Capital Projects	-	-	-	22	927	-	-	949
Unassigned:	1,183,334		(284,638)	-	-	26,348,528	-	27,247,224
TOTAL FUND BALANCES	1,183,334	3,088,147	(284,638)	22	927	26,348,528	-	30,336,320
TOTAL LIABILITIES & FUND BALANCES	\$ 1,215,440	\$ 3,088,147	\$ 244,550	\$ 22	\$ 927	\$ 26,348,528	\$ 29,005,000 \$	59,902,614

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

For the Period Ending January 31, 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	
REVENUES					
Interest - Investments	\$ -	\$ 14,639	\$ 14,639	0.00%	
Interest - Tax Collector	-	221	221	0.00%	
Special Assmnts- Tax Collector	500,000	490,677	(9,323)	98.14%	
TOTAL REVENUES	500,000	505,537	5,537	101.11%	
EXPENDITURES					
Administration					
Supervisor Fees	2,000	-	2,000	0.00%	
ProfServ-Trustee Fees	8,200	8,081	119	98.55%	
Disclosure Report	10,000	3,333	6,667	33.33%	
District Counsel	10,000	1,440	8,560	14.40%	
District Engineer	10,000	650	9,350	6.50%	
District Manager	50,000	16,667	33,333	33.33%	
Auditing Services	8,700	4,500	4,200	51.72%	
Website Compliance	1,500	1,500	-	100.00%	
Postage, Phone, Faxes, Copies	500	3	497	0.60%	
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	527	973	35.13%	
Office Supplies	100	-	100	0.00%	
Dues, Licenses, Subscriptions	500	175	325	35.00%	
Total Administration	109,100	38,353	70,747	35.15%	
Electric Utility Services					
Utility - Electric	156,000	49,533	106,467	31.75%	
Total Electric Utility Services	156,000	49,533	106,467	31.75%	

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

For the Period Ending January 31, 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
Other Physical Environment				
Insurance - General Liability	5,000	5,000	-	100.00%
Landscape Maintenance	36,000	8,936	27,064	24.82%
Decorative Light Maintenance	4,000	-	4,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Misc-Contingency	187,900	777	187,123	0.41%
Total Other Physical Environment	234,900	14,713	220,187	6.26%
TOTAL EXPENDITURES	500,000	102,599	397,401	20.52%
Excess (deficiency) of revenues				
Over (under) expenditures	<del>-</del>	402,938	402,938	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		780,396		
FUND BALANCE, ENDING		\$ 1,183,334		

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

For the Period Ending January 31, 2025 Series 2017 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Interest - Investments	\$ -	\$	22,099	\$	22,099	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		2,342,807		946,657	167.80%	
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			1,435,632		1,435,632	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,652,515				
FUND BALANCE, ENDING		\$	3,088,147				

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

For the Period Ending January 31, 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	
DEVENUES							
REVENUES							
Interest - Investments	\$ -	\$	3,616	\$	3,616	0.00%	
Special Assmnts- Tax Collector	539,431		-		(539,431)	0.00%	
TOTAL REVENUES	539,431		3,616		(535,815)	0.67%	
<u>EXPENDITURES</u>							
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			(345,343)		(345,343)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			60,705				
FUND BALANCE, ENDING		\$	(284,638)				

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

For the Period Ending January 31, 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				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 January 31, 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	\$	-	\$	14	\$	14	0.00%	
TOTAL REVENUES		-		14		14	0.00%	
EXPENDITURES								
TOTAL EXPENDITURES		-		-		-	0.00%	
Excess (deficiency) of revenues				4.4		4.4	0.00%	
Over (under) expenditures				14		14	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				913				
FUND BALANCE, ENDING			\$	927				

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

For the Period Ending January 31, 2025 General Fixed Assets Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures			-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		26,348,528		
FUND BALANCE, ENDING		\$ 26,348,528		

-500.80

## **Bank Account Statement**

The Heights CDD

01/21/2025

Payment

100012

Bank Account No. 5949

Statement No.	01_25	Statement Date	01/31/2025

G/L Account No. 101001 Balance	1,215,254.74	Statement Balance	1,217,276.97
		<b>Outstanding Deposits</b>	12,521.94
Positive Adjustments	0.00	—— Subtotal	1,229,798.91
Subtotal	1,215,254.74	Outstanding Checks	-14,544.17
Negative Adjustments	0.00		4 245 254 74
Ending G/L Balance	1,215,254.74	Ending Balance	1,215,254.74

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference		
Deposits									
			Consist Assesses				0.00		
01/07/2025		JE000409	Special Assmnts- Tax Collector	Tax Reveneu/Debt Service	1,198,666.00	1,198,666.00	0.00		
01/31/2025	Payment	BD00003	Interest - Tax Collector	Deposit No. BD00003	220.88	220.88	0.00		
01/31/2025		JE000428	Interest - Investments	Interest Earned	5,516.37	5,516.37	0.00		
Total Deposit	:s		mvesaments		1,204,403.25	1,204,403.25	0.00		
Checks									
							0.00		
12/24/2024	Payment	100009	INFRAMARK LLC	Inv: 139909	<del>-</del> 3.45	-3.45	0.00		
01/02/2025	Payment	1724	THE HEIGHTS CDD	Check for Vendor V00023	-37,382.61	-37,382.61	0.00		
01/08/2025	Payment	1725	THE HEIGHTS CDD	Check for Vendor V00023	-731,834.97	-731,834.97	0.00		
01/21/2025	Payment	DD129	TECO TAMPA ELECTRIC ACH	Payment of Invoice 000485	-11,669.22	-11,669.22	0.00		
01/21/2025	Payment	DD130	TECO TAMPA ELECTRIC ACH KEYSTONE	Payment of Invoice 000490	-820.42	-820.42	0.00		
01/21/2025	Payment	100011	PROPERTY MAINTENANCE	Inv: 22223	-2,025.00	-2,025.00	0.00		
01/21/2025	Payment	100013	INFRAMARK LLC	Inv: 141028	-5,125.01	-5,125.01	0.00		
01/27/2025	Payment	300001	TECO TAMPA ELECTRIC ACH	Inv: 010625 5097 ACH	-157.38	-157.38	0.00		
<b>Total Checks</b>					-789,018.06	-789,018.06	0.00		
Adjustments									
Total Adjustn	Total Adjustments								
Outstanding Checks									
02/23/2024	Payment	DD107	TECO TAMPA ELECTRIC ACH	Payment of Invoice 000357			-12,293.37		

Inv: 10402

OUTDOOR

CONCEPTS OF

### **Bank Account Statement**

The Heights CDD

**Bank Account No.** 5949 Statement No. 01\_25 Statement Date 01/31/2025 LANDMARK 01/30/2025 Payment 100014 Inv: 2140039-69 -250.00 **ENGINEERING &** GRAU & 01/30/2025 Payment 100015 Inv: 26687 -1,500.00 **ASSOCIATES Total Outstanding Checks** -14,544.17 **Outstanding Deposits** 

 04/01/2024
 JE000313
 Teco ACH 02.16.24 11,701.52

 05/01/2024
 JE000333
 ACH\_Utility - Electric
 820.42

 Total Outstanding Deposits
 12,521.94

#### Payment Register by Fund

For the Period from 07/01/2024 to 07/31/2024 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENE</u>	RAL FUN	ID - 001						
001	1697	07/03/24	KEYSTONE PROPERTY MAINTENANCE	20463	Invoice 000401	Landscape Maintenance	546300-53908	\$1,025.00
001	1697	07/03/24	KEYSTONE PROPERTY MAINTENANCE	20678	Invoice 000402	Landscape Maintenance	546300-53908	\$1,025.00
001	1697	07/03/24	KEYSTONE PROPERTY MAINTENANCE	20292	Invoice 000410	Landscape Maintenance	546300-53908	\$1,025.00
001	1697	07/03/24	KEYSTONE PROPERTY MAINTENANCE	19175	Invoice 000411	LANDSCAPE MAINT	546300-53908	\$1,025.00
001	1697	07/03/24	KEYSTONE PROPERTY MAINTENANCE	19391	Invoice 000412	LANDSCAPE MAINT.	546300-53908	\$1,025.00
001	1697	07/03/24	KEYSTONE PROPERTY MAINTENANCE	19617	Invoice 000413	Landscape Maintenance	546300-53908	\$1,025.00
001	1698	07/03/24	INFRAMARK LLC	124279	Invoice 000417	DISTRICT SERVICES APRIL 2024	541024-51301	\$6.02
001	1698	07/03/24	INFRAMARK LLC	124794	Invoice 000418	DISTRICT INVOICE MAY 2024	531142-51301	\$833.34
001	1698	07/03/24	INFRAMARK LLC	124794	Invoice 000418	DISTRICT INVOICE MAY 2024	531150-51301	\$4,166.67
001	1698	07/03/24	INFRAMARK LLC	124794	Invoice 000418	DISTRICT INVOICE MAY 2024	549936-51301	\$125.00
001	1698	07/03/24	INFRAMARK LLC	126180	Invoice 000419	DISTRICT INVOICE JUNE 2024	531142-51301	\$833.34
001	1698	07/03/24	INFRAMARK LLC	126180	Invoice 000419	DISTRICT INVOICE JUNE 2024	531150-51301	\$4,166.67
001	1698	07/03/24	INFRAMARK LLC	126180	Invoice 000419	DISTRICT INVOICE JUNE 2024	549936-51301	\$125.00
001	DD112	07/24/24	TAMPA ELECTRIC	5097 070324 ACH	Invoice 000425	ELECTRIC	543041-53100	\$131.68
001	DD113	07/11/24	TAMPA ELECTRIC	1585 062024 ACH	Invoice 000420	ELECTRIC	543041-53100	\$11,669.22
001	DD114	07/19/24	TAMPA ELECTRIC	9735 072724 ACH	ELECTRIC	Utility - Electric	543041-53100	\$820.42
							Fund Total	\$29,027.36

Total Checks Paid	\$29,027.36
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#### Payment Register by Fund

For the Period from 08/01/2024 to 08/30/2024 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FUN	ID - 001						
001	1699	08/01/24	GHD SERVICES INC - DO not use	340-0042845	Reg#316## GHD INC. Inv 340-0042845	Construction in Progress	565001-53918	\$1,584.38
001	1699	08/01/24	GHD SERVICES INC - DO not use	340-0098412	ENGINEER SERVICES	District Engineer	531147-53150	\$2,764.03
001	1700	08/01/24	KEYSTONE PROPERTY MAINTENANCE	20894	Invoice 000423	LANDSCAPE JULY 2024	546300-53908	\$1,025.00
001	1701	08/01/24	OUTDOOR CONCEPTS OF	10058	Invoice 000422	SERVICE CALL	549900-53908	\$138.06
001	1702	08/23/24	INFRAMARK LLC	129944	Invoice 000434	DISTRICT INVOICE JUNE 2024	541024-51301	\$2.07
001	1702	08/23/24	INFRAMARK LLC	30497	Invoice 000435	DISTRICT INVOICE AUGUST 2024	531142-51301	\$833.34
001	1702	08/23/24	INFRAMARK LLC	30497	Invoice 000435	DISTRICT INVOICE AUGUST 2024	531150-51301	\$4,166.67
001	1702	08/23/24	INFRAMARK LLC	30497	Invoice 000435	DISTRICT INVOICE AUGUST 2024	549936-51301	\$125.00
001	1702	08/23/24	INFRAMARK LLC	128861	Invoice 000436	DISTRICT INVOICE JULY 2024	531142-51301	\$833.34
001	1702	08/23/24	INFRAMARK LLC	128861	Invoice 000436	DISTRICT INVOICE JULY 2024	531150-51301	\$4,166.67
001	1702	08/23/24	INFRAMARK LLC	128861	Invoice 000436	DISTRICT INVOICE JULY 2024	549936-51301	\$125.00
001	DD115	08/19/24	TAMPA ELECTRIC	9735 072924 ACH	ELECTRIC	Utility - Electric	543041-53100	\$820.42
001	DD116	08/23/24	TAMPA ELECTRIC	5097 080224 ACH	ELECTRIC	Utility - Electric	543041-53100	\$164.18
001	DD117	08/12/24	TAMPA ELECTRIC	1585 072224 ACH	Invoice 000426	ELECTRIC	543041-53100	\$11,669.22
							Fund Total	\$28,417.38
							Total Checks Paid	\$28,417.38

#### Payment Register by Fund

For the Period from 09/01/2024 to 09/30/2024 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FU	ND - 001						
001	1703	09/16/24	KEYSTONE PROPERTY MAINTENANCE	21134	Invoice 000433	LAWN MAINT.	546300-53908	\$11,550.00
001	1704	09/16/24	OUTDOOR CONCEPTS OF	10117	Invoice 000429	SERVICE CALL - 07/25/24	549900-53908	\$305.84
001	1704	09/16/24	OUTDOOR CONCEPTS OF	10005	Repair Services	service call	549900-53908	\$310.26
001	1705	09/16/24	TIMES PUBLISHING COM	351411 071724	Invoice 000428	AD SERVICES	548002-51301	\$956.00
001	1705	09/16/24	TIMES PUBLISHING COM	344362 052224	AD SERVICES	Legal Advertising	548002-51301	\$369.50
001	1706	09/19/24	GRAU & ASSOCIATES	26312	AUDIT FYE 09/30/2023	AUDIT	532002-51301	\$500.00
001	1707	09/19/24	LANDMARK ENGINEERING &	2130089-186	CONSTRUCTION ADMIN	CONSTRUCTION	531147-51301	\$200.00
001	1708	09/19/24	RHH 220 7TH AVE., LLC	RHH 090324	Overpayment on invoice	District Engineer	531147-51301	\$2,764.03
001	DD118	09/10/24	TAMPA ELECTRIC	1585 082024 ACH	ELECTRIC	Utility - Electric	543041-53100	\$11,669.22
001	DD119	09/17/24	TAMPA ELECTRIC	9735 082724 ACH	ELECTRIC	Utility - Electric	543041-53100	\$820.42
001	DD120	09/25/24	TAMPA ELECTRIC	5097 090424 ACH	ELECTRIC	Utility - Electric	543041-53100	\$152.11
							Fund Total	\$29,597.38

Total Checks Paid \$	29.597.38
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#### Payment Register by Fund

For the Period from 10/01/2024 to 10/31/2024 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL FUND - 001	-						
001	1709	10/03/24	INFRAMARK LLC	132255	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	541024-51301	\$0.15
001	1709	10/03/24	INFRAMARK LLC	132409	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	531142-51301	\$833.34
001	1709	10/03/24	INFRAMARK LLC	132409	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	531150-51301	\$4,166.67
001	1709	10/03/24	INFRAMARK LLC	132409	MANAGEMENT FEE SEPT 2024	MANAGEMENT FEE	549936-51301	\$125.00
001	1710	10/03/24	KEYSTONE PROPERTY MAINTENANCE	21344	LANDSCAPE	Landscape Maintenance	546300-53908	\$900.00
001	1710	10/03/24	KEYSTONE PROPERTY MAINTENANCE	21319	LAWN MAINR	LANDSCAPE	546300-53908	\$1,025.00
001	1710	10/03/24	KEYSTONE PROPERTY MAINTENANCE	21109	Lawn Maintenance	LANDSCAPE	546300-53908	\$1,025.00
001	1711	10/03/24	OUTDOOR CONCEPTS OF	10191	SERVICE CALL	Misc-Contingency	549900-53908	\$256.86
001	1712	10/03/24	TIMES PUBLISHING COM	106078 071724	AD SERVICES	Legal Advertising	548002-51301	\$956.00
001	1712	10/03/24	TIMES PUBLISHING COM	106078 052224	LEGAL AD	AD SERVICES	548002-51301	\$369.50
001	1712	10/03/24	TIMES PUBLISHING COM	106078 092524	AD SERVICES	Legal Advertising	548002-51301	\$446.00
001	1713	10/25/24	KEYSTONE PROPERTY MAINTENANCE	21544	SERVICE OCT 2024	LANDSCAPE SERVICES	546300-53908	\$1,025.00
001	1714	10/25/24	OUTDOOR CONCEPTS OF	10267	SERVICE SEPT 2024	MAINTENANCE SEPT 24	546300-53908	\$252.60
001	1715	10/25/24	US BANK	7482302	TRUSTEE FEES	TRUSTEE	531045-51301	\$4,040.63
001	DD121	10/24/24	TAMPA ELECTRIC	5097 100324 ACH	ELECTRIC	Utility - Electric	543041-53100	\$130.96
001	DD122	10/18/24	TAMPA ELECTRIC	1585 092024 ACH	ELECTRIC	Utility - Electric	543041-53100	\$11,669.22
001	DD123	10/18/24	TAMPA ELECTRIC	9735 092724 ACH	ELECTRIC	Utility - Electric	543041-53100	\$820.42
							Fund Total	\$28,042.35

Total Checks Paid	\$28,042.35
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### Report Name Check Register By Fund

Date Range \*\* 11/01/2024..11/30/2024

Fund No. 001..999

Vendor No. \*\*\*\* all

Sort By Include Check Subtotal

Check No.	
No	

<sup>\*\*</sup> Must be a date range (i.e. 11/1/09..11/30/09)

<sup>\*\*\*\*</sup> Leave blank or insert "ALL" for all vendors.

#### Payment Register by Fund

For the Period from 12/01/2024 to 12/31/2024 (Sorted by Check / ACH No.)

001 001 001		12/13/24	OUTDOOD COMOTITIO OF					
001 001		12/13/24	OUTDOOD OONOEDTO OF					
001	100006		OUTDOOR CONCEPTS OF	10338	IRR REPAIRS	Landscape Maintenance	546300-53908	\$139.64
		12/13/24	INFRAMARK LLC	139009	DEC MGMT FEES	DISSEMINATION FEES	531142-51301	\$833.34
	100006	12/13/24	INFRAMARK LLC	139009	DEC MGMT FEES	MANAGEMENT FEE	531150-51301	\$4,166.67
001	100006	12/13/24	INFRAMARK LLC	139009	DEC MGMT FEES	WEB MAINT	549936-51301	\$125.00
001	100007	12/23/24	KEYSTONE PROPERTY MAINTENANCE	21994	Landscape Services	Landscape Maintenance	546300-53908	\$2,025.00
001	100008	12/23/24	MOLLOY & JAMES	1153	LEGAL SERVICES	District Counsel	531146-51401	\$1,440.00
001	100009	12/24/24	INFRAMARK LLC	139909	POSTAGE NOV 2024	Postage, Phone, Faxes, Copies	541024-51301	\$3.45
001	100010	12/26/24	GHD SERVICES INC - DO not use	340-0110862	Invoice 000437	FEES	549900-53908	\$777.20
001	300000	12/23/24	TAMPA ELECTRIC	5097 120424 ACH	ELECTRIC	Utility - Electric	543041-53100	\$132.17
001	DD127	12/17/24	TAMPA ELECTRIC	112624-9735	BILL PRD 10/23-11/20/24	ELECTRIC	543041-53100	\$820.42
001	DD128	12/11/24	TAMPA ELECTRIC	10212024 1585 ACH	Service 09/17/24 - 10/15/24	ELECTRIC	543041-53100	\$11,669.22
							Fund Total	\$22,132.11

#### Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENE	RAL F	UND - 0	<u>101</u>					
001	100011	01/21/25	KEYSTONE PROPERTY MAINTENANCE	22223	Landscape Maintenance January 2025	LANDSCAPE SERVICES	546300-53908	\$2,025.00
001	100012	01/21/25	OUTDOOR CONCEPTS OF	10402	Irrigation Repairs	Landscape Maintenance	546300-53908	\$500.80
001	100013	01/21/25	INFRAMARK LLC	141028	DISTRICT INVOICE JAN 25	MANAGEMENT FEE	531142-51301	\$833.34
001	100013	01/21/25	INFRAMARK LLC	141028	DISTRICT INVOICE JAN 25	MANAGEMENT FEE	531150-51301	\$4,166.67
001	100013	01/21/25	INFRAMARK LLC	141028	DISTRICT INVOICE JAN 25	MANAGEMENT FEE	549936-51301	\$125.00
001	100014	01/30/25	LANDMARK ENGINEERING &	2140039-69	DISTRICT ENGINEER	District Engineer	531147-51301	\$250.00
001	100015	01/30/25	GRAU & ASSOCIATES	26687	AUDIT	Auditing Services	532002-51301	\$1,500.00
001	300001	01/27/25	TECO TAMPA ELECTRIC ACH	010625 5097 ACH	ELECTRIC	Utility - Electric	543041-53100	\$157.38
001	DD129	01/21/25	TECO TAMPA ELECTRIC ACH	1585 121924 ACH	ELECTRIC	Utility - Electric	543041-53100	\$11,669.22
001	DD130	01/21/25	TECO TAMPA ELECTRIC ACH	123024 9735 ACH	ELECTRIC	Utility - Electric	543041-53100	\$820.42
							Fund Total	\$22,047.83
<u>SERII</u>	ES 201	7 DEBT	SERVICE FUND - 200					
200	1724	01/02/25	THE HEIGHTS CDD	12172024-707	Series 2017/ 2018 FY25 Tax Dist ID 707	Series 2017/2018 FY25 Tax Dist ID 707	103200	\$37,382.61
200	1725	01/08/25	THE HEIGHTS CDD	01072025-709	Series 2017/ 2018 FY25 Tax Dist ID 709	Series 2017/2018 FY25 Tax Dist ID 709	103200	\$731,834.97
							Fund Total	\$769,217.58

Total Checks Paid \$791,265.41