

**Heritage Isles  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

**Heritage Isles Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

**TABLE OF CONTENTS**

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balance to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Special Revenue Fund	17
Statement of Fund Net Position – Enterprise Fund	18
Statement of Revenues, Expenses and Changes in Fund Net Position – Enterprise Fund	19
Statement of Cash Flows – Enterprise Fund	20
Notes to Financial Statements	21-38
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 <i>GOVERNMENT AUDITING STANDARDS</i>	39-40
MANAGEMENT LETTER	41-43
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	44



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

Board of Supervisors  
Heritage Isles Community Development District  
Hillsborough County, Florida

### Report on Audit of the Financial Statements

#### ***Opinion***

We have audited the accompanying financial statements of the governmental activities, business-type activities, and each major fund of Heritage Isles Community Development District (the "District") as of and for the year ended, September 30, 2023 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 basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, the business-type activities, each major fund and the aggregate fund information of Heritage Isles Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General and Special Revenue Funds for the year then ended in conformity 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. 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.

Board of Supervisors  
Heritage Isles 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 could reasonably be expected to influence the economic decisions of users made on the basis of these 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.

Board of Supervisors  
Heritage Isles 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 December 30, 2024, 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 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 Isles Community Development District's control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines + Frank*

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

December 30, 2024

**Heritage Isles Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

Management's discussion and analysis of Heritage Isles 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 are comprised of 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 business-type activities and the change in net position. Governmental activities are primarily supported by special assessments. Business-type activities are supported by charges to the users of those activities, such as golf course and restaurant service charges.

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 are 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 separate from the assets, liabilities, and net position of business-type 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 or business-type activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service. Business-type activities financed by user charges include golf course and restaurant services.

*Fund financial statements* present financial information for governmental funds and the enterprise fund. 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. The enterprise fund financial statements provide information on all assets and liabilities of the funds, changes in the economic resources (revenues and expenses), and total economic resources.

**Heritage Isles Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**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 and Special Revenue Fund. For the enterprise fund, a **statement of fund net position**, a **statement of revenues, expenses, and changes in fund net position**; and a **statement of cash flows** are presented. *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, split between Governmental Activities and Business-type Activities. 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 capital leases, 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, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is 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, long term debt, and capital assets are some of the items included in the *notes to the financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2023:

- ◆ The District's total assets exceeded total liabilities by \$21,418,907 (net position). Net investment in capital assets for Governmental Activities was \$17,224,698. Net investment in capital assets for Business-type Activities was \$2,694,890. Unrestricted net position for Governmental Activities was \$2,966,388 and for Business-type Activities was \$(3,117,297). Restricted net position for Governmental Activities was \$1,650,228.

**Heritage Isles Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Highlights (Continued)**

- ◆ Governmental Activities revenues and conveyances totaled \$3,908,577 while Governmental Activities expenses totaled \$2,404,718. Business-type Activities revenues totaled \$2,211,283 while Business-type Activities expenses totaled \$2,170,923.

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District. It is not intended to be a complete presentation of government-wide financial activity.

**Net Position**

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
Current assets	\$ 4,703,888	\$ 4,223,370	\$ (1,439,098)	\$ (1,386,469)	\$ 3,264,790	\$ 2,836,901
Restricted assets	-	-	1,095	1,056	1,095	1,056
Capital assets, net	17,224,698	16,181,221	2,858,461	2,836,277	20,083,159	19,017,498
<b>Total Assets</b>	<b>21,928,586</b>	<b>20,404,591</b>	<b>1,420,458</b>	<b>1,450,864</b>	<b>23,349,044</b>	<b>21,855,455</b>
Current liabilities	87,272	67,136	1,830,875	1,674,877	1,918,147	1,742,013
Non-current liabilities	-	-	6,770	170,899	6,770	170,899
<b>Total Liabilities</b>	<b>87,272</b>	<b>67,136</b>	<b>1,837,645</b>	<b>1,845,776</b>	<b>1,924,917</b>	<b>1,912,912</b>
Deferred Inflows of Resources						
Leases	-	-	5,220	67,855	5,220	67,855
Net Position						
Net investment in capital assets	17,224,698	16,181,221	2,694,890	2,478,420	19,919,588	18,659,641
Restricted	1,650,228	1,541,303	-	-	1,650,228	1,541,303
Unrestricted	2,966,388	2,614,931	(3,117,297)	(2,941,187)	(150,909)	(326,256)
<b>Total Net Position</b>	<b>\$ 21,841,314</b>	<b>\$ 20,337,455</b>	<b>\$ (422,407)</b>	<b>\$ (462,767)</b>	<b>\$ 21,418,907</b>	<b>\$ 19,874,688</b>

The increase in capital assets for business-type activities and the increase in capital assets for governmental activities was due to additions and the conveyance of improvements, respectively exceeding depreciation in the current year.

The increase in current liabilities for the business-type activities was primarily related to the increase in accrued and matured interest payable due to not making the scheduled debt service payment.

**Heritage Isles Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**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 at the government-wide level for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

**Change in Net Position**

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
<u>Program Revenues</u>						
Charges for services	\$ 2,063,309	\$ 2,067,382	\$ 2,168,906	\$ 1,911,073	\$ 4,232,215	\$ 3,978,455
Grants and contributions	15,200	27,290	-	-	15,200	27,290
<u>General Revenues</u>						
Investment earnings	79,155	8,074	67	41	79,222	8,115
Miscellaneous	2,678	10,259	42,310	33,882	44,988	44,141
Total Revenues	<u>2,160,342</u>	<u>2,113,005</u>	<u>2,211,283</u>	<u>1,944,996</u>	<u>4,371,625</u>	<u>4,058,001</u>
<u>Expenses</u>						
General government	169,681	168,130	-	-	169,681	168,130
Physical environment	1,032,393	980,903	-	-	1,032,393	980,903
Culture/recreation	1,202,644	1,119,056	-	-	1,202,644	1,119,056
Interest and other charges	-	35	-	-	-	35
Golf course	-	-	2,077,542	1,718,966	2,077,542	1,718,966
Restaurant	-	-	93,381	76,026	93,381	76,026
Total Expenses	<u>2,404,718</u>	<u>2,268,124</u>	<u>2,170,923</u>	<u>1,794,992</u>	<u>4,575,641</u>	<u>4,063,116</u>
Conveyance of capital assets	<u>1,748,235</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,748,235</u>	<u>-</u>
Change in Net Position	1,503,859	(155,119)	40,360	150,004	1,544,219	(5,115)
Net Position - Beginning of Year	<u>20,337,455</u>	<u>20,492,574</u>	<u>(462,767)</u>	<u>(612,771)</u>	<u>19,874,688</u>	<u>19,879,803</u>
Net Position - End of Year	<u>\$ 21,841,314</u>	<u>\$ 20,337,455</u>	<u>\$ (422,407)</u>	<u>\$ (462,767)</u>	<u>\$ 21,418,907</u>	<u>\$ 19,874,688</u>

The increase in physical environment expenses is mainly related to increased repair and maintenance expenses in the current year.

The increase in culture/recreation expenses is mainly related to increased payroll and maintenance expenses in the current year.

The increase in golf course charges for services is related to increased green fees in the current year.

**Heritage Isles Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2023.

<u>Description</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>	<u>Total</u>
Land and improvements	\$ 2,769,142	\$ 2,268,000	\$ 5,037,142
Buildings and improvements	3,284,421	820,110	4,104,531
Infrastructure	24,336,314	3,573,785	27,910,099
Equipment	299,751	813,488	1,113,239
Right-to-use asset, net	-	85,501	85,501
Accumulated depreciation	<u>(13,464,930)</u>	<u>(4,702,423)</u>	<u>(18,167,353)</u>
 Total Capital Assets (Net)	 <u><u>\$ 17,224,698</u></u>	 <u><u>\$ 2,858,461</u></u>	 <u><u>\$ 20,083,159</u></u>

Governmental activities changes in the current year include depreciation of \$704,758, and capital asset conveyances of \$1,748,235.

Business-type activities changes in the current year include depreciation of \$46,374, and additions to equipment of \$187,333.

**General Fund Budgetary Highlights**

The budget exceeded actual expenditures for the year primarily because of less use of budgeted reserves, legal and pool maintenance expenditures than were anticipated.

The September 30, 2023 budget was not amended.

**Heritage Isles Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management**

Business-type Activities Debt includes the following:

- ◆ In February 1999, the District issued \$8,785,000 Series 1999 Recreational Revenue Bonds. The 1999 Bonds were used to finance the acquisition, construction and installation of certain additions and improvements to the District's recreational facility. The Recreational Revenue Bonds are secured by a pledge of Gross Revenues under the Indenture, which are defined as all income and monies received by the District from the rates, fees, rentals, charges and other income collected by the District for the use of the products, services and facilities of the golf course and restaurant to be provided by the District. The District has not made a scheduled payment since April 1, 2009. The scheduled payments not made or tendered total \$555,000 and are reflected as matured bonds payable. In January 2012, a tender offer was accepted by approximately 4% of bondholders, which resulted in the retirement of \$140,000 in outstanding bonds and a redemption gain of \$119,000. In December 2012, a tender offer was accepted by approximately 82% of bondholders, which resulted in the retirement of \$2,975,000 and a redemption gain of \$2,231,250. In December 2014, an additional \$10,000 of principal was retired at a \$7,500 gain. As of September 30, 2023, the outstanding un-matured balance was \$80,000.

**Economic Factors and Next Year's Budget**

Heritage Isles Community Development District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2024.

**Request for Information**

The financial report is designed to provide a general overview of Heritage Isles 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 Isles Community Development District, Inframark, LLC, 11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076.

**Heritage Isles Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2023**

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and equivalents	\$ 2,471,825	\$ 551,594	\$ 3,023,419
Accounts receivable	-	13,201	13,201
Lease receivable	-	5,995	5,995
Due from other governments	16,141	-	16,141
Prepaid expenses	1,934	3,768	5,702
Inventories	-	60,688	60,688
Deposits	109,874	13,820	123,694
Internal balances	2,104,114	(2,104,114)	-
Cash and equivalents - restricted for customer deposits	-	15,950	15,950
<b>Total Current Assets</b>	<u>4,703,888</u>	<u>(1,439,098)</u>	<u>3,264,790</u>
<b>Non-Current Assets</b>			
<b>Restricted assets</b>			
Investments	-	1,095	1,095
<b>Capital assets not being depreciated</b>			
Land and improvements	2,769,142	2,268,000	5,037,142
<b>Capital assets being depreciated</b>			
Buildings and improvements	3,284,421	820,110	4,104,531
Infrastructure	24,336,314	3,573,785	27,910,099
Equipment	299,751	813,488	1,113,239
Right-to-use asset, net	-	85,501	85,501
Less: accumulated depreciation	(13,464,930)	(4,702,423)	(18,167,353)
<b>Total Non-Current Assets</b>	<u>17,224,698</u>	<u>2,859,556</u>	<u>20,084,254</u>
<b>Total Assets</b>	<u>21,928,586</u>	<u>1,420,458</u>	<u>23,349,044</u>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Accounts payable and accrued expenses	87,272	102,447	189,719
Customer deposits, payable from restricted assets	-	15,950	15,950
Other current liabilities	-	17,659	17,659
Accrued interest	-	475,156	475,156
Matured bonds payable	-	555,000	555,000
Matured interest payable	-	500,534	500,534
Lease payable	-	86,059	86,059
Bonds payable, net	-	78,070	78,070
<b>Total Current Liabilities</b>	<u>87,272</u>	<u>1,830,875</u>	<u>1,918,147</u>
<b>Non-Current Liabilities</b>			
Lease payable	-	6,770	6,770
<b>Total Liabilities</b>	<u>87,272</u>	<u>1,837,645</u>	<u>1,924,917</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Leases	-	5,220	5,220
<b>NET POSITION</b>			
Net investment in capital assets	17,224,698	2,694,890	19,919,588
Restricted for special revenue	1,650,228	-	1,650,228
Unrestricted	2,966,388	(3,117,297)	(150,909)
<b>Total Net Position</b>	<u>\$ 21,841,314</u>	<u>\$ (422,407)</u>	<u>\$ 21,418,907</u>

See accompanying notes to financial statements.

**Heritage Isles Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2023**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>		<b>Net (Expense) Revenue and Changes in Net Position</b>		<b>Total</b>
		<b>Charges for Services</b>	<b>Capital Contributions</b>	<b>Governmental Activities</b>	<b>Business-type Activities</b>	
<b>Governmental Activities</b>						
General government	\$ (169,681)	\$ 244,654	\$ -	\$ 74,973	\$ -	\$ 74,973
Physical environment	(1,032,393)	852,374	15,200	(164,819)	-	(164,819)
Culture/recreation	(1,202,644)	966,281	-	(236,363)	-	(236,363)
Interest and other charges	-	-	-	-	-	-
<b>Total Governmental Activities</b>	<b>(2,404,718)</b>	<b>2,063,309</b>	<b>15,200</b>	<b>(326,209)</b>	<b>-</b>	<b>(326,209)</b>
<b>Business-type activities</b>						
Golf course	(2,077,542)	2,062,739	-	-	(14,803)	(14,803)
Restaurant	(93,381)	106,167	-	-	12,786	12,786
<b>Total Business-type Activities</b>	<b>(2,170,923)</b>	<b>2,168,906</b>	<b>-</b>	<b>-</b>	<b>(2,017)</b>	<b>(2,017)</b>
<b>Total Primary Government</b>	<b>\$ (4,575,641)</b>	<b>\$ 4,232,215</b>	<b>\$ 15,200</b>	<b>(326,209)</b>	<b>(2,017)</b>	<b>(328,226)</b>
<b>General Revenues</b>						
Investment earnings				79,155	67	79,222
Miscellaneous				2,678	42,310	44,988
<b>Total General Revenues</b>				<b>81,833</b>	<b>42,377</b>	<b>124,210</b>
Conveyance of assets to the District				1,748,235	-	1,748,235
<b>Change in Net Position</b>				<b>1,503,859</b>	<b>40,360</b>	<b>1,544,219</b>
Net Position - October 1, 2022				20,337,455	(462,767)	19,874,688
Net Position - September 30, 2023				<b>\$ 21,841,314</b>	<b>\$ (422,407)</b>	<b>\$ 21,418,907</b>

See accompanying notes to financial statements.

**Heritage Isles Community Development District**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
**September 30, 2023**

ASSETS	<u>General</u>	<u>Special Revenue</u>	<u>Total Governmental Funds</u>
Cash and equivalents	\$ 2,193,440	\$ 278,385	\$ 2,471,825
Due from other funds	715,959	1,595,457	2,311,416
Due from other governments	8,702	7,439	16,141
Prepaid expenses	1,848	86	1,934
Deposits	109,874	-	109,874
Total Assets	<u>\$ 3,029,823</u>	<u>\$ 1,881,367</u>	<u>\$ 4,911,190</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable/accrued expenses	\$ 60,110	\$ 27,162	\$ 87,272
Due to other funds	3,325	203,977	207,302
Total Liabilities	<u>63,435</u>	<u>231,139</u>	<u>294,574</u>
Fund Balances			
Nonspendable:			
Deposits/prepays	111,722	86	111,808
Interfund balances	-	1,592,132	1,592,132
Assigned:			
Capital projects reserve	810,500	-	810,500
First quarter operations	223,994	-	223,994
Unassigned	1,820,172	58,010	1,878,182
Total Fund Balances	<u>2,966,388</u>	<u>1,650,228</u>	<u>4,616,616</u>
Total Liabilities and Fund Balances	<u>\$ 3,029,823</u>	<u>\$ 1,881,367</u>	<u>\$ 4,911,190</u>

*See accompanying notes to financial statements.*

**Heritage Isles Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCE**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2023**

Total Governmental Fund Balance	\$ 4,616,616
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, used in governmental activities are not current financial resources, and therefore, are not reported at the fund statement level.	2,769,142
Capital assets being depreciated, infrastructure, \$24,336,314, improvements, \$3,284,421, and equipment, \$299,751, net of accumulated depreciation, \$(13,464,930), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	<u>14,455,556</u>
Net Position of Governmental Activities	<u>\$ 21,841,314</u>

*See accompanying notes to financial statements.*

**Heritage Isles Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2023**

	<u>General</u>	<u>Special Revenue</u>	<u>Total Governmental Funds</u>
Revenues			
Special assessments	\$ 1,097,028	\$ 937,745	\$ 2,034,773
Charges for services	-	28,536	28,536
Miscellaneous revenues	2,528	150	2,678
Investment earnings	79,155	-	79,155
Total Revenues	<u>1,178,711</u>	<u>966,431</u>	<u>2,145,142</u>
Expenditures			
Current			
General government	168,961	720	169,681
Physical environment	658,293	702	658,995
Culture/recreation	-	871,284	871,284
Total Expenditures	<u>827,254</u>	<u>872,706</u>	<u>1,699,960</u>
Excess of revenues over/(under) expenditures	351,457	93,725	445,182
Other Financing Sources/(Uses)			
Capital contributions	-	15,200	15,200
Net change in fund balances	351,457	108,925	460,382
Fund Balances - October 1, 2022	<u>2,614,931</u>	<u>1,541,303</u>	<u>4,156,234</u>
Fund Balances - September 30, 2023	<u><u>\$ 2,966,388</u></u>	<u><u>\$ 1,650,228</u></u>	<u><u>\$ 4,616,616</u></u>

*See accompanying notes to financial statements.*

**Heritage Isles 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, 2023**

Net Changes in Fund Balances - Total Governmental Funds	\$ 460,382
---	------------

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 that depreciation, \$(704,758), was exceeded by conveyances, \$1,748,235, in the current period.	<u>1,043,477</u>
--	------------------

Change in Net Position of Governmental Activities	<u><u>\$ 1,503,859</u></u>
---	----------------------------

*See accompanying notes to financial statements.*

**Heritage Isles Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 1,093,976	\$1,093,976	\$ 1,097,028	\$ 3,052
Miscellaneous revenues	-	-	2,528	2,528
Investment earnings	2,000	2,000	79,155	77,155
Total Revenues	<u>1,095,976</u>	<u>1,095,976</u>	<u>1,178,711</u>	<u>82,735</u>
Expenditures				
Current				
General government	224,711	224,711	168,961	55,750
Physical environment	671,265	671,265	658,293	12,972
Capital outlay	200,000	200,000	-	200,000
Total Expenditures	<u>1,095,976</u>	<u>1,095,976</u>	<u>827,254</u>	<u>268,722</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>351,457</u>	<u>351,457</u>
Fund Balances - October 1, 2022	<u>-</u>	<u>-</u>	<u>2,614,931</u>	<u>2,614,931</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,966,388</u>	<u>\$ 2,966,388</u>

See accompanying notes to financial statements.

**Heritage Isles Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – BUDGET AND ACTUAL – SPECIAL REVENUE FUND**  
**For the Year Ended September 30, 2023**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 935,136	\$ 935,136	\$ 937,745	\$ 2,609
Charges for services	22,000	22,000	28,536	6,536
Miscellaneous revenues	-	-	150	150
Total Revenues	<u>957,136</u>	<u>957,136</u>	<u>966,431</u>	<u>9,295</u>
Expenditures				
Current				
General government	-	-	720	(720)
Physical environment	-	-	702	(702)
Culture/recreation	746,095	746,095	871,284	(125,189)
Total Expenditures	<u>746,095</u>	<u>746,095</u>	<u>872,706</u>	<u>(126,611)</u>
Excess of revenues over expenditures	211,041	211,041	93,725	(117,316)
Other Financing Sources/(Uses)				
Capital contributions	-	-	15,200	15,200
Transfers out	(129,202)	(129,202)	-	129,202
Total Other Financing Sources/(Uses)	<u>(129,202)</u>	<u>(129,202)</u>	<u>15,200</u>	<u>144,402</u>
Net change in fund balances	<u>81,839</u>	<u>81,839</u>	<u>108,925</u>	<u>27,086</u>
Fund Balances - October 1, 2022	<u>1,487,146</u>	<u>1,487,146</u>	<u>1,541,303</u>	<u>54,157</u>
Fund Balances - September 30, 2023	<u>\$ 1,568,985</u>	<u>\$ 1,568,985</u>	<u>\$ 1,650,228</u>	<u>\$ 81,243</u>

See accompanying notes to financial statements.

**Heritage Isles Community Development District**  
**STATEMENT OF FUND NET POSITION – ENTERPRISE FUND**  
**September 30, 2023**

<b>ASSETS</b>	
Current Assets	
Cash and equivalents	\$ 551,594
Accounts receivable	13,201
Lease receivable	5,995
Prepaid expenses	3,768
Inventories	60,688
Deposits	13,820
Cash restricted for customer deposits	15,950
Total Current Assets	<u>665,016</u>
Non-Current Assets	
Restricted assets	
Investments	1,095
Land and improvements	2,268,000
Infrastructure	3,573,785
Buildings and improvements	820,110
Equipment	813,488
Right-to-use assets, net	85,501
Less: Accumulated depreciation	<u>(4,702,423)</u>
Total Non-Current Assets	<u>2,859,556</u>
Total Assets	<u>3,524,572</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	102,447
Customer deposits payable from restricted assets	15,950
Other current liabilities	17,659
Due to other funds	2,104,114
Accrued interest payable	475,156
Matured bonds payable	555,000
Matured interest payable	500,534
Lease payable	86,059
Bonds payable, net	78,070
Total Current Liabilities	<u>3,934,989</u>
Non-Current Liabilities	
Lease payable	6,770
Total Liabilities	<u>3,941,759</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Leases	<u>5,220</u>
<b>NET POSITION</b>	
Net investment in capital assets	2,694,890
Unrestricted	<u>(3,117,297)</u>
Total Net Position	<u>\$ (422,407)</u>

See accompanying notes to financial statements.

**Heritage Isles Community Development District**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES**  
**IN FUND NET POSITION – ENTERPRISE FUND**  
**September 30, 2023**

<b>Operating Revenues:</b>	
Charges for services	\$ 2,168,906
Miscellaneous revenues	42,310
Total Operating Revenues	2,211,216
 <b>Operating Expenses:</b>	
Personal services	979,414
Contractual and professional services	35,214
Supplies and expenses	501,286
Repairs and maintenance	266,149
Utilities	88,233
Rent and lease expense	43,417
Amortization	118,775
Depreciation	46,374
Total Operating Expenses	2,078,862
Operating Income/(Loss)	132,354
 <b>Non-Operating Revenues (Expenses):</b>	
Interest expense	(92,061)
Interest earnings	67
Total Non-Operating Revenue/(Expenses)	(91,994)
Change in Net Position	40,360
Net Position - October 1, 2022	(462,767)
Net Position - September 30, 2023	\$ (422,407)

*See accompanying notes to financial statements.*

**Heritage Isles Community Development District**  
**STATEMENT OF CASH FLOWS – ENTERPRISE FUND**  
**September 30, 2023**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers	\$ 2,226,511
Payments to suppliers for goods and services	(664,589)
Payments to employees for services	(977,739)
Net Cash Provided by Operating Activities	<u>584,183</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Purchases of capital assets	(187,333)
Principal payments	(117,528)
Interest payments	(9,408)
Net Cash Used by Capital and Related Financing Activities	<u>(314,269)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Purchases of investments	(39)
Interest on cash and investments	67
Net Cash Provided/(Used) by Investing Activities	<u>28</u>
Net increase in cash and cash equivalents	269,942
Cash and equivalents - October 1, 2022	<u>297,602</u>
Cash and equivalents - September 30, 2023	<u>\$ 567,544</u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH USED BY OPERATING ACTIVITIES</b>	
Operating income	\$ 132,354
Adjustments to reconcile operating income to net cash used by operating activities:	
Depreciation/amortization expense	165,149
Decrease in accounts receivable	6,841
Decrease in lease receivables	69,036
Decrease in prepaid expenses	103
Increase in inventories	(14,595)
Increase in due to other funds	261,186
Increase in accounts payable and accrued expenses	24,691
Decrease in deferred inflows, leases	(62,635)
Increase in other current liabilities	2,053
Net Cash Provided by Operating Activities	<u>\$ 584,183</u>
<b>Other Disclosures</b>	
Retirement of debt	\$ 70,000
Increase in matured interest payable	\$ 10,473

See accompanying notes to financial statements.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Heritage Isles Community Development District (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 October 4, 1997 by the Hillsborough County Board of Commissioners under the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, and was adopted as Hillsborough County Ordinance 97-12, under the name of Heritage Isles Community Development District. 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 the community development within the District.

The District is governed by a five-member Board of Supervisors (the “Board”), who are elected on an at large basis by owners of the property within the District. Among the primary powers, which the Act provides, the Board may exercise the power to manage basic service for community development, the power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure, subject to the approval of applicable State administrative agencies.

As required by GAAP, these financial statements present the Heritage Isles 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 which includes, but is 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

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**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. 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 separate columns for the governmental and business-type activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

Governmental activities, which normally are supported by special assessments and interest, are reported separately from business-type activities. Program revenues include charges for services and special assessments. 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 financial 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.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**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.

**Non-spendable 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.

**Committed Fund Balance** – This classification consists of contractual obligations which require formal approval from the Board of Supervisors. This type of fund balance can only be removed by the Board of Supervisors through the same approval process.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed.

**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.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

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. 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.

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 decreases (expenditures) 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 were 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, as well as expenditures related to compensated absences, are recorded only when payment is due.

**Enterprise Funds**

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund operating statements present increases (revenues) and decreases (expenses) in total net position. The District applies all GASB pronouncements as well as all FASB Statements and Interpretations, APB Opinions and Accounting Research Bulletins, issued on or before November 30, 1989, which do not conflict with, or contradict, GASB pronouncements.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Enterprise Funds (Continued)**

Enterprise fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment earnings, result from non-exchange transactions or ancillary activities. Amounts paid to acquire capital assets are capitalized as assets in the fund financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the fund financial statements, rather than as other financing sources.

Amounts paid to reduce long-term indebtedness are reported as a reduction of the related liabilities, rather than as an expense.

**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.

Special Revenue Fund – The Special Revenue Fund accounts for all financial resources generated by the fitness facility.

**b. Enterprise Major Fund**

Enterprise Fund – The Enterprise Fund accounts for the operations of the Golf Course, Pro Shop and Restaurant, which are funded by proceeds from operations of these facilities, including green fees, cart fees and restaurant lease.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**c. Non-Current Governmental Assets/Liabilities**

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

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity**

**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.

For purposes of the statement of cash flows, cash equivalents include time deposits, certificates of deposit 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.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**b. Receivables and Payables**

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to/from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported as “internal balances”.

**c. Inventories**

Inventories are recorded at cost using the first-in-first-out basis and recognized as expenses as they are consumed.

**d. Restricted Net Position**

Certain net position of the District are 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.

**e. Capital Assets**

Capital assets, which include land, buildings and improvements, infrastructure, and equipment, are reported in the applicable governmental or business-type 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 one year. 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 and improvements	10-30 years
Equipment	5-30 years
Infrastructure	10-40 years

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**f. Leases**

The District determines if an arrangement is a lease at inception. Lessee arrangements for governmental funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position, however, these leases are not reflected in the fund financial statements since they are not payable from available resources. Lessee arrangements for proprietary funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position.

Payment for short-term leases with a lease term of twelve months or less are recognized as expenses as incurred. The District has a \$5,000 threshold, for total annual payments, for leases subject to GASB 87. Short-term leases and leases under the threshold are not included as lease liabilities or right-to-use lease assets on the Statement of Net Position. The right-to-use assets are amortized on a straight-line basis over the terms of the related leases.

Lessor arrangements are included as lease receivable and deferred inflow of resources. Lease receivables are measured at the present value of the lease payments expected to be received during the lease term. Deferred inflows of resources are recorded at the initiation of the lease in an amount equal to the initial lease receivable. These leases are reflected in the Statement of Net Position and fund financial statements regardless of the fund type.

**g. Unamortized Bond Discount**

Bond discount associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting over the life of the bonds. For financial reporting, unamortized bond discount is netted with the applicable long-term debt.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**h. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to the requirements of the 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.

**i. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$4,616,616, differs from “net position” of governmental activities, \$21,841,314, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (land, buildings, infrastructure and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 2,769,142
Infrastructure	24,336,314
Buildings and improvements	3,284,421
Equipment	299,751
Accumulated depreciation	<u>(13,464,930)</u>
Total	<u><u>\$ 17,224,698</u></u>

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net changes in fund balances” for government funds, \$460,382, differs from the “change in net position” for governmental activities, \$1,503,859, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

**Capital related items**

When capital assets for governmental activities are purchased or constructed, they are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives and reported as depreciation. This is the amount that depreciation and loss on disposals exceeded capital outlay in the current period.

Depreciation	\$ (704,758)
Conveyance of capital assets	1,748,235
Total	<u>\$ 1,043,477</u>

**NOTE C – 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, 2023, the District's bank balance was \$3,196,210 and the carrying value was \$3,038,717. 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.

**Heritage Isles Community Development District  
 NOTES TO FINANCIAL STATEMENTS  
 September 30, 2023**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Managed Money Market	N/A	\$ 1,095

The District categorizes its fair value measurements within the fair value hierarchy recently 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 reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining 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 input.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

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 in treasury funds and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in U S Bank Managed Money Market represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 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 D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2022-2023 fiscal year were levied in October 2022. All taxes 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.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

**NOTE E – INTERFUND BALANCES**

Interfund balances at September 30, 2023 consisted of the following:

	<b>Interfund Receivables</b>	<b>Interfund Payables</b>
General Fund	\$ 715,959	\$ 3,325
Special Revenue Fund	1,595,457	203,977
Enterprise Fund	-	2,104,114
Total	\$ 2,311,416	\$ 2,311,416

Amounts due to the General Fund represent temporary operating advances due from the Special Revenue Fund and Enterprise Fund.

Amounts due to the Special Revenue Fund are a result of funding operating deficits of the Golf Course/Restaurant Enterprise Fund.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE F – CAPITAL ASSETS**

Capital Asset activity for Governmental Activities for the year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 2,769,142	\$ -	\$ -	\$ 2,769,142
Capital assets, being depreciated:				
Infrastructure	22,588,079	1,748,235	-	24,336,314
Equipment	299,751	-	-	299,751
Buildings and improvements	3,284,421	-	-	3,284,421
Total Capital Assets, Being Depreciated	<u>26,172,251</u>	<u>1,748,235</u>	<u>-</u>	<u>27,920,486</u>
Less accumulated depreciation for:				
Infrastructure	(11,936,184)	(576,381)	-	(12,512,565)
Equipment	(141,486)	(18,594)	-	(160,080)
Buildings and improvements	(682,502)	(109,783)	-	(792,285)
Total Accumulated Depreciation	<u>(12,760,172)</u>	<u>(704,758)</u>	<u>-</u>	<u>(13,464,930)</u>
Total Capital Assets Depreciated, Net	<u>13,412,079</u>	<u>1,043,477</u>	<u>-</u>	<u>14,455,556</u>
Governmental Activities Capital Assets, Net	<u>\$ 16,181,221</u>	<u>\$ 1,043,477</u>	<u>\$ -</u>	<u>\$ 17,224,698</u>

Depreciation was charged to physical environment, \$373,398, and culture/recreation, \$331,360.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE F – CAPITAL ASSETS (CONTINUED)**

The following is a summary of changes in the Business-type Activities capital assets for the year ended September 30, 2023.

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
Capital assets, not being depreciated:				
Land and improvements	\$ 2,268,000	\$ -	\$ -	\$ 2,268,000
Capital assets, being depreciated:				
Buildings and improvements	820,110	-	-	820,110
Infrastructure	3,573,785	-	-	3,573,785
Equipment	626,155	187,333	-	813,488
Total Capital Assets, Being Depreciated	<u>5,020,050</u>	<u>187,333</u>	<u>-</u>	<u>5,207,383</u>
Less accumulated depreciation for:				
Buildings and improvements	(609,004)	(28,074)	-	(637,078)
Infrastructure	(3,573,785)	-	-	(3,573,785)
Equipment	(473,260)	(18,300)	-	(491,560)
Total accumulated depreciation	<u>(4,656,049)</u>	<u>(46,374)</u>	<u>-</u>	<u>(4,702,423)</u>
Total capital assets depreciated, net	<u>364,001</u>	<u>140,959</u>	<u>-</u>	<u>504,960</u>
Business-type Activities Capital Assets	<u>\$ 2,632,001</u>	<u>\$ 140,959</u>	<u>\$ -</u>	<u>\$ 2,772,960</u>

Depreciation was charged to the following functions:

Golf Course	<u>\$ 46,374</u>
-------------	------------------

**NOTE G – LONG TERM DEBT**

Business-type Activities

The following is a summary of activity for long-term debt of the Business-type Activities for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$ 155,000
Principal payments	<u>(75,000)</u>
Long-term debt at September 30, 2023	<u>\$ 80,000</u>

**Heritage Isles Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2023**

**NOTE G– LONG-TERM DEBT (CONTINUED)**

**Recreational Revenue Bonds Series 1999**

\$8,785,000 Series 1999 Recreational Revenue Bonds due in annual principal installments beginning in October 1999. Interest at 7.10% is due in April and October. \$ 80,000

**Recreational Revenue Bonds Series 1999**

The Recreational Revenue Bonds are secured by a pledge of revenues under the Indenture, which are defined as all income and monies received by the District from the rates, fees, rentals, charges and other income collected by the District for the use of the products, services and facilities of the golf course to be provided by the District.

The District has not reimbursed the reserve funds in the current year which were used to make a scheduled payment in a prior year. As a result of not making all of the scheduled debt service payments since April 2009, the following amounts are recognized in the accompanying financial statements.

Matured bonds payable	\$	555,000
Matured interest payable	\$	500,534

The annual requirements to amortize the principal and interest of enterprise fund bonds payable as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	<u>\$ 80,000</u>	<u>\$ 2,839</u>	<u>\$ 82,839</u>

The District continues to communicate with the bondholders to attempt to cure the bond default. In January 2012, approximately 4% of the bondholders accepted a tender offer. As a result, \$140,000 of the total outstanding principal was retired and a redemption gain of \$119,000 was recognized. In December 2012, approximately 82% of the bondholders accepted a tender offer. As a result, \$2,975,000 of the total outstanding principal was retired and a redemption gain of \$2,231,250 was recognized. In December 2013, an additional \$10,000 of outstanding principal was retired and a redemption gain of \$7,500 was recognized.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE G – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Bond Resolution Terms and Covenants

Depository Funds

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

1. Bond Reserve Fund – For deposit of an amount equal to the maximum annual debt service on the bonds. The monies in the reserve account are not available for any purpose other than the payment of the principal installments of and interest on the bonds.

The following is a schedule of required reserve deposits as of September 30, 2023.

	Reserve Requirement	Reserve Balance
Series 1999 Recreational Revenue Bond	\$ 82,840	\$ 1,095

**NOTE H – LEASES**

Business-type Activities

The District, as lessee, entered into multiple agreements to lease certain equipment. The agreements qualify as leases under GASB 87 and, therefore, have been recorded at the present value of future minimum lease payments as of the date of their inception. In addition, in accordance with the implementation of GASB 87, the District has recorded right-to-use assets for leased equipment.

The first agreement was executed on December 15, 2019, to lease certain golf course maintenance equipment and requires 48 monthly payments of \$3,732.43. The lease liability was measured at a discount rate of 6%, which is the District’s incremental borrowing rate. As a result of the lease, the District reported a right-to-use asset with a net book value of \$6,655 at September 30, 2023.

The second agreement was executed November 25, 2020, to lease certain golf course maintenance equipment and requires 48 monthly payments of \$753.51. The lease liability is measured at a discount rate of 6%, which is the District’s incremental borrowing rate. As a result of the lease, the District reported a right-to-use asset with a net book value of \$8,733 at September 30, 2023.

The third agreement was executed November 1, 2020, to lease golf carts and requires 48 monthly payments of \$6,049.50. The lease liability was measured at a discount rate of 6%, which is the District’s incremental borrowing rate. As a result of the lease, the District reported a right to use asset with a net book value of \$70,113 at September 30, 2023.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE H – LEASES (CONTINUED)**

The future minimum payments under these lease agreements and the present value of the minimum payments as of September 30, 2023, were as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 86,059	\$ 3,041	\$ 89,100
2025	6,770	34	6,804
Totals	<u>\$ 92,829</u>	<u>\$ 3,075</u>	<u>\$ 95,904</u>

The District has recorded right-to-use leased assets for leased equipment. Right-to-use asset activity for the year ended September 30, 2023, was as follows:

	<u>Balance October 1, 2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance September 30, 2023</u>
Right-to-use assets				
Leased equipment	\$ 417,570	\$ -	\$ -	\$ 417,570
Less accumulated amortization for:				
Leased equipment	(213,294)	(118,775)	-	(332,069)
Right-to-use assets, net	<u>\$ 204,276</u>	<u>\$ (118,775)</u>	<u>\$ -</u>	<u>\$ 85,501</u>

The District, as lessor, entered into an agreement to lease the restaurant to an external party to manage and operate the restaurant facility. This agreement qualifies as a lease under GASB 87 and, therefore, has been recorded at the present value of lease payments expected to be received during the lease term. In addition, in accordance with GASB 87, the District has recorded a lease receivable and deferred inflow for the restaurant lease.

The lease agreement was executed in November 2017, to lease the restaurant to an external party and requires 36 monthly payments ranging from \$4,700 to \$5,300. The first term expired in November 2020, but was renewed for an additional 36 months with payments ranging from \$5,530 to \$6,030. In the current year, the District recognized \$69,036 of lease revenue and \$3,073 of interest revenue under this lease.

**Heritage Isles Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE I – FINANCED PURCHASE**

During the year ended September 30, 2018, the District entered into a financed purchase agreement for certain equipment. The agreement has an end of finance purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of the future minimum payments. The agreement, in the amount of \$23,118, commenced in November 2017 for a term of 60 months. This agreement was paid off during the current fiscal year.

**NOTE J – RISK MANAGEMENT**

The government 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 were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **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 Isles Community Development District  
Hillsborough 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 Isles Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated December 30, 2024.

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

In planning and performing our audit, we considered Heritage Isles 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 Isles Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Heritage Isles 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.

To the Board of Supervisors  
Heritage Isles Community Development District

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

As part of obtaining reasonable assurance about whether Heritage Isles 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*.

Certain compliance issues are noted in our separate letter dated December 30, 2024 included on pages 41-43.

### **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  
Certified Public Accountants PL  
Fort Pierce, Florida

December 30, 2024



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Heritage Isles Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Heritage Isles Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated December 30, 2024.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 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 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 December 30, 2024, 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. The following findings or recommendations were made in the preceding financial audit report:

#### Finding 2014-01

The Restaurant and Golf Course operated at a deficit for the fiscal years ended September 30, 2014, 2015, 2016, 2017, 2018 and 2019. The Restaurant and Golf Course operated at a small profit for the year ended September 30, 2020, 2021, 2022 and 2023.

#### Management Response

The District is attempting to stabilize the restaurant operation and improve revenues of the golf course.



To the Board of Supervisors  
Heritage Isles Community Development District

### **Financial Condition and Management**

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 Isles 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 Isles Community Development District did not meet 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, 2023 for the Heritage Isles Community Development District. It is management's responsibility to monitor the Heritage Isles 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 provided below was provided by management and has not been audited; 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)6, Rules of the Auditor General, the Heritage Isles Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 67
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 22
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$1,255,330
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$411,604
- 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, 2022, 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 budget was not amended.



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

To the Board of Supervisors  
Heritage Isles Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Heritage Isles Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$512-\$1,739 for the General Fund, and Special Revenue Fund, \$955.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$2,034,773.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Enterprise Fund Series 1999 Bonds, \$555,000 matured and \$80,000 maturing in October 2023.

### **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 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. 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

December 30, 2024



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

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

To the Board of Supervisors  
Heritage Isles Community Development District  
Hillsborough County, Florida

We have examined Heritage Isles Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Heritage Isles Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Heritage Isles 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 Isles 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 Isles Community Development District's compliance with the specified requirements.

In our opinion, Heritage Isles Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam  
Gaines + Frank*

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

December 30, 2024