

Heritage Isles Community Development District

February 18, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Heritage Isles Community Development District

Board of Supervisors:

Dan Barravecchio, Chairperson
 Stephen Stark, Vice Chairperson
 Elizabeth Rodriguez, Assistant Secretary
 Said Iravani, Assistant Secretary
 Ron Sorensen, Assistant Secretary

Staff:

Mark Vega, District Manager
 David Jackson, District Counsel
 Tonja Stewart, District Engineer
 Rich Unger, Golf Dir. & Community Manager
 Misty Brodsky, Assistant Manager
 Christian Haller, Accountant
 Howard Neal, Field Services Director
 Diana Kapatsyna, District Admin Assistant

Meeting Agenda

Wednesday, February 18, 2026 – 6:30 p.m.

1. Call to Order and Roll Call

2. Audience Comments – *Three (3) Minute Time Limit*

3. Business Administration

- A. Approval of the Meeting Minutes (January 18, 2026).....Page 3
- B. Acceptance of the Financial Reports (December 31, 2025).....Page 5
- C. Ratification of the Annual FY2024 Audit ReportPage 23

4. Staff Reports

- A. Accountant
- B. Golf Director/Community Operations Manager
- C. District Engineer
- D. District Attorney
- E. Restaurant
- F. District Manager
 - i. Consideration of Resolution 2026-02; General Election.....Page 68

5. Supervisor Requests

6. Adjournment

The next workshop meeting is scheduled for March 4, 2026

The next regular meeting is scheduled for March 18, 2026

District Office:

Offices of Inframark
 2005 Pan Am Circle Suite 300
 Tampa, Florida 33607
 813-873-7300

Meeting Location:

Heritage Isles Clubhouse Library
 10630 Plantation Bay Drive
 Tampa, Florida 33647

**MINUTES OF MEETING
HERITAGE ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Isles Community Development District was held on Wednesday, January 21, 2026, at 6:48 p.m. at the Heritage Isles Clubhouse Library, 10630 Plantation Bay Drive, Tampa, Florida.

Present and constituting a quorum were:

Also, present were:

Mark Vega District Manager
Tonja Stewart District Engineer (*via teleconference*)
Rich Unger Community Manager

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Vega called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Audience Comments

None.

THIRD ORDER OF BUSINESS

Business Administration

- A. Approval of the Meeting Minutes (December 17, 2025)**
- B. Acceptance of the Financial Reports (November 30, 2025 & December 30, 2025)**

On MOTION by Mr. Sorensen seconded by Mr. Barravecchio, with all in favor, the Business Administration was approved as presented. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Inframark Accountant

40 Not needed until tentative budget meeting.

41 **B. Golf Director/Community Operations Manager**

42 Pool resurfacing is complete and the pool will reopen once the chemicals are balanced. Golf
43 revenue is down \$16,000 for the year.

44 **C. District Engineer**

45 Board discussion ensued with Ms. Stewart regarding the installation of new speed tables
46 measuring 3 inches in height by 4 feet in width.

47 Mr. Unger will work with Ms. Stewart on the locations for the speed tables.

48 **D. District Attorney**

49 None.

50 **E. Restaurant**

51 None.

52 **F. District Manager**

53 None.

54 **FIFTH ORDER OF BUSINESS**

Supervisor Requests

56 None.

57 **SIXTH ORDER OF BUSINESS**

Adjournment

60 On MOTION by Mr. Sorensen seconded by Mr. Barravecchio, with all
61 in favor, the meeting was adjourned at 9:13 p.m.

66
67 Secretary/Assistant Secretary

Chairman/Vice Chairman



Heritage Isles Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



HERITAGE ISLES
Community Development District

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**Heritage Isles
Community Development District**

Financial Statements

(Unaudited)

December 31, 2025

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND	ENTERPRISE - GOLF COURSE FUND	ENTERPRISE - RESTAURANT FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 2,264,414	\$ 43,184	\$ 592,969	\$ -	\$ 2,900,567
Cash On Hand/Petty Cash	-	72	580	-	652
Accounts Receivable	-	60	30,756	24,752	55,568
Lease Receivable	-	-	-	5,995	5,995
Due From Other Funds	1,044,081	1,687,517	-	-	2,731,598
Inventory:					
Food	-	-	334	-	334
Golf Shop	-	-	90,587	-	90,587
Tobacco	-	-	570	-	570
Investments:					
Money Market Account	320,533	-	-	-	320,533
Reserve Fund	-	-	478	-	478
Prepaid Items	12,175	62,500	98,585	728	173,988
Prepaid Insurance	706	-	-	-	706
Deposits	109,874	-	13,820	-	123,694
Fixed Assets					
Land	-	-	2,268,000	-	2,268,000
Buildings	-	-	820,110	-	820,110
Accum Depr - Buildings	-	-	(665,152)	-	(665,152)
Infrastructure	-	-	3,573,785	-	3,573,785
Accum Depr - Infrastructure	-	-	(3,573,785)	-	(3,573,785)
Equipment and Furniture	-	-	813,488	-	813,488
Accum Depr - Equip/Furniture	-	-	(509,860)	-	(509,860)
Right to Use Lease Asset	-	-	417,570	-	417,570
A/A Right to Use Leased Asset	-	-	(332,069)	-	(332,069)
TOTAL ASSETS	\$ 3,751,783	\$ 1,793,333	\$ 3,640,766	\$ 31,475	\$ 9,217,357
LIABILITIES					
Accounts Payable	\$ 69,285	\$ 16,238	\$ 58,769	\$ 118	\$ 144,410
Accrued Expenses	15,175	581	-	-	15,756
Equipment Lease Payable	-	-	6,770	-	6,770
Unearned Revenue	-	-	-	5,220	5,220
Accrued Interest Payable	-	-	475,156	-	475,156
Accrued Wages Payable	-	-	32,941	-	32,941
Sales Tax Payable	-	-	-	1,171	1,171
Deposits	-	-	950	15,000	15,950
Other Current Liabilities	856	-	254	-	1,110
Gift Certificates	-	-	26,347	-	26,347
Mature Bonds Payable	-	-	635,000	-	635,000
Mature Interest Payable	-	-	500,534	-	500,534
Deferred Amount of Refunding	-	-	86,059	-	86,059
Due To Other Funds	-	-	1,913,655	817,943	2,731,598

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SPECIAL REVENUE FUND	ENTERPRISE - GOLF COURSE FUND	ENTERPRISE - RESTAURANT FUND	TOTAL
Bond Prem/Discount	-	-	(51,832)	-	(51,832)
Acc Amort - Bond Prem/Disc	-	-	49,902	-	49,902
TOTAL LIABILITIES	85,316	16,819	3,734,505	839,452	4,676,092

FUND BALANCES / NET ASSETS*Fund Balances***Nonspendable:**

Prepaid Items	12,175	62,500	-	-	74,675
Prepaid Insurance	706	-	-	-	706
Deposits	109,874	-	-	-	109,874

Assigned to:

Operating Reserves	223,994	186,524	-	-	410,518
Reserves - Other	964,484	-	-	-	964,484

Unassigned:

2,355,234	1,527,490	-	-	-	3,882,724
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Net Assets

Invested in capital assets, net of related debt	-	-	1,565,824	-	1,565,824
Reserves - Golf	-	-	69,246	-	69,246
Reserves - Other	-	-	372,153	-	372,153
Unrestricted/Unreserved	-	-	(2,100,962)	(807,977)	(2,908,939)

TOTAL FUND BALANCES / NET ASSETS	\$ 3,666,467	\$ 1,776,514	\$ (93,739)	\$ (807,977)	\$ 4,541,265
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TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	\$ 3,751,783	\$ 1,793,333	\$ 3,640,766	\$ 31,475	\$ 9,217,357
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Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 2,000	\$ 500	\$ 13,814	\$ 13,314	690.70%
Special Assmnts- Tax Collector	1,139,560	797,692	1,022,203	224,511	89.70%
Special Assmnts- Discounts	(45,582)	(31,907)	(40,855)	(8,948)	89.63%
TOTAL REVENUES	1,095,978	766,285	995,162	228,877	90.80%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	24,000	6,000	6,400	(400)	26.67%
Payroll-Processing Fee	764	191	-	191	0.00%
Workers' Compensation	720	180	-	180	0.00%
ProfServ-Engineering	7,500	1,875	6,060	(4,185)	80.80%
ProfServ-Legal Services	44,212	11,053	346	10,707	0.78%
ProfServ-Mgmt Consulting	63,765	15,941	17,488	(1,547)	27.43%
ProfServ-Recording Secretary	1,125	281	-	281	0.00%
ProfServ-Special Assessment	10,600	10,600	10,600	-	100.00%
ProfServ-Web Site Maintenance	1,553	1,553	-	1,553	0.00%
Auditing Services	8,500	-	-	-	0.00%
Postage and Freight	1,500	375	342	33	22.80%
Insurance - General Liability	44,074	44,074	-	44,074	0.00%
Printing and Binding	100	25	-	25	0.00%
Legal Advertising	3,000	750	-	750	0.00%
Misc-Assessment Collection Cost	22,791	18,233	19,627	(1,394)	86.12%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	234,379	111,306	61,038	50,268	26.04%
Field					
Contracts-Landscape	182,105	45,526	46,600	(1,074)	25.59%
Contracts-Landscape Consultant	12,960	3,240	2,160	1,080	16.67%
Contracts-Aquatic Control	10,890	2,723	2,722	1	25.00%
Communication - Telephone	960	240	159	81	16.56%
Utility - General	196,000	49,000	52,917	(3,917)	27.00%
R&M-General	15,000	3,750	21,244	(17,494)	141.63%
R&M-Irrigation	11,000	2,750	12,248	(9,498)	111.35%
R&M-Landscape Renovations	9,704	2,426	11,980	(9,554)	123.45%
R&M-Mulch	19,250	4,813	22,750	(17,937)	118.18%
R&M-Ponds	28,000	7,000	-	7,000	0.00%
R&M-Sod	5,000	1,250	-	1,250	0.00%
Holiday Decoration	15,000	15,000	34,050	(19,050)	227.00%
Misc-Contingency	6,597	1,649	9,092	(7,443)	137.82%
Reserve - Other	111,192	111,192	-	111,192	0.00%
Total Field	623,658	250,559	215,922	34,637	34.62%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Gatehouse</u>					
Security Patrol Services	120,000	30,000	44,880	(14,880)	37.40%
Contracts-Security System	88,808	22,202	-	22,202	0.00%
R&M-Gatehouse	20,000	5,000	22,350	(17,350)	111.75%
Gate Camera Systems	6,948	1,737	-	1,737	0.00%
Internet Services	2,184	546	1,107	(561)	50.69%
Total Gatehouse	237,940	59,485	68,337	(8,852)	28.72%
TOTAL EXPENDITURES	1,095,977	421,350	345,297	76,053	31.51%
Excess (deficiency) of revenues Over (under) expenditures	1	344,935	649,865	304,930	64986500.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	1	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	1	-	-	-	0.00%
Net change in fund balance	\$ 1	\$ 344,935	\$ 649,865	\$ 304,930	64986500.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	3,016,602	3,016,602	3,016,602		
FUND BALANCE, ENDING	\$ 3,016,603	\$ 3,361,537	\$ 3,666,467		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Special Assmnts- Tax Collector	974,100	681,870	873,783	191,913	89.70%
Special Assmnts- Discounts	(38,964)	(27,275)	(34,923)	(7,648)	89.63%
Other Miscellaneous Revenues	150	38	11,750	11,712	7833.33%
Gate Bar Code/Remotes	2,000	500	740	240	37.00%
Pavilion Rental	5,000	1,250	2,625	1,375	52.50%
Amenities Revenue	15,000	3,750	3,040	(710)	20.27%
TOTAL REVENUES	957,286	660,133	857,015	196,882	89.53%
EXPENDITURES					
Administration					
ProfServ-Legal Services	4,000	1,000	-	1,000	0.00%
ProfServ-Mgmt Consulting	6,185	1,546	-	1,546	0.00%
Accounting Services	19,866	4,967	4,967	-	25.00%
Communication - Telephone	16,044	4,011	6,047	(2,036)	37.69%
Lease - Copier	2,336	584	699	(115)	29.92%
Insurance - General Liability	34,344	34,344	-	34,344	0.00%
Misc-Licenses & Permits	120	120	437	(317)	364.17%
Misc-Assessment Collection Cost	19,482	15,586	16,777	(1,191)	86.12%
Office Supplies	1,000	250	283	(33)	28.30%
Computer Expense	12,666	3,167	4,236	(1,069)	33.44%
Total Administration	116,043	65,575	33,446	32,129	28.82%
Operation & Maintenance					
Payroll-Maintenance	45,000	11,250	-	11,250	0.00%
Payroll-Office	60,000	15,000	13,049	1,951	21.75%
Payroll-Benefits	16,000	4,000	3,176	824	19.85%
Payroll-Pool Monitors	215,000	53,750	99,961	(46,211)	46.49%
Payroll-Processing Fee	11,580	2,895	5,408	(2,513)	46.70%
Workers' Compensation	9,600	2,400	2,156	244	22.46%
ProfServ-Field Management	95,000	23,750	30,225	(6,475)	31.82%
Contracts-Pools	50,880	12,720	12,000	720	23.58%
Contracts-Air Conditioning	5,000	1,250	-	1,250	0.00%
Contracts-Security Alarms	940	235	-	235	0.00%
Utility - General	82,500	20,625	25,522	(4,897)	30.94%
Utility - Refuse Removal	6,300	1,575	1,772	(197)	28.13%
R&M-General	65,000	16,250	106,732	(90,482)	164.20%
R&M-Court Maintenance	27,000	6,750	-	6,750	0.00%
R&M-Pest Control	2,528	632	753	(121)	29.79%
R&M-Pools	25,000	6,250	6,565	(315)	26.26%
R&M-Fitness Equipment	13,000	3,250	260	2,990	2.00%
R&M-Lights	8,700	2,175	892	1,283	10.25%
Advertising	5,000	1,250	-	1,250	0.00%
Miscellaneous Services	2,200	550	1,765	(1,215)	80.23%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Misc-Access Cards	2,000	500	-	500	0.00%
Holiday Decoration	900	225	282	(57)	31.33%
Misc-Rec Center Equipment	4,000	1,000	1,837	(837)	45.93%
Special Events	4,647	1,162	4,410	(3,248)	94.90%
Misc-Licenses & Permits	2,261	565	-	565	0.00%
Safety Equipment	1,000	250	-	250	0.00%
Cleaning Supplies	17,000	4,250	5,098	(848)	29.99%
Op Supplies - Uniforms	1,000	250	-	250	0.00%
Total Operation & Maintenance	779,036	194,759	321,863	(127,104)	41.32%
TOTAL EXPENDITURES	895,079	260,334	355,309	(94,975)	39.70%
Excess (deficiency) of revenues Over (under) expenditures	62,207	399,799	501,706	101,907	806.51%
OTHER FINANCING SOURCES (USES)					
Capt'l Contributions-Other	-	-	2,750	2,750	0.00%
Contribution to (Use of) Fund Balance	62,207	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	62,207	-	2,750	2,750	4.42%
Net change in fund balance	\$ 62,207	\$ 399,799	\$ 504,456	\$ 104,657	810.93%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,272,058	1,272,057	1,272,058		
FUND BALANCE, ENDING	\$ 1,334,265	\$ 1,671,856	\$ 1,776,514		

Statement of Revenues, Expenses and Changes in Net Assets

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>OPERATING REVENUES</u>					
Interest - Investments	\$ 36	\$ 9	\$ 1,361	\$ 1,352	3780.56%
Green Fees	854,000	213,500	266,578	53,078	31.22%
Cart Fees	600,000	150,000	94,359	(55,641)	15.73%
Club Rentals	12,000	3,000	2,990	(10)	24.92%
Range Balls	120,000	30,000	32,410	2,410	27.01%
Golf Merchandise	80,000	20,000	40,782	20,782	50.98%
Food	16,000	4,000	3,516	(484)	21.98%
Tobacco	2,000	500	616	116	30.80%
Special Events	5,000	1,250	-	(1,250)	0.00%
Other Miscellaneous Revenues	6,000	1,500	97,356	95,856	1622.60%
Recreation Membership	75,000	18,750	94,272	75,522	125.70%
TOTAL OPERATING REVENUES	1,770,036	442,509	634,240	191,731	35.83%
<u>OPERATING EXPENSES</u>					
<u>Personnel and Administration</u>					
Payroll-Benefits	9,000	2,250	7,441	(5,191)	82.68%
Payroll-General Staff	420,000	105,000	162,370	(57,370)	38.66%
Payroll-Processing Fee	11,676	2,919	5,501	(2,582)	47.11%
Payroll Taxes	44,730	11,183	12,005	(822)	26.84%
ProfServ-Dissemination Agent	500	-	-	-	0.00%
ProfServ-Trustee Fees	2,600	-	-	-	0.00%
Accounting Services	22,716	5,679	5,679	-	25.00%
Communication - Telephone	3,060	765	757	8	24.74%
Electricity - General	20,500	5,125	6,362	(1,237)	31.03%
Lease - Carts	78,515	19,629	33,755	(14,126)	42.99%
Lease - Ice Machines	1,500	375	822	(447)	54.80%
Insurance - General Liability	19,442	19,442	-	19,442	0.00%
R&M-General	1,500	375	225	150	15.00%
R&M-Golf Cart	1,000	250	2,320	(2,070)	232.00%
Marketing	11,774	2,943	2,717	226	23.08%
Misc-Bank Charges	1,200	300	765	(465)	63.75%
Misc-Credit Card Fees	38,500	9,625	18,117	(8,492)	47.06%
Office Supplies	2,000	500	42	458	2.10%
Cleaning Supplies	1,250	313	483	(170)	38.64%
Computer Expense	4,000	1,000	252	748	6.30%
Op Supplies - Uniforms	500	125	-	125	0.00%
Supplies - Golf Operations	10,000	2,500	2,642	(142)	26.42%
Supplies - Range	9,000	2,250	8,848	(6,598)	98.31%
Subscriptions and Memberships	2,720	680	480	200	17.65%
Total Personnel and Administration	717,683	193,228	271,583	(78,355)	37.84%
<u>Maintenance</u>					
Payroll-Benefits	3,700	925	4,701	(3,776)	127.05%
Payroll-General Staff	425,500	106,375	152,713	(46,338)	35.89%

Statement of Revenues, Expenses and Changes in Net Assets

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Payroll-Pool Monitors	92	23	-	23	0.00%
Payroll-Processing Fee	15,000	3,750	5,158	(1,408)	34.39%
Payroll Taxes	45,316	11,329	10,633	696	23.46%
Contracts-Aquatic Control	10,052	2,513	1,675	838	16.66%
Contracts-Security Alarms	388	97	97	-	25.00%
Fuel, Gasoline and Oil	45,000	11,250	6,723	4,527	14.94%
Utility - General	25,000	6,250	13,784	(7,534)	55.14%
Electricity - General	2,640	660	8,013	(7,353)	303.52%
Utility - Refuse Removal	6,663	1,666	2,892	(1,226)	43.40%
Lease - Golf Course Equipment	60,462	15,116	14,920	196	24.68%
Lease - Ice Machines	3,264	816	869	(53)	26.62%
R&M-General	4,000	1,000	-	1,000	0.00%
R&M-Buildings	4,000	1,000	-	1,000	0.00%
R&M-Equipment	20,000	5,000	13,751	(8,751)	68.76%
R&M-Fertilizer	65,000	16,250	22,360	(6,110)	34.40%
R&M-Irrigation	20,000	5,000	10,671	(5,671)	53.36%
R&M-Signage	1,000	250	-	250	0.00%
R&M-Trees and Trimming	1,500	375	-	375	0.00%
R&M-Golf Course	6,500	1,625	-	1,625	0.00%
R&M-Bunkers	1,500	375	-	375	0.00%
R&M - Bridges & Cart Paths	1,500	375	-	375	0.00%
R&M-Sod	5,000	1,250	-	1,250	0.00%
Misc-Licenses & Permits	2,500	1,250	1,257	(7)	50.28%
Office Supplies	500	125	-	125	0.00%
Cleaning Supplies	1,000	250	789	(539)	78.90%
Op Supplies - Chemicals	130,000	32,500	61,466	(28,966)	47.28%
Op Supplies - Hand tools	3,000	750	212	538	7.07%
Supplies - Misc.	4,999	1,250	2,383	(1,133)	47.67%
Supplies - Sand	6,000	1,500	-	1,500	0.00%
Supplies - Seeds	5,000	1,250	2,010	(760)	40.20%
Supplies - Power Tools	3,200	800	-	800	0.00%
Total Maintenance	929,276	232,945	337,077	(104,132)	36.27%
<u>Operation & Maintenance</u>					
COS - Food Sales	10,000	2,500	6,164	(3,664)	61.64%
COS - Merchandise	52,000	13,000	35,340	(22,340)	67.96%
COS - Tobacco	1,400	350	-	350	0.00%
Total Operation & Maintenance	63,400	15,850	41,504	(25,654)	65.46%
<u>Debt Service</u>					
Principal Debt Retirement	40,000	-	-	-	0.00%
Interest Expense	1,420	710	-	710	0.00%
Total Debt Service	41,420	710	-	710	0.00%
TOTAL OPERATING EXPENSES	1,751,779	442,733	650,164	(207,431)	37.11%

Statement of Revenues, Expenses and Changes in Net Assets

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Operating income (loss)	18,257	(224)	(15,924)	(15,700)	-87.22%
Change in net assets	\$ 18,257	\$ (224)	\$ (15,924)	\$ (15,700)	<u>-87.22%</u>
TOTAL NET ASSETS, BEGINNING (OCT 1, 2025)	(77,815)	(77,815)	(77,815)		
TOTAL NET ASSETS, ENDING	\$ (59,558)	\$ (78,039)	\$ (93,739)		

Statement of Revenues, Expenses and Changes in Net Assets

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>OPERATING REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Rents or Royalties	72,359	18,090	25,279	7,189	34.94%
TOTAL OPERATING REVENUES	72,359	18,090	25,279	7,189	34.94%
<u>OPERATING EXPENSES</u>					
<u>Personnel and Administration</u>					
ProfServ-Dissemination Agent	500	-	-	-	0.00%
ProfServ-Legal Services	6,500	1,625	-	1,625	0.00%
Insurance - General Liability	3,200	3,200	-	3,200	0.00%
Total Personnel and Administration	10,200	4,825	-	4,825	0.00%
<u>Operation & Maintenance</u>					
Communication - Telephone	1,032	258	195	63	18.90%
Utility - General	3,360	840	13,784	(12,944)	410.24%
Electricity - General	20,000	5,000	6,362	(1,362)	31.81%
Utility - Refuse Removal	3,650	913	1,630	(717)	44.66%
Rentals & Leases	1,040	260	180	80	17.31%
Insurance - General Liability	6,278	1,569	-	1,569	0.00%
R&M-General	4,428	1,107	899	208	20.30%
Misc-Licenses & Permits	750	750	90	660	12.00%
Total Operation & Maintenance	40,538	10,697	23,140	(12,443)	57.08%
<u>Debt Service</u>					
Principal Debt Retirement	40,000	40,000	-	40,000	0.00%
Interest Expense	1,420	1,420	-	1,420	0.00%
Total Debt Service	41,420	41,420	-	41,420	0.00%
TOTAL OPERATING EXPENSES	92,158	56,942	23,140	33,802	25.11%
Operating income (loss)	(19,799)	(38,852)	2,139	40,991	-10.80%
Change in net assets	\$ (19,799)	\$ (38,852)	\$ 2,139	\$ 40,991	-10.80%
TOTAL NET ASSETS, BEGINNING (OCT 1, 2025)	(810,116)	(810,115)	(810,116)		
TOTAL NET ASSETS, ENDING	\$ (829,915)	\$ (848,967)	\$ (807,977)		

**Heritage Isles
Community Development District**

Supporting Schedules

December 31, 2025

HERITAGE ISLES

Community Development District

Non-Ad Valorem Special Assessments

(Hillsborough County Tax Collector - Monthly Collection Distributions)

For the Fiscal Year Ending September 30, 2026

DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	ALLOCATION	
					GENERAL FUND ASSESSMENTS	SPECIAL REVENUE FUND ASSESSMENTS
Assessments Levied				\$ 2,113,659	\$ 1,139,559	\$ 974,100
Allocation %				100%	54%	46%
11/07/25	36,106	1,893	737	38,736	20,884	17,852
11/14/25	76,494	3,252	1,561	81,307	43,836	37,471
11/21/25	75,469	3,209	1,540	80,218	43,249	36,969
12/03/25	159,028	6,749	3,245	169,022	91,127	77,896
12/05/25	1,370,755	58,281	27,975	1,457,011	785,533	671,477
12/19/25	65,952	2,394	1,346	69,692	37,574	32,118
TOTAL	\$ 1,783,804	\$ 75,778	\$ 36,404	\$ 1,895,986	\$ 1,022,203	\$ 873,783

% COLLECTED	90%	90%	90%
TOTAL OUTSTANDING	\$ 217,673	\$ 117,357	\$ 100,317

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100922	12/03/25	ENVERA	761890	Gate Monitoring 12/1/25-12/31/25	R&M-Gatehouse	546035-53904	\$5,795.11
001	100922	12/03/25	ENVERA	761892	Sandy Pointe Gate Monitoring 12/1/25-12/31/25	R&M-Gatehouse	546035-53901	\$1,118.11
001	100924	12/05/25	CITY OF TAMPA	3463622	TPD Extra Duty 10/8/25 - 11/3/25	Security Patrol Services	531116-53904	\$10,850.00
001	100926	12/05/25	TARTA LLC	4095991	WALL LANTERNS	R&M-General	546001-53901	\$4,793.00
001	100927	12/05/25	INFRAMARK LLC	165603	DEC 2025 Management Services	MGMT SVCS	531027-51201	\$5,829.17
001	100927	12/05/25	INFRAMARK LLC	165603	DEC 2025 Management Services	Assessment Services	531038-51301	\$10,600.00
001	100933	12/15/25	LABOR FINDERS	111625-2241	PAYROLL 11/10/25-11/14/25	Payroll-General Staff	512012-51902	\$886.89
001	100935	12/15/25	FEDEX	9-062-61295	FEDEX CHARGES	Postage and Freight	541006-51301	\$17.52
001	100935	12/15/25	FEDEX	9-071-79405	FEDEX CHARGES	Postage and Freight	541006-51301	\$15.23
001	100936	12/15/25	CITY OF TAMPA	110125	2025-2026 STORMWATER FEE	Misc-Contingency	549900-53901	\$9,092.16
001	1657	12/02/25	EXPERIENCE TREE SERVICE CORP	1937	Removal of 14 Dead Pines	REMOVAL OF DEAD PINES	546051-53901	\$6,500.00
001	1658	12/31/25	SITEONE LANDSCAPE SUPPLY	160945522-001	Credit Memo 000844	CUSTOMER REBATE	552035-51902	(\$80.00)
001	1658	12/31/25	SITEONE LANDSCAPE SUPPLY	160945671-001	Credit Memo 000845	CUSTOMER REBATE	552035-51902	(\$82.26)
001	1659	12/31/25	TAYLOR MADE GOLF CO., INC.	CM38755875	Credit Memo 000846	COS - Merchandise	552137-53910	(\$538.20)
001	300161	12/18/25	CHARTER COMMUNICATIONS - ACH	2046817120125	bill prd 12/1-12/31/25	Communication - Telephone	541003-51301	\$99.99
001	300165	12/26/25	FRONTIER - ACH	120125-9271-ACH	BILL PRD 12/1-12/31/25	Internet Services	549031-53904	\$231.02
001	300166	12/26/25	FRONTIER - ACH	120125-1182-ACH	BILL PRD 12/1-12/31/25	Internet Services	549031-53904	\$150.98
001	300168	12/29/25	FRONTIER - ACH	120325-1088-ACH	SVC 12/25/25-1/2/26 - 1088	BILL PRD 12/3/25-1/2/26	549031-53904	\$140.98
001	DD2372	12/22/25	T-MOBILE - ACH	460544896-233	Service 11/03/25 - 12/02/25	COMMUNICATIONS - PHONE	541003-53901	\$79.29
001	DD2374	12/09/25	CHARTER COMMUNICATIONS - ACH	226197101112125-ACH	11/21-12/20/25	SVC PRD 11/21-12/20/25	541003-51301	\$280.21
001	DD441	12/19/25	TECO - ACH	120525-3730	SVC DATES 10/14-11/12/25	Utility - General	543001-53901	\$17,451.23
001	DD450	12/22/25	GRAYBAR FINANCIAL SERVICES - ACH	19426378	LEASE	Communication - Telephone	541003-51301	\$279.25
								Fund Total \$73,509.68

101	100925	12/05/25	CATANIA CONSULTING SRVCS, LLC	610	DISINFECTING SERVICES	OCT 6 & 20 2025 SERVICES	549049-53910	\$170.00
101	100927	12/05/25	INFRAMARK LLC	165603	DEC 2025 Management Services	ACCOUNTING SVCS	532001-51301	\$1,655.50
101	100927	12/05/25	INFRAMARK LLC	165603	DEC 2025 Management Services	RECORD STORAGE FEES	549001-53910	\$255.00
101	100928	12/05/25	PIPER FIRE PROTECTION	160712	Water Gauge 1/4x4	R&M-General	546001-53901	\$1,000.00
101	100937	12/15/25	W.B. MASON CO., INC.	257904016	Office Supplies	Office Supplies	551002-51301	\$180.51
101	100938	12/15/25	BUCCANEER LINEN SERVICE	481938	MATS & TOWELS	MAT AND TOWEL	551003-53910	\$127.50
101	100939	12/15/25	OFC CLEANING & SUPPLY CO	15-17281	Dog Waste Bags & Gym Wipes	Cleaning Supplies	551003-53910	\$525.00
101	1652	12/02/25	CITY OF TAMPA UTILITIES - CHECK	120125-2047422	INCORRECT BILLING CORRECTION	Utility - General	543001-53910	\$2,680.80
101	300164	12/26/25	WASTE MANAGEMENT - ACH	112525-3004-ACH	TRASH REMOVAL	Utility - Refuse Removal	543020-53910	\$664.25
101	300167	12/24/25	CHARTER COMMUNICATIONS - ACH	1321360120725-ACH	BILL PRD 12/25/1-6/26	Communication - Telephone	541003-51301	\$119.99
101	DD2375	12/10/25	ADP, LLC - ACH	2177631	PAYROLL PROCESSING FEE	PAYROLL	512080-53910	\$1,612.04
101	DD439	12/22/25	GREATAMERICA FINANCIAL SERV CORP - ACH	40686810-ACH	LEASE COPIER NOV25	COPIER	544008-51301	\$194.94
101	DD440	12/01/25	SPECTRUMVoIP - ACH	725356-ACH	SVC THRU DEC 2025	SERVICE DEC 2025	541003-51301	\$73.05
101	DD441	12/19/25	TECO - ACH	120525-3730	SVC DATES 10/14-11/12/25	Utility - General	543001-53901	\$4,224.43
101	DD446	12/19/25	COLONIAL LIFE	5618442113424-ACH	BENEFITS	Utility - General	543001-53910	\$1,369.83
101	DD448	12/22/25	CHARTER COMMUNICATIONS - ACH	0013353120225-ACH	BILL PRD 12/25/1/26	Payroll-Benefits	512010-53910	\$216.74
101	DD449	12/16/25	CHARTER COMMUNICATIONS - ACH	2320719112725-ACH	BILL PRD 11/27-12/26/25	Communication - Telephone	541003-51301	\$1,299.65
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	Communication - Telephone	541003-51301	\$119.99
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	BOCCE BALL COURT	546001-53910	\$654.57
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	CEMENT	546001-53910	\$18.49
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	TURKEY TROT EVENT	549052-53910	\$356.84
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	SUPPLIES	546001-53910	\$184.93
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	SUPPLIES	546001-53910	\$511.88
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	SUPPLIES	546001-53910	\$132.35
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	TREE WATERING BAGS	546001-53910	\$65.56
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	GARAGE DOOR REPLACEMENT	546001-53910	\$2,573.00
101	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	SUPPLIES	546001-53910	\$119.50
								Fund Total \$21,106.34

402	100923	12/05/25	CALLAWAY	941510153	MERCHANDISE	COS - Merchandise	552137-53910	\$4,299.36
402	100927	12/05/25	INFRAMARK LLC	165603	DEC 2025 Management Services	ACCOUNTING SVCS	532001-51301	\$1,893.00
402	100929	12/05/25	ALL STAR PRO GOLF	INV43419	MERCHANDISE	COS - Merchandise	552137-53910	\$288.97
402	100930	12/15/25	TRIGON TURF SCIENCES, LLC	010491	FERTILIZERS	fertilizer 2 of 3	546026-51902	\$4,101.67
402	100931	12/15/25	TITLEIST	921792053	ProDry Mens UltraLowCut 2pk	COS - Merchandise	552137-53910	\$859.57
402	100932	12/15/25	THE ANTIGUA GROUP INC	AIN-6260068	MERCHANDISE	COS - Merchandise	552137-53910	\$1,028.38
402	100933	12/15/25	LABOR FINDERS	112325-1648	PAYROLL 11/17/25-11/21/25	Payroll-General Staff	512012-51902	\$958.80
402	100934	12/15/25	WESCOTURF INC	41314599	Cable Assembly and Parts	R&M-Equipment	546022-51902	\$714.49
402	100938	12/15/25	BUCCANEER LINEN SERVICE	481938	MATS & TOWELS	MAT AND TOWEL	551003-51304	\$42.00
402	100940	12/15/25	LYNCH FUEL COMPANY, LLC	16842150	Fuel Delivery	Fuel, Gasoline and Oil	540004-51902	\$1,299.60
402	100941	12/15/25	LIQUID ED INC	158356	Equipment	R&M-Equipment	546022-51902	\$136.96
402	100941	12/15/25	LIQUID ED INC	158316	Equipment	R&M-Equipment	546022-51902	\$779.55
402	100941	12/15/25	LIQUID ED INC	158316	Equipment	Red Paint	546022-51902	\$151.90

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
402	100942	12/15/25	HERITAGE-CRYSTAL CLEAN	19662267	55G USED OIL	Utility - Refuse Removal	543020-51902	\$702.00
402	100943	12/30/25	OSTEEN TURF SALES LLC	462	Fertilizer 11/25/25	Op Supplies - Chemicals	552035-51902	\$5,783.30
402	100944	12/30/25	LABOR FINDERS	37-94-2398	PAYROLL 11/24/25-11/28/25	Payroll-General Staff	512012-51902	\$958.80
402	100944	12/30/25	LABOR FINDERS	37-94-2414	PAYROLL 12/01/25-12/05/25	Payroll-General Staff	512012-51902	\$958.80
402	100944	12/30/25	LABOR FINDERS	37-94-2428	PAYROLL 12/08/25-12/12/25	Payroll-General Staff	512012-51902	\$958.80
402	100945	12/30/25	MOMAR INC	PS1647814	EDGER - 4/1 GL	Op Supplies - Chemicals	552035-51902	\$606.24
402	100946	12/30/25	BLAIR WATER	111425	4 Week Service (2 Tanks)	4 weeks service	546001-51304	\$55.00
402	100947	12/30/25	GRAINGER	9697302496	Parts 11/3/25	SUPPLIES	552057-51304	\$55.64
402	100948	12/30/25	DON COX	120425-REF	GCSAA MEMBERSHIP	Misc-Licenses & Permits	549066-51902	\$737.00
402	100949	12/30/25	CUSTOM APPLICATION SERVICES	10505	CONTRACT SERVICE PESTICIDE 5/1/25	Contract Service Pesticide	552035-51902	\$5,200.00
402	1652	12/02/25	CITY OF TAMPA UTILITIES - CHECK	120125-2047422	INCORRECT BILLING CORRECTION	Utility - General	543001-51902	\$4,244.60
402	1654	12/02/25	CALLAWAY	CM939088514	Credit Memo 000721	COS - Merchandise	552137-53910	(\$856.00)
402	1654	12/02/25	CALLAWAY	CM939302451	Credit Memo 000722	COS - Merchandise	552137-53910	(\$2,387.36)
402	1654	12/02/25	CALLAWAY	CM939540312	Credit Memo 000723	COS - Merchandise	552137-53910	(\$69.49)
402	1654	12/02/25	CALLAWAY	CM939882010	Credit Memo 000724	COS - Merchandise	552137-53910	(\$525.00)
402	1654	12/02/25	CALLAWAY	CM940261032	Credit Memo 000725	COS - Merchandise	552137-53910	(\$869.40)
402	1654	12/02/25	CALLAWAY	CM940261034	Credit Memo 000726	COS - Merchandise	552137-53910	(\$1,584.12)
402	1654	12/02/25	CALLAWAY	CM940283398	Credit Memo 000727	COS - Merchandise	552137-53910	(\$2,973.88)
402	1654	12/02/25	CALLAWAY	938652133	MERCHANDISE	COS - Merchandise	552137-53910	\$775.96
402	1654	12/02/25	CALLAWAY	CM940261033	Credit Memo 000770	COS - Merchandise	552137-53910	(\$201.60)
402	1654	12/02/25	CALLAWAY	941200189	MERCHANDISE	COS - Merchandise	552137-53910	\$4,331.36
402	1654	12/02/25	CALLAWAY	CM941343018	Credit Memo 000802	COS - Merchandise - PRP REBATE CREDIT	552137-53910	(\$85.00)
402	1654	12/02/25	CALLAWAY	941288496	MERCHANDISE	COS - Merchandise	552137-53910	\$1,297.23
402	1654	12/02/25	CALLAWAY	941415857	MERCHANDISE	COS - Merchandise	552137-53910	\$222.86
402	1654	12/02/25	CALLAWAY	941441641	MERCHANDISE	COS - Merchandise	552137-53910	\$445.72
402	1654	12/02/25	CALLAWAY	941418673	MERCHANDISE	COS - Merchandise	552137-53910	\$2,296.89
402	1654	12/02/25	CALLAWAY	941435557	MERCHANDISE	COS - Merchandise	552137-53910	\$222.86
402	1654	12/02/25	CALLAWAY	941445995	MERCHANDISE	COS - Merchandise	552137-53910	\$222.86
402	1654	12/02/25	CALLAWAY	941471516	MERCHANDISE 11/13/25	MERCHANDISE	552137-53910	\$255.11
402	1654	12/02/25	CALLAWAY	941452632	MERCHANDISE 11/10/25	COS - Merchandise	552137-53910	\$255.11
402	1654	12/02/25	CALLAWAY	941465567	MERCHANDISE 11/12/25	COS - Merchandise	552137-53910	\$170.83
402	1655	12/02/25	HARRELL'S LLC	CR003274	Credit Memo 000783	Op Supplies - Chemicals	552035-53910	(\$1,711.29)
402	1655	12/02/25	HARRELL'S LLC	CR00038491	Credit Memo 000784	Op Supplies - Chemicals	552035-53910	(\$4,159.40)
402	1655	12/02/25	HARRELL'S LLC	INV02104333	Harrell's Premium Ryegrass	Supplies - Seeds	552073-51902	\$2,010.00
402	1655	12/02/25	HARRELL'S LLC	INV2100366	HERB	CHEMICAL SUPPLIES	552035-51902	\$3,063.06
402	1655	12/02/25	HARRELL'S LLC	INV2101014A	Signature XTRA Stressguard 5.5LB	Op Supplies - Chemicals	552035-51902	\$6,396.16
402	1656	12/02/25	SITEONE LANDSCAPE SUPPLY	157496172-001	Credit Memo 000765	PBI REBATE 2025	552035-51902	(\$2,730.00)
402	1656	12/02/25	SITEONE LANDSCAPE SUPPLY	157544306-001	Credit Memo 000766	2024 GOLF EOP REBATE	552035-51902	(\$734.65)
402	1656	12/02/25	SITEONE LANDSCAPE SUPPLY	157496426-001	Credit Memo 000767	BASF REBATE 2024	552035-51902	(\$1,387.68)
402	1656	12/02/25	SITEONE LANDSCAPE SUPPLY	160082907-001	SEGWAY FUNGICIDE SC 39.2 OZ	Op Supplies - Chemicals	552035-51902	\$9,816.00
402	1657	12/02/25	EXPERIENCE TREE SERVICE CORP	1937	Removal of 14 Dead Pines	Trimming All Trees at Maintenance Shop	546051-51902	\$3,500.00
402	1657	12/02/25	EXPERIENCE TREE SERVICE CORP	1937	Removal of 14 Dead Pines	Cleanup By Main Office (Golf Ball Area)	546051-53910	\$3,200.00
402	1658	12/31/25	SITEONE LANDSCAPE SUPPLY	161012616-001	ACCU-POUR Measuring Pitcher Clear	Supplies - Misc.	552061-51902	\$15.82
402	1658	12/31/25	SITEONE LANDSCAPE SUPPLY	160083079-001	Lexicon Intrinsic Brand Fungicide	Op Supplies - Chemicals	552035-51902	\$13,230.00
402	1659	12/31/25	TAYLOR MADE GOLF CO., INC.	1002	SUPPLIES	Supplies - Golf Operations	552057-51304	\$179.40
402	1659	12/31/25	TAYLOR MADE GOLF CO., INC.	38718066	TM25 SpeedSoft Ink USA dz QTY 24	COS - Merchandise	552137-53910	\$349.74
402	1659	12/31/25	TAYLOR MADE GOLF CO., INC.	38731823	TM20 Custom Radar	COS - Merchandise	552137-53910	\$1,462.86
402	300152	12/01/25	WELLS FARGO BANK-ACH	5036751880-ACH	LEASE GOLF CARTS	Lease - Golf Course Equipment	544022-51902	\$753.51
402	300153	12/01/25	WELLS FARGO BANK-ACH	5036751881-ACH	TORO MOWER LEASE	TORO LEASE	544022-51902	\$244.20
402	300155	12/03/25	TCF NATIONAL BANK - ACH	2285301-ACH	TORO TURF EQUIPMENT	TORO TURF EQUIPMENT	544022-51902	\$2,698.13
402	300156	12/03/25	TCF NATIONAL BANK - ACH	2287442-ACH	PERSONAL PROPERTY TAX	TORO TURF EQUIPMENT	544022-51902	\$1,172.79
402	300158	12/10/25	WASTE MANAGEMENT - ACH	0204991-2206-5-ACH	TRASH REMOVAL	Utility - Refuse Removal	543020-51902	\$625.81
402	300159	12/10/25	SAM'S CLUB DIRECT - EFT	112025-6704	NOV Purchases	Supplies	552131-53910	\$219.24
402	300163	12/22/25	HOME DEPOT CREDIT-ACH	112425-4356-ACH	NOV PURCHASES	IRR REPAIRS	546041-51902	\$19.95
402	300163	12/22/25	HOME DEPOT CREDIT-ACH	112425-4356-ACH	NOV PURCHASES	CLEANING SUPPLIES	551003-51902	\$70.08
402	300164	12/26/25	WASTE MANAGEMENT - ACH	112525-3004-ACH	TRASH REMOVAL	Utility - Refuse Removal	543020-51902	\$126.12
402	DD2373	12/04/25	CARD SERVICES CENTER ACH	110925-0506	OCT / NOV PURCHASES	SUPPLIES	552057-51304	\$183.88
402	DD2373	12/04/25	CARD SERVICES CENTER ACH	110925-0506	OCT / NOV PURCHASES	FOOD SALES	552057-51304	\$35.43
402	DD2373	12/04/25	CARD SERVICES CENTER ACH	110925-0506	OCT / NOV PURCHASES	SUPPLIES	552057-51304	\$16.02
402	DD2373	12/04/25	CARD SERVICES CENTER ACH	110925-0506	OCT / NOV PURCHASES	PAYROLL	512080-51902	\$1,612.04
402	DD2375	12/10/25	ADP, LLC - ACH	2177631	PAYROLL PROCESSING FEE	PAYROLL	512080-53910	\$1,612.04
402	DD2375	12/10/25	ADP, LLC - ACH	2177631	PAYROLL PROCESSING FEE	Electricity - General	543006-51304	\$2,168.89
402	DD441	12/19/25	TECO - ACH	120525-3730	SVC DATES 10/14-11/12/25	Electricity - General	543006-51902	\$3,033.87
402	DD451	12/12/25	SAM'S CLUB DIRECT - EFT	112025-6704-ACH	Invoice 043121	COS - Food Sales	552131-51304	\$384.26
402	DD452	12/08/25	ALLSTATE BENEFITS	00011368030-ACH	BENEFITS	Payroll-Benefits	512010-51304	\$6,967.55
402	DD453	12/08/25	BEAM BENEFITS - ACH	120125-FL00732-ACH	BEAM BENEFITS DEC 25	BEAM BENEFINT	512010-51902	\$379.65
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	SUPPLIES	552057-51304	\$33.74
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	MARKETING	548003-51304	\$370.00
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	GOLF SUPPLIES	552057-51304	\$262.25
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	MARKETING	548003-51304	\$700.00
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	GOLF SUPPLIES	552057-51304	\$197.77
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	SUPPLIES	552057-51304	\$90.24
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	GOLF SUPPLIES	552057-51304	\$90.24
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	SUPPLIES	552065-51304	\$80.52

HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
402	DD454	12/25/25	VALLEY BANK	113025-1520	NOV PURCHASES	SUPPLIES	552057-51304	\$30.04
								Fund Total <u>\$94,550.96</u>

ENTERPRISE - RESTAURANT FUND - 403

403	1652	12/02/25	CITY OF TAMPA UTILITIES - CHECK	120125-2047422	INCORRECT BILLING CORRECTION	Utility - General	543001-53910	\$4,244.60
403	300164	12/26/25	WASTE MANAGEMENT - ACH	112525-3004-ACH	TRASH REMOVAL	Utility - Refuse Removal	543020-53910	\$464.25
403	DD441	12/19/25	TECO - ACH	120525-3730	SVC DATES 10/14-11/12/25	Electricity - General	543006-53910	\$2,168.90
								Fund Total <u>\$6,877.75</u>

Total Checks Paid **\$196,044.73**

**Heritage Isles
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Heritage Isles Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Heritage Isles Community Development District
Hillsborough 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 Isles 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, business-type activities, and each major fund of Heritage Isles Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General and Special Revenue Funds 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 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 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 judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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



To the 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 January 23, 2026 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 Isles 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

January 23, 2026

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

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, 2024

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 long-term debt, 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, 2024:

- ◆ The District's total assets exceeded total liabilities by \$20,717,928 (net position). Net investment in capital assets for Governmental Activities was \$16,618,069. Net investment in capital assets for Business-type Activities was \$2,937,850. Unrestricted net position for Governmental Activities was \$3,114,372 and for Business-type Activities was \$(3,489,021). Restricted net position for Governmental Activities was \$1,536,658.

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Highlights (Continued)

- ◆ Governmental Activities revenues totaled \$2,250,044 while Governmental Activities expenses totaled \$2,822,259. Business-type Activities revenues totaled \$2,332,804 while Business-type Activities expenses totaled \$2,461,568.

Financial Analysis of the District

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

Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current assets	\$ 4,875,412	\$ 4,703,888	\$ (1,241,093)	\$ (1,439,098)	\$ 3,634,319	\$ 3,264,790
Restricted assets	-	-	454	1,095	454	1,095
Capital assets, net	16,618,069	17,224,698	2,943,916	2,858,461	19,561,985	20,083,159
Total Assets	<u>21,493,481</u>	<u>21,928,586</u>	<u>1,703,277</u>	<u>1,420,458</u>	<u>23,196,758</u>	<u>23,349,044</u>
Current liabilities	224,382	87,272	2,004,302	1,830,875	2,228,684	1,918,147
Non-current liabilities	-	-	-	6,770	-	6,770
Total Liabilities	<u>224,382</u>	<u>87,272</u>	<u>2,004,302</u>	<u>1,837,645</u>	<u>2,228,684</u>	<u>1,924,917</u>
Deferred Inflows of Resources						
Leases	-	-	250,146	5,220	250,146	5,220
Net Position						
Net investment in capital assets	16,618,069	17,224,698	2,937,850	2,694,890	19,555,919	19,919,588
Restricted	1,536,658	1,650,228	-	-	1,536,658	1,650,228
Unrestricted	3,114,372	2,966,388	(3,489,021)	(3,117,297)	(374,649)	(150,909)
Total Net Position	<u>\$ 21,269,099</u>	<u>\$ 21,841,314</u>	<u>\$ (551,171)</u>	<u>\$ (422,407)</u>	<u>\$ 20,717,928</u>	<u>\$ 21,418,907</u>

The decrease in capital assets for governmental activities is mainly due to depreciation in excess of additions to equipment in the current year.

The increase in capital assets for business-type activities was due to additions to equipment in excess of 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, 2024

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

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Program Revenues						
Charges for services	\$ 2,080,681	\$ 2,063,309	\$ 2,167,241	\$ 2,168,906	\$ 4,247,922	\$ 4,232,215
Grants and contributions	7,714	15,200	-	-	7,714	15,200
General Revenues						
Investment earnings	118,144	79,155	16,449	67	134,593	79,222
Miscellaneous	43,505	2,678	149,114	42,310	192,619	44,988
Total Revenues	<u>2,250,044</u>	<u>2,160,342</u>	<u>2,332,804</u>	<u>2,211,283</u>	<u>4,582,848</u>	<u>4,371,625</u>
Expenses						
General government	151,012	169,681	-	-	151,012	169,681
Physical environment	1,385,288	1,032,393	-	-	1,385,288	1,032,393
Culture/recreation	1,285,959	1,202,644	-	-	1,285,959	1,202,644
Interest and other charges	-	-	-	-	-	-
Golf course	-	-	2,363,103	2,077,542	2,363,103	2,077,542
Restaurant	-	-	98,465	93,381	98,465	93,381
Total Expenses	<u>2,822,259</u>	<u>2,404,718</u>	<u>2,461,568</u>	<u>2,170,923</u>	<u>5,283,827</u>	<u>4,575,641</u>
Conveyance of capital assets	-	1,748,235	-	-	-	1,748,235
Change in Net Position	(572,215)	1,503,859	(128,764)	40,360	(700,979)	1,544,219
Net Position - Beginning 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>
Net Position - End of Year	<u>\$ 21,269,099</u>	<u>\$ 21,841,314</u>	<u>\$ (551,171)</u>	<u>\$ (422,407)</u>	<u>\$ 20,717,928</u>	<u>\$ 21,418,907</u>

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

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

The increase in golf course expenses for business-type activities is primarily related to the increase in repairs and maintenance and operating supplies in the current year.

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

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, 2024.

Description	Governmental Activities	Business-type Activities	Total
Land and improvements	\$ 2,769,142	\$ 2,268,000	\$ 5,037,142
Buildings and improvements	3,284,421	820,110	4,104,531
Infrastructure	24,311,944	3,573,785	27,885,729
Equipment	450,059	1,057,595	1,507,654
Right-to-use asset, net	-	6,066	6,066
Accumulated depreciation	<u>(14,197,497)</u>	<u>(4,781,640)</u>	<u>(18,979,137)</u>
 Total Capital Assets (Net)	 <u>\$ 16,618,069</u>	 <u>\$ 2,943,916</u>	 <u>\$ 19,561,985</u>

Governmental activities changes in the current year include depreciation of \$747,189, disposal of infrastructure, net of \$9,748, and additions to equipment of \$150,308.

Business-type activities changes in the current year include depreciation of \$79,217, and additions to equipment of \$244,107.

General Fund Budgetary Highlights

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

The September 30, 2024 budget was not amended.

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

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 \$635,000 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. The bonds fully matured during the fiscal year ended September 30, 2024.

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 2025.

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, 2024

	Governmental Activities	Business-type Activities	Total
ASSETS			
Current Assets			
Cash and equivalents	\$ 2,753,028	\$ 401,485	\$ 3,154,513
Accounts receivable	60	34,891	34,951
Lease receivable	-	256,347	256,347
Due from other governments	16,335	-	16,335
Prepaid expenses	1,934	3,318	5,252
Inventories	-	97,586	97,586
Deposits	31,375	22,010	53,385
Internal balances	2,072,680	(2,072,680)	-
Cash and equivalents - restricted for customer deposits	-	15,950	15,950
Total Current Assets	<u>4,875,412</u>	<u>(1,241,093)</u>	<u>3,634,319</u>
Non-current Assets			
Restricted assets			
Investments	-	454	454
Capital assets, not being depreciated			
Land and improvements	2,769,142	2,268,000	5,037,142
Capital assets, being depreciated			
Buildings and improvements	3,284,421	820,110	4,104,531
Infrastructure	24,311,944	3,573,785	27,885,729
Equipment	450,059	1,057,595	1,507,654
Right-to-use asset, net	-	6,066	6,066
Less: accumulated depreciation	(14,197,497)	(4,781,640)	(18,979,137)
Total Non-current Assets	<u>16,618,069</u>	<u>2,944,370</u>	<u>19,562,439</u>
Total Assets	<u>21,493,481</u>	<u>1,703,277</u>	<u>23,196,758</u>
LIABILITIES			
Current Liabilities			
Accounts payable and accrued expenses	224,382	268,169	492,551
Customer deposits, payable from restricted assets	-	15,950	15,950
Other current liabilities	-	19,159	19,159
Accrued interest	-	555,880	555,880
Matured bonds payable	-	635,000	635,000
Matured interest payable	-	503,374	503,374
Lease payable	-	6,770	6,770
Total Current Liabilities	<u>224,382</u>	<u>2,004,302</u>	<u>2,228,684</u>
DEFERRED INFLOWS OF RESOURCES			
Leases	<u>-</u>	<u>250,146</u>	<u>250,146</u>
NET POSITION			
Net investment in capital assets	16,618,069	2,937,850	19,555,919
Restricted for special revenue	1,536,658	-	1,536,658
Unrestricted	3,114,372	(3,489,021)	(374,649)
Total Net Position	<u>\$ 21,269,099</u>	<u>\$ (551,171)</u>	<u>\$ 20,717,928</u>

See accompanying notes to financial statements.

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

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Capital Contributions	Governmental Activities	Business-type Activities	Total
Governmental Activities						
General government	\$ (151,012)	\$ 244,648	\$ -	\$ 93,636	\$ -	\$ 93,636
Physical environment	(1,385,288)	852,355	7,714	(525,219)	-	(525,219)
Culture/recreation	(1,285,959)	983,678	-	(302,281)	-	(302,281)
Total Governmental Activities	<u>(2,822,259)</u>	<u>2,080,681</u>	<u>7,714</u>	<u>(733,864)</u>	<u>-</u>	<u>(733,864)</u>
Business-type activities						
Golf course	(2,363,103)	2,074,959	-	-	(288,144)	(288,144)
Restaurant	(98,465)	92,282	-	-	(6,183)	(6,183)
Total Business-type Activities	<u>(2,461,568)</u>	<u>2,167,241</u>	<u>-</u>	<u>-</u>	<u>(294,327)</u>	<u>(294,327)</u>
Total Primary Government	<u>\$ (5,283,827)</u>	<u>\$ 4,247,922</u>	<u>\$ 7,714</u>	<u>(733,864)</u>	<u>(294,327)</u>	<u>(1,028,191)</u>
General Revenues						
Investment earnings				118,144	16,449	134,593
Miscellaneous				43,505	149,114	192,619
Total General Revenues				<u>161,649</u>	<u>165,563</u>	<u>327,212</u>
Change in Net Position				(572,215)	(128,764)	(700,979)
Net Position - October 1, 2023				21,841,314	(422,407)	21,418,907
Net Position - September 30, 2024				<u>\$ 21,269,099</u>	<u>\$ (551,171)</u>	<u>\$ 20,717,928</u>

See accompanying notes to financial statements.

Heritage Isles Community Development District
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2024

ASSETS	General	Special Revenue	Total
			Governmental Funds
Cash and equivalents	\$ 2,431,263	\$ 321,765	\$ 2,753,028
Accounts receivable	-	60	60
Due from other funds	791,184	1,566,195	2,357,379
Due from other governments	8,807	7,528	16,335
Prepaid expenses	1,848	86	1,934
Deposits	31,375	-	31,375
Total Assets	\$ 3,264,477	\$ 1,895,634	\$ 5,160,111
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable/accrued expenses	\$ 146,780	\$ 77,602	\$ 224,382
Due to other funds	3,325	281,374	284,699
Total Liabilities	150,105	358,976	509,081
Fund Balances			
Nonspendable:			
Prepays	1,848	86	1,934
Deposits	31,375	-	31,375
Interfund balances	-	1,562,870	1,562,870
Assigned:			
Capital projects reserve	1,010,500	-	1,010,500
First quarter operations	223,994	-	223,994
Unassigned	1,846,655	(26,298)	1,820,357
Total Fund Balances	3,114,372	1,536,658	4,651,030
Total Liabilities and Fund Balances	\$ 3,264,477	\$ 1,895,634	\$ 5,160,111

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, 2024

Total Governmental Fund Balance	\$ 4,651,030
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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, \$24,311,944, buildings and improvements, \$3,284,421, and equipment, \$450,059, net of accumulated depreciation, \$(14,197,497), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level. 13,848,927

Net Position of Governmental Activities	<u>\$ 21,269,099</u>
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Heritage Isles Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Special Revenue	Total Governmental Funds
Revenues			
Special assessments	\$ 1,097,003	\$ 937,723	\$ 2,034,726
Charges for services	-	45,955	45,955
Miscellaneous revenues	43,155	350	43,505
Investment earnings	118,144	-	118,144
Total Revenues	<u>1,258,302</u>	<u>984,028</u>	<u>2,242,330</u>
Expenditures			
Current			
General government	151,012	-	151,012
Physical environment	959,306	-	959,306
Culture/recreation	-	955,004	955,004
Capital outlay	-	150,308	150,308
Total Expenditures	<u>1,110,318</u>	<u>1,105,312</u>	<u>2,215,630</u>
Excess of revenues over/(under) expenditures	147,984	(121,284)	26,700
Other Financing Sources/(Uses)			
Capital contributions	-	7,714	7,714
Net change in fund balances	147,984	(113,570)	34,414
Fund Balances - October 1, 2023	<u>2,966,388</u>	<u>1,650,228</u>	<u>4,616,616</u>
Fund Balances - September 30, 2024	<u>\$ 3,114,372</u>	<u>\$ 1,536,658</u>	<u>\$ 4,651,030</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, 2024

Net Changes in Fund Balances - Total Governmental Funds \$ 34,414

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, \$(747,189), and disposal of capital assets, net, \$(9,748), exceeded capital outlay, \$150,308, in the current period.

(606,629)

Change in Net Position of Governmental Activities \$ (572,215)

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, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget
				Positive (Negative)
Revenues				
Special assessments	\$ 1,093,977	\$1,093,977	\$ 1,097,003	\$ 3,026
Miscellaneous revenues	-	-	43,155	43,155
Investment earnings	2,000	2,000	118,144	116,144
Total Revenues	1,095,977	1,095,977	1,258,302	162,325
Expenditures				
Current				
General government	238,940	238,940	151,012	87,928
Physical environment	687,539	687,539	959,306	(271,767)
Capital outlay	200,000	200,000	-	200,000
Total Expenditures	1,126,479	1,126,479	1,110,318	16,161
Net change in fund balances	(30,502)	(30,502)	147,984	178,486
Fund Balances - October 1, 2023	2,857,448	2,857,448	2,966,388	108,940
Fund Balances - September 30, 2024	\$ 2,826,946	\$2,826,946	\$ 3,114,372	\$ 287,426

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, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 935,136	\$ 935,136	\$ 937,723	\$ 2,587
Charges for services	22,000	22,000	45,955	23,955
Miscellaneous revenues	150	150	350	200
Total Revenues	957,286	957,286	984,028	26,742
Expenditures				
Current				
Culture/recreation	878,774	1,034,774	955,004	79,770
Capital outlay	-	-	150,308	(150,308)
Total Expenditures	878,774	1,034,774	1,105,312	(70,538)
Excess of revenues over expenditures	78,512	(77,488)	(121,284)	(43,796)
Other Financing Sources/(Uses)				
Capital contributions	-	-	7,714	7,714
Transfers out	(168,829)	(168,829)	-	168,829
Total Other Financing Sources/(Uses)	(168,829)	(168,829)	7,714	176,543
Net change in fund balances	(90,317)	(246,317)	(113,570)	132,747
Fund Balances - October 1, 2023	1,671,171	1,673,938	1,650,228	(23,710)
Fund Balances - September 30, 2024	\$ 1,580,854	\$ 1,427,621	\$ 1,536,658	\$ 109,037

See accompanying notes to financial statements.

Heritage Isles Community Development District
STATEMENT OF FUND NET POSITION – ENTERPRISE FUND
September 30, 2024

ASSETS**Current Assets**

Cash and equivalents	\$ 401,485
Accounts receivable	34,891
Lease receivable	256,347
Prepaid expenses	3,318
Inventories	97,586
Deposits	22,010
Cash restricted for customer deposits	15,950
Total Current Assets	831,587

Non-current Assets	
Restricted assets	
Investments	454
Land and improvements	2,268,000
Infrastructure	3,573,785
Buildings and improvements	820,110
Equipment	1,057,595
Right-to-use assets, net	6,066
Less: Accumulated depreciation	(4,781,640)
Total Non-current Assets	2,944,370
Total Assets	3,775,957

LIABILITIES**Current Liabilities**

Accounts payable and accrued expenses	268,169
Customer deposits payable from restricted assets	15,950
Other current liabilities	19,159
Due to other funds	2,072,680
Accrued interest payable	555,880
Matured bonds payable	635,000
Matured interest payable	503,374
Lease payable	6,770
Total Current Liabilities	4,076,982

DEFERRED INFLOWS OF RESOURCES

Leases	250,146
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NET POSITION

Net investment in capital assets	2,937,850
Unrestricted	(3,489,021)
Total Net Position	\$ (551,171)

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, 2024

Operating Revenues:

Charges for services	\$ 2,167,241
Miscellaneous revenues	149,114
Total Operating Revenues	<u>2,316,355</u>

Operating Expenses:

Personal services	1,135,096
Contractual and professional services	40,108
Supplies and expenses	558,115
Repairs and maintenance	295,912
Utilities	112,681
Rent and lease expense	72,468
Amortization	79,435
Depreciation	79,217
Total Operating Expenses	<u>2,373,032</u>

Operating Income/(Loss) (56,677)

Non-operating Revenues/(Expenses):

Interest expense	(88,536)
Interest earnings	16,449
Total Non-operating Revenue/(Expenses)	<u>(72,087)</u>

Change in Net Position (128,764)

Net Position - October 1, 2023 (422,407)

Net Position - September 30, 2024 \$ (551,171)

See accompanying notes to financial statements.

Heritage Isles Community Development District
STATEMENT OF CASH FLOWS – ENTERPRISE FUND
September 30, 2024

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers	\$ 2,290,739
Payments to suppliers for goods and services	(1,328,152)
Payments to employees for services	(1,120,120)
Net Cash Used by Operating Activities	<u>(157,533)</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Purchases of capital assets	79,435
Principal payments	(86,059)
Interest payments	(3,042)
Net Cash Used by Capital and Related Financing Activities	<u>(9,666)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchases of investments	641
Interest income	16,449
Net Cash Provided by Investing Activities	<u>17,090</u>

Net decrease in cash and cash equivalents (150,109)

Cash and equivalents - October 1, 2023 567,544

Cash and equivalents - September 30, 2024 \$ 417,435

RECONCILIATION OF OPERATING INCOME TO NET CASH USED BY OPERATING ACTIVITIES

Operating income	\$ (56,677)
Adjustments to reconcile operating income to net cash used by operating activities:	
Depreciation/amortization expense	(164,890)
Increase in accounts receivable	(21,690)
Increase in lease receivables	(250,352)
Decrease in prepaid expenses	450
Increase in deposits	(8,190)
Increase in inventories	(36,898)
Decrease in due to other funds	(31,434)
Increase in accounts payable and accrued expenses	165,722
Increase in deferred inflows, leases	244,926
Increase in other current liabilities	<u>1,500</u>
Net Cash Used by Operating Activities	<u>\$ (157,533)</u>

Other Disclosures

Retirement of debt	\$ 80,000
Increase in matured interest payable	\$ 2,840

See accompanying notes to financial statements.

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

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, 2024

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, 2024

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 in accordance with 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, 2024

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. 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.

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Enterprise Funds (Continued)

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.

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, 2024

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 capital assets, and non-current governmental liabilities, such as long-term debt, 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, 2024

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, 2024

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 reported in the Enterprise Fund as a lease receivable and a deferred inflow of resources at the commencement of the lease. The lease receivable is measured as the present value of lease payments expected to be received during the lease term. The deferred inflow of resources represents lease inflows that are unearned at commencement and are recognized as lease revenue over the lease term; therefore, it is initially recorded in an amount equal to the lease receivable and reduced as lease revenue is recognized. These amounts are reported in the Statement of Net Position and the business-type activity financial statements.

g. Unamortized Bond Discount

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

h. Use of Estimates

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

i. Budgets

Budgets are prepared and adopted after a public hearing 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.

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, \$4,651,030, differs from “net position” of governmental activities, \$21,269,099, 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 at the governmental fund level. 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	24,311,944
Buildings and improvements	3,284,421
Equipment	450,059
Accumulated depreciation	<u>(14,197,497)</u>
Total	<u>\$ 16,618,069</u>

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

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, \$34,414, differs from the “change in net position” for governmental activities, \$(572,215), 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 at the governmental fund level. 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	\$ (747,189)
Disposal of capital assets	(9,748)
Capital outlay	<u>150,308</u>
Total	<u><u>\$ (606,629)</u></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, 2024, the District's bank balance was \$3,287,661 and the carrying value was \$3,169,811. 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, 2024

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

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

Investment	Maturities	Fair Value
U S Bank Managed Money Market	N/A	<u>\$ 454</u>

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, 2024

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, 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 D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in October 2023. 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, 2024 consisted of the following:

	Interfund Receivables	Interfund Payables
General Fund	\$ 791,184	\$ 3,325
Special Revenue Fund	1,566,195	281,374
Enterprise Fund	-	2,072,680
Total	<u>\$ 2,357,379</u>	<u>\$ 2,357,379</u>

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, 2024

NOTE F – CAPITAL ASSETS

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

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	<u>\$ 2,769,142</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,769,142</u>
Capital assets, being depreciated:				
Infrastructure	24,336,314	-	(24,370)	24,311,944
Equipment	299,751	150,308	-	450,059
Buildings and improvements	3,284,421	-	-	3,284,421
Total Capital Assets, Being Depreciated	<u>27,920,486</u>	<u>150,308</u>	<u>(24,370)</u>	<u>28,046,424</u>
Less accumulated depreciation for:				
Infrastructure	(12,512,565)	(620,087)	14,622	(13,118,030)
Equipment	(160,080)	(17,724)	-	(177,804)
Buildings and improvements	(792,285)	(109,378)	-	(901,663)
Total Accumulated Depreciation	<u>(13,464,930)</u>	<u>(747,189)</u>	<u>14,622</u>	<u>(14,197,497)</u>
Total Capital Assets Depreciated, Net	<u>14,455,556</u>	<u>(596,881)</u>	<u>(9,748)</u>	<u>13,848,927</u>
Governmental Activities Capital Assets	<u>\$ 17,224,698</u>	<u>\$ (596,881)</u>	<u>\$ (9,748)</u>	<u>\$ 16,618,069</u>

Depreciation was charged to physical environment, \$416,234, and culture/recreation, \$330,955.

**Heritage Isles Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

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, 2024:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
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	813,488	244,107	-	1,057,595
Total Capital Assets, Being Depreciated	5,207,383	244,107	-	5,451,490
Less accumulated depreciation for:				
Buildings and improvements	(637,078)	(28,074)	-	(665,152)
Infrastructure	(3,573,785)	-	-	(3,573,785)
Equipment	(491,560)	(51,143)	-	(542,703)
Total Accumulated Depreciation	(4,702,423)	(79,217)	-	(4,781,640)
Total Capital Assets Depreciated, Net	504,960	164,890	-	669,850
Business-type Activities Capital Assets	\$ 2,772,960	\$ 164,890	\$ -	\$ 2,937,850

Depreciation was charged to the following functions:

Golf Course \$ 79,217

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, 2024:

Long-term debt at October 1, 2023	\$ 80,000
Principal payments	<u>(80,000)</u>
Long-term debt at September 30, 2024	\$ -

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

NOTE G– LONG-TERM DEBT (CONTINUED)

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	\$ 635,000
Matured interest payable	\$ 503,374

The District has not presented a schedule of future debt service requirements because the bonds are matured and amounts are due and payable.

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.

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, 2024.

	Reserve Requirement	Reserve Balance
Series 1999 Recreational Revenue Bond	<u>\$ 82,840</u>	<u>\$ 1,054</u>

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

NOTE H – LEASES

Business-type Activities

Lease Payable

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, which was fully amortized and retired during the year ended September 30, 2024.

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 \$672 at September 30, 2024.

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 \$5,394 at September 30, 2024.

The future minimum payments under these lease agreements and the present value of the minimum payments as of September 30, 2024, were as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 6,770	\$ 34	\$ 6,804

The District has recorded right-to-use leased assets for leased equipment. Right-to-use asset activity for the year ended September 30, 2024, was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
Right-to-use assets				
Leased equipment	\$ 417,570	\$ -	\$ (126,447)	\$ 291,123
Less accumulated amortization for:				
Leased equipment	(332,069)	(79,435)	126,447	(285,057)
Right-to-use assets, net	<u>\$ 85,501</u>	<u>\$ (79,435)</u>	<u>\$ -</u>	<u>\$ 6,066</u>

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

NOTE H – LEASES (CONTINUED)

Business-type Activities (Continued)

Lease Receivable

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 using a discount rate of 7%. In addition, in accordance with GASB 87, the District has recorded a lease receivable and deferred inflow of resources 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, which expired in the current year, resulting in another term renewing for an additional 60 months with payments of \$6,030. The District recognized \$55,949 of lease revenue and \$16,410 of interest revenue under this lease during the year ended September 30, 2024.

The following is a schedule of future lease payments to be received related to the District's lease receivable as of September 30, 2024:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 56,195	\$ 16,165	\$ 72,360
2026	60,258	12,102	72,360
2027	64,614	7,746	72,360
2028	69,285	3,075	72,360
2029	5,995	35	6,030
Total	<u>\$ 256,347</u>	<u>\$ 39,123</u>	<u>\$ 295,470</u>

NOTE I – 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

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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 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, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated January 23, 2026.

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.

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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 January 23, 2026 included on pages 40-42.

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.

A handwritten signature in black ink that reads "Berger Toombs Elam Gaines + Frank". The signature is cursive and fluid, with "Berger Toombs Elam" on the top line and "Gaines + Frank" on the line below, with a small plus sign between "Gaines" and "Frank".

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

January 23, 2026



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, 2024, and have issued our report thereon dated January 23, 2026.

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 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 January 23, 2026, 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:

2014-01

Finding: 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.

Current Status: The Restaurant and Golf Course operated at a deficit for the year ended September 30, 2024.

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, 2024 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)7, 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: 60
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 8
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$1,305,592
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$144,678
- 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 budget was not amended.



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)9, 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 \$2,034,726.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. Enterprise Fund Series 1999 Bonds, \$635,000 matured.

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 noted the following finding:

2024-01

Finding: During our audit of the District's financial records for the fiscal year ended September 30, 2024, several journal entries were noted for which management was unable to provide supporting documentation or a clear explanation of their purpose. Upon further review, management determined that these journal entries should not have been recorded and were reversed.

Recommendation: We recommend that the District review and strengthen procedures related to the preparation, documentation, and review of adjusting journal entries.

Management Response: Management will review procedures related to adjusting journal entries and enhance documentation and review practices where appropriate.

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
Certified Public Accountants PL
Fort Pierce, Florida

January 23, 2026



**Berger, Toombs, Elam,
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**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, 2024. 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, 2024.

*Berger Toombs Elam
Gaines & Frank*

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

January 23, 2026

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.

WHEREAS, Heritage Isles Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of Heritage Isles Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Steve Stark Said Iravani, Elizabeth Rodriguez, Dan Barravecchio and Ron Sorensen.

Section 2. The term of office for each member of the Board is as follows:

Seat 1	Supervisor Steve Stark	Expires 2028
Seat 2	Supervisor Said Iravani	Expires 2028
Seat 3	Supervisor Elizabeth Rodriguez	Expires 2028
Seat 4	Supervisor Dan Barravecchio	Expires 2026
Seat 5	Supervisor Ron Sorensen	Expires 2026

Section 3. Seat 4, currently held by Dan Barravecchio, Seat 5, currently held by Ron Sorensen are scheduled for the General Election on November 10, 2026.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 6. The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 18th DAY OF FEBRUARY, 2026.

ATTEST:

**HERITAGE ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman