Heritage Harbour South
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Heritage Harbour South Community Development District

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Heritage Harbour South Community Development District
Manatee County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Heritage Harbour South Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Heritage Harbour South Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits 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 (*Government Auditing Standards)*. 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 audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these 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.

To the Board of Supervisors
Heritage Harbour South Community Development District

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 one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility 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 opinion. 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 and *Government Auditing Standards* 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 and *Government Auditing Standards*, we:

- Exercise professional judgement 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 judgement, 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.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Heritage Harbour South Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis 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 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 Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 18, 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 and contracts.

The purpose of that report is 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 Heritage Harbour South Community Development District's internal control over financial reporting and compliance.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 18, 2025

Heritage Harbour South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

Management's discussion and analysis of Heritage Harbour South Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, public safety, physical environment, transportation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, capital improvement revenue bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- The District's total assets and deferred outflows of resources exceeded total liabilities by $13,809,824 (net position). Net investment in capital assets for the District was $12,295,185. Restricted net position was $280,544 and unrestricted net position was $1,234,095.

- Governmental activities revenues totaled $1,111,446 while governmental activities expenses totaled $986,309.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	**2023**
Current assets	$ 1,196,562	$ 1,111,917
Restricted assets	712,531	611,925
Capital assets	16,928,935	17,377,362
Total Assets	18,838,028	19,101,204
Deferred outflows of resources	43,143	47,421
Current liabilities	496,907	506,606
Non-current liabilities	4,574,440	4,957,332
Total Liabilities	5,071,347	5,463,938
Net Position		
Net investment in capital assets	12,295,185	12,379,998
Restricted	280,544	227,753
Unrestricted	1,234,095	1,076,936
Total Net Position	$ 13,809,824	$ 13,684,687

The increase in current assets and restricted assets is primarily the result of revenues exceeding expenditures at the fund level and the increase of prepaid expenses in the current year.

The decrease in capital assets and net investment in capital assets is related to depreciation.

The decrease in non-current liabilities is primarily the result of the principal payment on bonds payable in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	**2023**
Program Revenues		
Special assessments	$ 1,023,262	$ 1,026,322
General Revenues		
Miscellaneous revenues	12,500	5,123
Investment earnings	75,684	42,693
Total Revenues	1,111,446	1,074,138
Expenses		
General government	170,504	168,054
Public safety	6,045	-
Physical environment	443,650	526,206
Transportation	109,581	190,264
Interest and other charges	256,529	272,950
Total Expenses	986,309	1,157,474
Change in Net Position	125,137	(83,336)
Net Position - Beginning of Year	13,684,687	13,768,023
Net Position - End of Year	$ 13,809,824	$ 13,684,687

The decrease in physical environment and transportation is primarily related to less depreciation in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

	Governmental Activities	
Description	**2024**	**2023**
Land	$ 15,752,186	$ 15,752,186
Buildings	1,926,276	1,926,276
Infrastructure	7,003,317	7,003,317
Improvements other than buildings	7,084,347	7,084,347
Less: accumulated depreciation	(14,837,191)	(14,388,764)
Governmental Activities Capital Assets	$ 16,928,935	$ 17,377,362

During the year depreciation was $448,427.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures in the current year because reserve and contingency expenditures were less than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In July 2013, the District issued $5,915,000 Series 2013 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2002A Capital Improvement Revenue Bonds. As of September 30, 2024, the balances outstanding for the Series 2013A-1 and 2013A-2 Bonds were $3,485,000 and $420,000, respectively.

- In July 2015, the District issued $1,685,000 Series 2015 Capital Improvement Revenue Refunding Bonds. These bonds were issued to refund the Series 2003 Capital Improvement Revenue Bonds. As of September 30, 2024, the balance outstanding was $1,075,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Heritage Harbour South Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Heritage Harbour South Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Heritage Harbour South Community Development District, Inframark, LLC, at 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076.

Heritage Harbour South Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 803,108
Investments	347,106
Due from other governments	7,414
Due from others	1,397
Interest receivable	97
Prepaid expenses	37,440
Total Current Assets	1,196,562
Non-Current Assets	
Restricted Assets	
Investments	712,531
Capital Assets, Not Being Depreciated	
Land	15,752,186
Capital Assets, Being Depreciated	
Buildings and improvements	1,926,276
Infrastructure	7,003,317
Improvements other than buildings	7,084,347
Less: accumulated depreciation	(14,837,191)
Total Non-Current Assets	17,641,466
Total Assets	18,838,028
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	43,143
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	11,704
Bonds payable	385,000
Accrued interest	100,203
Total Current Liabilities	496,907
Non-Current Liabilities	
Bonds payable, net	4,574,440
Total Liabilities	5,071,347
NET POSITION	
Net investment in capital assets	12,295,185
Restricted for debt service	280,544
Unrestricted	1,234,095
Total Net Position	$ 13,809,824

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (170,504)	$ 234,898	$ 64,394
Public safety	(6,045)	8,328	2,283
Physical environment	(443,650)	144,385	(299,265)
Transportation	(109,581)	-	(109,581)
Interest and other charges	(256,529)	635,651	379,122
Total Governmental Activities	$ (986,309)	$ 1,023,262	36,953
	General Revenues		
	Miscellaneous revenues		12,500
	Investment income		75,684
	Total General Revenues		88,184
	Changes in Net Position		125,137
	Net Position - Beginning of Year		13,684,687
	Net Position - End of Year		$ 13,809,824

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	$ 803,108	$ -	$ 803,108
Investments	347,106	-	347,106
Due from other funds	49,237	-	49,237
Due from other governments	7,414	-	7,414
Due from others	1,397	-	1,397
Interest receivable	97	-	97
Prepaid expenses	37,440	-	37,440
Restricted assets			
Investments	-	712,531	712,531
Total Assets	$ 1,245,799	$ 712,531	$ 1,958,330
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	$ 11,704	$ -	$ 11,704
Due to other funds	-	49,237	49,237
Total Liabilities	11,704	49,237	60,941
FUND BALANCES			
Nonspendable - prepaid expenses	37,440	-	37,440
Restricted:			
Debt service	-	663,294	663,294
Assigned capital reserve	180,000	-	180,000
Assigned operating reserves	73,100	-	73,100
Unassigned	943,555	-	943,555
Total Fund Balances	1,234,095	663,294	1,897,389
Total Liabilities and Fund Balances	$ 1,245,799	$ 712,531	$ 1,958,330

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	$ 1,897,389
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, $15,752,186, buildings, $1,926,276, infrastructure, $7,003,317, improvements other than buildings, $7,084,347, net of accumulated depreciation, $(14,837,191), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	16,928,935
Deferred amount on refunding, net is not a current financial resource and therefore, is not reflected at the fund level. However, it is reflected as a deferred outflow of resources at the government-wide level.	43,143
Long-term liabilities, bonds payable, $(4,980,000), net of bond discount, net, $20,560, are not due and payable in the current period, and therefore, are not reported at the fund level.	(4,959,440)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	(100,203)
Net Position of Governmental Activities	$ 13,809,824

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	$ 387,611	$ 635,651	$ 1,023,262
Miscellaneous revenues	12,500	-	12,500
Investment income	38,401	37,283	75,684
Total Revenues	438,512	672,934	1,111,446
Expenditures			
Current			
General government	170,504	-	170,504
Public safety	6,045	-	6,045
Physical environment	104,804	-	104,804
Debt service			
Principal	-	370,000	370,000
Interest	-	257,214	257,214
Total Expenditures	281,353	627,214	908,567
Net Change in Fund Balance	157,159	45,720	202,879
Fund Balances - Beginning of Year	1,076,936	617,574	1,694,510
Fund Balances - End of Year	$ 1,234,095	$ 663,294	$ 1,897,389

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	$	202,879
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(448,427)
Deferred amount on refunding is expensed at the fund level as other debt service costs in the year of refunding, however, at the government-wide level, it is treated as a deferred outflow of resources and amortized over the life of the debt. This is the current year amortization.		(4,278)
Repayments of bond principal are expenditures at the fund level, but the payment reduces long-term liabilities at the government-wide level.		370,000
Bond discounts on long term debt are reported as an other financing use at the fund level, however, they are netted against long term debt and amortized over the life of the bond at the government-wide level as interest. This is the current year interest.		(2,108)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental funds level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		7,071
Change in Net Position of Governmental Activities	$	125,137

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 382,399	$ 382,399	$ 387,611	$ 5,212
Miscellaneous revenues	-	-	12,500	12,500
Investment income	-	-	38,401	38,401
Total Revenues	382,399	382,399	438,512	56,113
Expenditures				
Current				
General government	162,209	162,209	170,504	(8,295)
Public safety	12,000	12,000	6,045	5,955
Physical environment	118,190	118,190	104,804	13,386
Capital outlay	90,000	90,000	-	90,000
Total Expenditures	382,399	382,399	281,353	101,046
Net Change in Fund Balances	-	-	157,159	157,159
Fund Balances - Beginning of Year	-	-	1,076,936	1,076,936
Fund Balances - End of Year	$ -	$ -	$ 1,234,095	$ 1,234,095

See accompanying notes to financial statements.

Heritage Harbour South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 31, 2001, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Manatee County Ordinance #01-45 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose of, among others, financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Heritage Harbour South Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Heritage Harbour South Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bonds are secured by a first lien on and pledge of the Special Assessment Revenues and pledged Funds.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, buildings, infrastructure, and improvements other than buildings, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	20 years
Infrastructure	15-30 years
Improvements other than buildings	20-25 years

d. Deferred Outflows of Resources

Deferred amounts on refunding are presented on the government-wide financial statements. The deferred resources are amortized over the life of the bonds using the straight-line method.

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, bond discount is netted against the applicable long-term debt.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position (Continued)

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes, regarding deposits and investments. As of September 30, 2024, the District's bank balance was $818,010 and the carrying value was $803,108. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Allspring Government Money Market Fund	34 Days*	$ 446,027
US Bank Money Market	N/A	613,610
Total Investments		$ 1,059,637

*Maturity is a weighted average maturity.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in Allspring Government Money Market Fund and US Bank Money Market are Level 1 assets.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in Allspring Government Money Market Fund were rated AAAm by Standard and Poor's. The investments in US Bank Money Market were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investments in the Allspring Government Money Market Fund represent 42%, and the investments in US Bank Money Market represent 58%, of the District’s total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
Governmental Activities:				
Capital assets, not being depreciated:				
Land	$ 15,752,186	$ -	$ -	$ 15,752,186
Capital assets, being depreciated:				
Building	1,926,276	-	-	1,926,276
Infrastructure	7,003,317	-	-	7,003,317
Improvements other than buildings	7,084,347	-	-	7,084,347
Total Capital Assets, Being Depreciated	16,013,940	-	-	16,013,940
Less accumulated depreciation for:				
Building	(1,912,725)	(13,551)	-	(1,926,276)
Infrastructure	(6,187,128)	(237,503)	-	(6,424,631)
Improvements other than buildings	(6,288,911)	(197,373)	-	(6,486,284)
Total Accumulated Depreciation	(14,388,764)	(448,427)	-	(14,837,191)
Total Capital Assets Depreciated, Net	1,625,176	(448,427)	-	1,176,749
Governmental Activities Capital Assets	$ 17,377,362	$ (448,427)	$ -	$ 16,928,935

Current year depreciation of $448,427, was charged to physical environment, $338,846, and transportation, $109,581.

NOTE D – LONG-TERM DEBT

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	$ 5,350,000
Principal payments	(370,000)
Long-term debt at September 30, 2024	4,980,000
Less: bond discount, net	(20,560)
Bonds Payable, Net at September 30, 2024	$ 4,959,440

NOTE D – LONG-TERM DEBT (CONTINUED)

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

$5,915,000 Series 2013A-1 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2014 maturing May 2034. Interest at various rates between 1.15% and 5.15% is due May and November beginning November 2013. Current portion is $275,000.	$ 3,485,000
$665,000 Series 2013A-2 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2014 maturing May 2034. Interest at a rate of 6.00% is due May and November beginning November 2013. Current portion is $30,000.	420,000
$1,685,000 Series 2015 Capital Improvement Revenue Refunding Bonds are due in annual principal installments beginning May 2016 maturing May 2035. Interest at an interest rate of 3.80% is due May and November beginning November 2015. Current portion is $80,000.	1,075,000
Bond payable	4,980,000
Less: bond discount, net	(20,560)
Bond Payable, Net at September 30, 2024	$ 4,959,440

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	$ 385,000	$ 240,147	$ 625,147
2026	410,000	222,546	632,546
2027	425,000	203,759	628,759
2028	450,000	184,365	634,365
2029	470,000	162,250	632,250
2030-2034	2,725,000	442,133	3,167,133
2035	115,000	4,432	119,432
Totals	$ 4,980,000	$ 1,459,632	$ 6,439,632

NOTE D – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants

Capital Improvement Revenue Refunding Bonds

Significant Bond Provisions

The Series 2013A-1 and Series 2013A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2023 at a redemption price equal to the principal amount of the Series 2013A-1 Bonds and Series 2013A-2 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013A-1 and Series 2013A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a redemption price set forth in the Trust Indenture. The Series 2015 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain 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 agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2013A-1 and Series 2013A-2 Reserve Accounts were funded from the proceeds of the Series 2013A-1 and Series 2013A-2 Bonds in amounts equal to 50 percent of the outstanding maximum annual debt services of the Series 2013A-1 and Series 2013A-2 Bonds. The Series 2015 Reserve Accounts were funded from the proceeds of the Series 2015 Bonds in amounts equal to 25 percent of the outstanding maximum annual debt service of the Series 2015 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

NOTE D – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants (Continued)

Capital Improvement Revenue Refunding Bonds (Continued)

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Refunding Bonds, Series 2013A-1	$ 223,126	$ 223,126
Capital Improvement Revenue Refunding Bonds, Series 2013A-2	$ 29,000	$ 29,000
Capital Improvement Revenue Refunding Bonds, Series 2015	$ 30,421	$ 30,421

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Assessments for the 2023-2024 fiscal year were levied in August 2023.

NOTE F – 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 for which the government carries commercial insurance. There have been no claims or settled claims from these risks over the past three years.

NOTE G – INTERFUND BALANCES

Interfund balances at September 30, 2024, consisted of the following:

	Interfund Payable
Interfund Receivable	Debt Service Fund
General Fund	$ 49,237

The balances related to interfund activity are transactions associated with the collection and remittances of assessments.

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INDEPENDENT AUDITORS' 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
Heritage Harbour South Community Development District
Manatee County, 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, as listed in the table of contents, of Heritage Harbour South Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated February 18, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Heritage Harbour South Community Development District's internal control over financial reporting (internal control) as a basis for designing 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 Heritage Harbour South Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Heritage Harbour South Community Development 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 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 have not been identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Heritage Harbour South Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Heritage Harbour South Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant 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.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 18, 2025

Berger, Toombs, Elam,
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Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Heritage Harbour South Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Heritage Harbour South Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated February 18, 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 Florida Auditor General.

Other Reports and Schedule

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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated February 18, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Heritage Harbour South Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Heritage Harbour South Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Heritage Harbour South Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Heritage Harbour South Community Development District. It is management's responsibility to monitor the Heritage Harbour South Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Heritage Harbour South Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 7
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $134,238
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Heritage Harbour South Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Heritage Harbour South Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $1.22 - $272.33 for the General Fund and $164.11 - $2,065.44 for the Debt Service Fund.
2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was $1,023,262.
3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: The bonds outstanding are $3,485,000 Series 2013A-1 Bonds due on May 1, 2034 at various rates from 1.15% to 5.15%, $420,000 Series 2013A-2 Bonds due on May 1, 2034 at an interest rate of 6.00%, and $1,075,000 Series 2015 Bonds due on May 1, 2035 at an interest rate of 3.80%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 18, 2025

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Heritage Harbour South Community Development District
Manatee County, Florida

We have examined Heritage Harbour South Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Heritage Harbour South Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Heritage Harbour South Community Development 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 and, accordingly, included examining, on a test basis, evidence about Heritage Harbour South Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Heritage Harbour South Community Development District's compliance with the specified requirements.

In our opinion, Heritage Harbour South Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 18, 2025