

*Yarborough Lane  
Community Development District*

*Meeting Agenda*

*April 10, 2025*

# AGENDA

# *Yarborough Lane*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

April 3, 2025

### **Board of Supervisors Meeting Yarborough Lane Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Yarborough Lane Community Development District** will be held on **Thursday, April 10, 2025**, at **10:30 AM** at the **Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL 33803.**

**Zoom Video Join Link:** <https://us06web.zoom.us/j/86297994826>

**Call-In Information:** 1-646-876-9923

**Meeting ID:** 862 9799 4826

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
  - A. Acceptance of Resignation of David S. Adams (Seat #3)
  - B. Appointment to Fill Vacant Board Seat #3
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2025-05 Appointing an Assistant Secretary
4. Approval of Minutes of the November 5, 2024 Landowners Meeting and November 14, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-06 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 10, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
6. Ratification of Conflict Waiver
7. Ratification of 2025 Data Sharing & Usage Agreement with Polk County Property Appraiser
8. Ratification of 2025 Contract Agreement with Polk County Property Appraiser
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

# SECTION III

# SECTION A

Jillian,

Effective immediately, I am resigning my position from all CDD Boards that I am currently on. If there is any documentation you need me to fill out, please let me know.

Thanks,

David S. Adams

# SECTION D

**RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
YARBOROUGH LANE COMMUNITY DEVELOPMENT  
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Yarborough Lane Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE YARBOROUGH LANE COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Assistant Secretary \_\_\_\_\_

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 10th day of April 2025

ATTEST:

**YARBOROUGH LANE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors



# MINUTES

**MINUTES OF MEETING  
YARBOROUGH LANE  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting and Election of the Board of Supervisors of the Yarborough Lane Community Development District was held on Tuesday, **November 5, 2024**, at 1:05 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Jill Burns

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Ms. Burns stated she is present and is the proxy holder for Clayton Properties Group, LLC, which owns 67.95 acres within the community authorizing to cast up to 68 votes for each of the seats up for election. The seat numbers are 3, 4, and 5.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Ms. Burns called the meeting to order and called the roll.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Ms. Burns was elected Chairman for the purpose of conducting the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Positions of  
Supervisor**

Ms. Burns nominated David Adams for Seat #3, Garret Parkinson for Seat #4, and Kareyann Ellison for Seat #5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Ms. Burns stated 60 votes were cast for David Adams, 65 votes were cast for Garret Parkinson, and 65 votes were cast for Kareyann Ellison.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Ms. Burns stated Garret Parkinson and Kareyann Ellison will serve four-year terms and David Adams will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowners' Questions and Comments**

There being no questions or comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**MINUTES OF MEETING  
YARBOROUGH LANE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Yarborough Lane Community Development District was held on **Thursday, November 14, 2024**, at 10:11 a.m. at Highland Homes Offices, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
David Adams	Assistant Secretary
Kareyann Ellison	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Katie McDaniel	
Patrick Collins	District Counsel, Kilinski Van Wyk
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Ray Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry

*The following is a summary of the discussions and actions taken at the November 14, 2024 Yarborough Lane Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 10:11 a.m. Five Supervisors were present at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present and no members of the public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members**

Ms. Burns noted that the newly elected Board members were administered their oaths of office prior to the start of the meeting and the next item followed.

**B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns presented the results of the Landowners' Election that was held on November 5, 2024. The results can also be found in the agenda package. She offered to answer any Board questions. Hearing no questions, there was a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

Ms. Burns noted that anytime there is a Landowners' Election the Board needs to appoint new officers.

**D. Consideration of Resolution 2025-02 Electing Officers**

Ms. Burns stated previously Mr. Andrade was Chairman and Mr. Walsh served as Vice Chairman while the other three Board members serves as Assistant Secretaries along with George Flint from the GMS office and she served as Secretary. She then asked if the Board wanted to keep that same slate officers. They agreed and there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 11, 2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 11, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections to the minutes. Hearing none there was a motion of approval.

On MOTION by Mr. Walsh seconded by Mr. Andrade, with all in favor, the Minutes of the June 11, 2024 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03  
Ratifying Series 2024 Project Bonds**

Ms. Burns noted that the District closed on the Series 2023 Project Bonds on August 14, 2024 and this resolution ratifies, confirms, and approves all actions taken by District staff and officers in coordination with the closing of the bonds.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-03 Ratifying Series 2024 Project Bonds, was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Disclosure of Public Financing**

Ms. Burns stated that this document was recorded to put property owners on notice of the bond issuance that was recently closed, and they will now be able to find that in public records. She offered to answer any Board questions before asking for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Disclosure of Public Financing, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04  
Authorizing the Publication of Legal  
Advertisements and Public Notices on a  
Publicly Accessible Website in Polk County**

Ms. Burns presented the resolution stating that this will allow the District to utilize the Polk County notice website rather than advertising in the local newspaper. A notice will be placed in the paper to make members of the public aware that the District will no longer be using the newspaper and will be advertising on the website moving forward. This saves the District in operating costs. There were no questions from the Board and there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-04 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates**

Ms. Burns noted that this was part of a multi-year contract with Grau & Associates and there is a not-to-exceed amount placed at \$4,900. She also noted that this has already been executed by staff and they are just looking for a ratification of that execution.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates NTE \$4,900, was ratified.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Collins had no report for the Board and offered to answer any questions.

**B. Engineer**

**i. Ratification of Work Authorization 2205-01 for District Engineering Services**

Mr. Malave noted the work authorization submitted for the new year and asked for a ratification of that from the Board. There were no other questions for the District Engineer and the next item followed.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Work Authorization 2025-01 for District Engineering Services, was ratified.

**C. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register to the Board from August 29, 2024 through November 8, 2024 totaling \$18,332.25. She offered to answer any questions. There being no questions, there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns noted the financial statements through September 30<sup>th</sup> were included in the agenda package for review. These are for informational purposes. There is no action necessary from the Board.

**iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24**

Ms. Burns reminded the Board to complete their ethics training by the end of the year.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# SECTION V

**RESOLUTION 2025-06**

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

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Yarborough Lane Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Thursday, July 10, 2025
HOUR:	10:30 AM
LOCATION:	Offices of Highland Homes 3020 S Florida Avenue, Suite 101 Lakeland, Florida 33803

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF APRIL 2025.**

ATTEST:

**YARBOROUGH LANE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2026

***Yarborough Lane***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**Yarborough Lane**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Developer Contributions	\$ 184,929	\$ 40,000	\$ 69,741	\$ 109,741	\$ 549,793
<b>Total Revenues</b>	<b>\$ 184,929</b>	<b>\$ 40,000</b>	<b>\$ 69,741</b>	<b>\$ 109,741</b>	<b>\$ 549,793</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 7,000	\$ 8,000	\$ 12,000
FICA Expenditures	\$ -	\$ -	\$ 536	\$ 536	\$ 918
Engineering	\$ 15,000	\$ 2,845	\$ 8,750	\$ 11,595	\$ 15,000
Attorney	\$ 25,000	\$ 2,517	\$ 14,583	\$ 17,101	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 4,900	\$ 4,900	\$ 6,100
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 5,000	\$ 2,083	\$ 2,924	\$ 5,007	\$ 6,150
Disclosure Software	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,041	\$ -	\$ 4,041	\$ 4,041	\$ 9,000
Management Fees	\$ 39,375	\$ 16,406	\$ 22,969	\$ 39,375	\$ 40,556
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 17	\$ 583	\$ 601	\$ 1,000
Insurance	\$ 6,613	\$ 5,408	\$ -	\$ 5,408	\$ 5,624
Copies	\$ 1,000	\$ -	\$ 583	\$ 583	\$ 1,000
Legal Advertising	\$ 10,000	\$ 1,356	\$ 5,833	\$ 7,189	\$ 10,000
Other Current Charges	\$ 2,500	\$ 255	\$ 1,458	\$ 1,714	\$ 2,500
Office Supplies	\$ 625	\$ 3	\$ 365	\$ 367	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 134,929</b>	<b>\$ 33,379</b>	<b>\$ 76,363</b>	<b>\$ 109,741</b>	<b>\$ 149,793</b>
<i>Operations &amp; Maintenance</i>					
Field Contingency	\$ 50,000	\$ -	\$ -	\$ -	\$ 250,000
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>
<i>Amenities</i>					
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<b>Total Amenities:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>
<b>Total Expenditures</b>	<b>\$ 184,929</b>	<b>\$ 33,379</b>	<b>\$ 76,363</b>	<b>\$ 109,741</b>	<b>\$ 549,793</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 6,621</b>	<b>\$ (6,621)</b>	<b>\$ -</b>	<b>\$ -</b>

# Yarborough Lane Community Development District General Fund Narrative

## **Revenues:**

### Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

#### FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

#### Engineering

The District's engineer, Dewberry Engineering, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel, Kilinski | Van Wyk, PLLC., provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

# Yarborough Lane

## Community Development District

### General Fund Narrative

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

#### Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for its bond issue.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

#### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.



# Yarborough Lane Community Development District General Fund Narrative

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Operations & Maintenance:**

### Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year for field related expenditures.

### **Amenities:**

#### Amenities Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year for amenity related expenditures.

**Yarborough Lane**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2024**

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ 339,519	\$ 339,519	\$ 853,758
Interest	\$ -	\$ 24,354	\$ 12,177	\$ 36,531	\$ 18,266
Carry Forward Surplus	\$ -	\$ 471,654	\$ -	\$ 471,654	\$ 360,744
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 496,008</b>	<b>\$ 351,696</b>	<b>\$ 847,704</b>	<b>\$ 1,232,768</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ 145,239	\$ -	\$ 145,239	\$ 339,519
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 175,000
Interest - 5/1	\$ -	\$ -	\$ 339,519	\$ 339,519	\$ 339,519
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 145,239</b>	<b>\$ 339,519</b>	<b>\$ 484,757</b>	<b>\$ 854,038</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 350,770</b>	<b>\$ 12,177</b>	<b>\$ 362,947</b>	<b>\$ 378,730</b>
<b>Other Financing Sources/(Uses):</b>					
Transfer In/(Out)	\$ -	\$ (2,203)	\$ -	\$ (2,203)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (2,203)</b>	<b>\$ -</b>	<b>\$ (2,203)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 348,567</b>	<b>\$ 12,177</b>	<b>\$ 360,744</b>	<b>\$ 378,730</b>

Interest - 11/1/26 \$ 335,363

Product	Assessable Units	Maximum Annual	Net Assessment	Gross Assessment
Single Family 40'	48	\$ 136,715	\$ 2,848	\$ 3,063
Single Family 50'	133	\$ 473,519	\$ 3,560	\$ 3,828
Single Family 60'	57	\$ 243,524	\$ 4,272	\$ 4,594
	238	\$ 853,758		

**Yarborough Lane**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/25	\$ 12,500,000.00	\$ -	\$ 339,518.75	\$ 679,037.50
05/01/26	\$ 12,500,000.00	\$ 175,000.00	\$ 339,518.75	
11/01/26	\$ 12,325,000.00	\$ -	\$ 335,362.50	\$ 849,881.25
05/01/27	\$ 12,325,000.00	\$ 185,000.00	\$ 335,362.50	
11/01/27	\$ 12,140,000.00	\$ -	\$ 330,968.75	\$ 851,331.25
05/01/28	\$ 12,140,000.00	\$ 195,000.00	\$ 330,968.75	
11/01/28	\$ 11,945,000.00	\$ -	\$ 326,337.50	\$ 852,306.25
05/01/29	\$ 11,945,000.00	\$ 205,000.00	\$ 326,337.50	
11/01/29	\$ 11,740,000.00	\$ -	\$ 321,468.75	\$ 852,806.25
05/01/30	\$ 11,740,000.00	\$ 215,000.00	\$ 321,468.75	
11/01/30	\$ 11,525,000.00	\$ -	\$ 316,362.50	\$ 852,831.25
05/01/31	\$ 11,525,000.00	\$ 225,000.00	\$ 316,362.50	
11/01/31	\$ 11,300,000.00	\$ -	\$ 311,018.75	\$ 852,381.25
05/01/32	\$ 11,300,000.00	\$ 235,000.00	\$ 311,018.75	
11/01/32	\$ 11,065,000.00	\$ -	\$ 304,732.50	\$ 850,751.25
05/01/33	\$ 11,065,000.00	\$ 250,000.00	\$ 304,732.50	
11/01/33	\$ 10,815,000.00	\$ -	\$ 298,045.00	\$ 852,777.50
05/01/34	\$ 10,815,000.00	\$ 260,000.00	\$ 298,045.00	
11/01/34	\$ 10,555,000.00	\$ -	\$ 291,090.00	\$ 849,135.00
05/01/35	\$ 10,555,000.00	\$ 275,000.00	\$ 291,090.00	
11/01/35	\$ 10,280,000.00	\$ -	\$ 283,733.75	\$ 849,823.75
05/01/36	\$ 10,280,000.00	\$ 290,000.00	\$ 283,733.75	
11/01/36	\$ 9,990,000.00	\$ -	\$ 275,976.25	\$ 849,710.00
05/01/37	\$ 9,990,000.00	\$ 310,000.00	\$ 275,976.25	
11/01/37	\$ 9,680,000.00	\$ -	\$ 267,683.75	\$ 853,660.00
05/01/38	\$ 9,680,000.00	\$ 325,000.00	\$ 267,683.75	
11/01/38	\$ 9,355,000.00	\$ -	\$ 258,990.00	\$ 851,673.75
05/01/39	\$ 9,355,000.00	\$ 345,000.00	\$ 258,990.00	
11/01/39	\$ 9,010,000.00	\$ -	\$ 249,761.25	\$ 853,751.25
05/01/40	\$ 9,010,000.00	\$ 360,000.00	\$ 249,761.25	
11/01/40	\$ 8,650,000.00	\$ -	\$ 240,131.25	\$ 849,892.50
05/01/41	\$ 8,650,000.00	\$ 380,000.00	\$ 240,131.25	
11/01/41	\$ 7,870,000.00	\$ -	\$ 229,966.25	\$ 850,097.50
05/01/42	\$ 6,995,000.00	\$ 400,000.00	\$ 229,966.25	
11/01/42	\$ 6,995,000.00	\$ -	\$ 219,266.25	\$ 849,232.50
05/01/43	\$ 6,995,000.00	\$ 425,000.00	\$ 219,266.25	
11/01/43	\$ 6,995,000.00	\$ -	\$ 207,897.50	\$ 852,163.75
05/01/44	\$ 6,995,000.00	\$ 450,000.00	\$ 207,897.50	
11/01/44	\$ 6,995,000.00	\$ -	\$ 195,860.00	\$ 853,757.50
05/01/45	\$ 6,995,000.00	\$ 475,000.00	\$ 195,860.00	
11/01/45	\$ 6,520,000.00	\$ -	\$ 182,560.00	\$ 853,420.00
05/01/46	\$ 6,520,000.00	\$ 500,000.00	\$ 182,560.00	
11/01/46	\$ 6,020,000.00	\$ -	\$ 168,560.00	\$ 851,120.00

**Yarborough Lane**  
**Community Development District**  
**Series 2024 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
05/01/47	\$ 6,020,000.00	\$ 530,000.00	\$ 168,560.00	
11/01/47	\$ 5,490,000.00	\$ -	\$ 153,720.00	\$ 852,280.00
05/01/48	\$ 5,490,000.00	\$ 560,000.00	\$ 153,720.00	
11/01/48	\$ 4,930,000.00	\$ -	\$ 138,040.00	\$ 851,760.00
05/01/49	\$ 4,930,000.00	\$ 590,000.00	\$ 138,040.00	
11/01/49	\$ 4,340,000.00	\$ -	\$ 121,520.00	\$ 849,560.00
05/01/50	\$ 4,340,000.00	\$ 625,000.00	\$ 121,520.00	
11/01/50	\$ 3,715,000.00	\$ -	\$ 104,020.00	\$ 850,540.00
05/01/51	\$ 3,715,000.00	\$ 660,000.00	\$ 104,020.00	
11/01/51	\$ 3,055,000.00	\$ -	\$ 85,540.00	\$ 849,560.00
05/01/52	\$ 3,055,000.00	\$ 700,000.00	\$ 85,540.00	
11/01/52	\$ 2,355,000.00	\$ -	\$ 65,940.00	\$ 851,480.00
05/01/53	\$ 2,355,000.00	\$ 740,000.00	\$ 65,940.00	\$ -
11/01/53	\$ 1,615,000.00	\$ -	\$ 45,220.00	\$ 851,160.00
05/01/54	\$ 1,615,000.00	\$ 785,000.00	\$ 45,220.00	\$ -
11/01/54	\$ 830,000.00	\$ -	\$ 23,240.00	\$ 853,460.00
05/01/55	\$ 830,000.00	\$ 830,000.00	\$ 23,240.00	\$ 853,240.00
		<b>\$ 12,500,000.00</b>	<b>\$ 13,869,819.83</b>	<b>\$ 26,369,819.83</b>

# SECTION VI

## CLIENT DISCLOSURE AND CONSENT

Kilinski Van Wyk, PLLC (“**KVW**”) presently serves as district counsel for both the Wind Meadows South Community Development District (“**Wind Meadows South**”) and the Yarborough Lane Community Development District (“**Yarborough Lane**,” and together with Wind Meadows South, the “**Parties**”). KVW has been asked by Wind Meadows South to represent its interests in relation to drafting documents related to the construction of certain roadway improvements, stormwater improvements, and related public improvements by Yarborough Lane on property owned by Wind Meadows South. As a result of KVW’s existing representation of Yarborough Lane, if KVW agrees to represent Wind Meadows South with respect to this matter, KVW may be confronted with an actual and/or potential conflict of interest under Florida Rule of Professional Conduct 4-1.7 of the Rules Regulating the Florida Bar.

KVW believes that it can provide competent and diligent representation of the Parties with respect to this matter. KVW also believes, based on conversations with Wind Meadows South and Yarborough Lane, that the Parties’ interests are sufficiently aligned so as to allow for joint representation of the Parties. After discussion with KVW and the opportunity for discussion with independent counsel not affiliated with KVW regarding the actual and/or potential conflicts of interest described above, Wind Meadows South and Yarborough Lane have determined that there is no conflict of interest that would adversely affect the responsibilities of KVW to each party, respectively, due to the anticipated representation of both Parties. Wind Meadows South also acknowledges that its interests are not materially adverse to the interests of Yarborough Lane, and likewise Yarborough Lane acknowledges that its interests are not materially adverse to the interests of Wind Meadows South. Accordingly, the undersigned

Parties hereby waive any actual or potential conflict of interest which may be presented by KVV's representation of both Wind Meadows South and Yarborough Lane with respect to this matter.

Moreover, Wind Meadows South and Yarborough Lane acknowledge and agree that, while this mutual representation involves the achievement of a mutual goal of the Parties, in the event of a dispute between Wind Meadows South and Yarborough Lane related to the construction of roadway improvements, stormwater improvements, and related public improvements, KVV's representation of the Parties related to the same will terminate and the Parties will be responsible for acquiring new legal representation with respect to any such dispute. Upon such termination, KVV shall take such actions as are reasonable and necessary to protect the interests of the Parties until replacement counsel is procured, which procurement shall occur within a reasonable time.

As evidence of this disclosure and the consent to KVV's representation of Wind Meadows South and Yarborough Lane as discussed herein, the signature of a person authorized to give this consent appears below.

**WIND MEADOWS SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**YARBOROUGH LANE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman, Board of Supervisors

  
\_\_\_\_\_  
Chairman, Board of Supervisors

Date: \_\_\_\_\_

Date: 12/6/24

# SECTION VII





POLK COUNTY PROPERTY APPRAISER

Revised 01/2025  
ADA Compliant

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Yarborough Lane Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

**For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.**

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: Yarborough Lane Community Development Dis

Signed by: Jill Burns

Signature: Jill Burns

Print: 0CDADF4CFD22489... Jill Burns

Title: District Manager

Date: 3/10/2025

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).


# SECTION VIII

# CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Yarborough Lane Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Yarborough Lane Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By: Signed by:  
  
0CDADF4CFD22489...

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Special District Representative  
 Jill Burns  
 Print name  
 District Manager 3/10/2025

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Title Date

Neil Combee  
 Polk County Property Appraiser  
 By: 

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Neil Combee, Property Appraiser

# SECTION IX

# SECTION C

# SECTION 1

# Yarborough Lane Community Development District

**Summary of Check Register**

November 9, 2024 to March 28, 2025

Fund	Date	Check No.'s	Amount
General Fund	11/11/24	115-119	\$ 36,097.86
	11/19/24	119-121	\$ 4,147.64
	12/4/24	122-126	\$ 1,000.00
	1/7/25	127-128	\$ 2,505.87
	1/17/25	129	\$ 354.46
	1/21/25	130-131	\$ 8,425.74
	2/3/25	132	\$ 1,980.00
	2/17/25	133	\$ 3,964.04
	2/25/25	134	\$ 130.00
	3/17/25	135	\$ 4,005.34
	3/26/25	136	\$ 69.50
<b>Total Amount</b>			<b>\$ 62,680.45</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/11/24	00019	11/08/24 11082024	202411 300-20700-10100		RET FDS TO DEV DEP PYMT CLAYTON PROPERTIES GROUP, INC.	*	8,174.94	8,174.94 000115
11/11/24	00018	10/03/24 42535	202411 300-20700-10000		031 FR#3 DALY DESIGN GROUP, INC.	*	2,050.00	2,050.00 000116
11/11/24	00017	9/13/24 220036	202411 300-20700-10000		031 FR#3 HORNER ENVIRONMENTAL PROFESSIONALS	*	1,985.25	1,985.25 000117
11/11/24	00016	8/31/24 04651100	202411 300-20700-10000		031 FR#3 9/30/24 04651100 202411 300-20700-10000 031 FR#4 KIMLEY HORN & ASSOCIATES, INC.	*	14,918.58 7,967.91	22,886.49 000118
11/14/24	00015	10/31/24 00067461	202410 310-51300-48000		NOTICE OF LANDOWNER ELECT GANNETT FLORIDA LOCALIQ	*	1,001.18	1,001.18 000119
11/19/24	00001	11/01/24 33	202411 310-51300-34000		MANAGEMENT FEES - NOV 24	*	3,281.25	
		11/01/24 33	202411 310-51300-35200		WEBSITE ADMIN - NOV 24	*	105.00	
		11/01/24 33	202411 310-51300-35100		INFORMATION TECH - NOV 24	*	157.50	
		11/01/24 33	202411 310-51300-31300		DISSEMINATION - NOV 24	*	416.67	
		11/01/24 33	202411 310-51300-51000		OFFICE SUPPLIES	*	.03	
		11/01/24 33	202411 310-51300-42000		POSTAGE	*	.69	
					GOVERNMENTAL MANAGEMENT SERVICES-CF			3,961.14 000120
11/19/24	00011	11/17/24 10856	202410 310-51300-31500		GENERAL COUNSEL - OCT 24 KILINSKI VAN WYK PLLC	*	186.50	186.50 000121
12/04/24	00006	11/14/24 BW111420	202411 310-51300-11000		SUPERVISOR FEE 11/14/24 BRIAN WALSH	*	200.00	200.00 000122
12/04/24	00020	11/14/24 DA111420	202411 310-51300-11000		SUPERVISOR FEE 11/14/24 DAVID S ADAMS	*	200.00	200.00 000123

YARB YARBOROUGH LNE BOH



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/04/24	00009	11/14/24 GP111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24 GARRET PARKINSON	*	200.00	200.00 000124	
12/04/24	00014	11/14/24 KE111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24 KAREYANN RHODES ELLISON	*	200.00	200.00 000125	
12/04/24	00008	11/14/24 MA111420	202411 310-51300-11000	SUPERVISOR FEE 11/14/24 MILTON ANDRADE	*	200.00	200.00 000126	
1/07/25	00012	12/26/24 22430565	202411 310-51300-31100	ENGINEER SERVICE - NOV 24 DEWBERRY ENGINEERS INC.	*	865.00	865.00 000127	
1/07/25	00011	12/15/24 11063	202411 310-51300-31500	GENERAL COUNSEL - NOV 24 KILINSKI VAN WYK PLLC	*	1,640.87	1,640.87 000128	
1/17/25	00015	12/31/24 00068841	202412 310-51300-48000	NOT OF FY25 MEETINGS GANNETT FLORIDA LOCALIQ	*	354.46	354.46 000129	
1/21/25	00001	12/01/24 34	202412 310-51300-34000	MANAGEMENT FEES - DEC 24	*	3,281.25		
		12/01/24 34	202412 310-51300-35200	WEBSITE ADMIN - DEC 24	*	105.00		
		12/01/24 34	202412 310-51300-35100	INFORMATION TECH - DEC 24	*	157.50		
		12/01/24 34	202412 310-51300-31300	DISSEMINATION - DEC 24	*	416.67		
		12/01/24 34	202412 310-51300-51000	OFFICE SUPPLIES	*	2.50		
		12/01/24 34	202412 310-51300-42000	POSTAGE	*	11.90		
		1/01/25 35	202501 310-51300-34000	MANAGEMENT FEES - JAN 25	*	3,281.25		
		1/01/25 35	202501 310-51300-35200	WEBSITE ADMIN - JAN 25	*	105.00		
		1/01/25 35	202501 310-51300-35100	INFORMATION TECH - JAN 25	*	157.50		
		1/01/25 35	202501 310-51300-31300	DISSEMINATION - JAN 25	*	416.67		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	7,935.24 000130

YARB YARBOROUGH LNE BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/21/25	00011	1/15/25	11293	202412	310	51300	31500		GENERAL COUNSEL - DEC 24	*	490.50	490.50	000131
KILINSKI VAN WYK PLLC													
2/03/25	00012	1/24/25	22434754	202412	310	51300	31100		ENGINEER SERVICE - DEC 24	*	1,980.00	1,980.00	000132
DEWBERRY ENGINEERS INC.													
2/17/25	00001	2/01/25	36	202502	310	51300	34000		MANAGEMENT FEES - FEB 25	*	3,281.25		
		2/01/25	36	202502	310	51300	35200		WEBSITE ADMIN - FEB 25	*	105.00		
		2/01/25	36	202502	310	51300	35100		INFORMATION TECH - FEB 25	*	157.50		
		2/01/25	36	202502	310	51300	31300		DISSEMINATION - FEB 25	*	416.67		
		2/01/25	36	202502	310	51300	51000		OFFICE SUPPLIES	*	.15		
		2/01/25	36	202502	310	51300	42000		POSTAGE	*	3.47		
GOVERNMENTAL MANAGEMENT SERVICES-CF												3,964.04	000133
2/25/25	00011	2/20/25	11582	202501	310	51300	31500		GENERAL COUNSEL - JAN 25	*	130.00	130.00	000134
KILINSKI VAN WYK PLLC													
3/17/25	00001	3/01/25	37	202503	310	51300	34000		MANAGEMENT FEES - MAR 25	*	3,281.25		
		3/01/25	37	202503	310	51300	35200		WEBSITE ADMIN - MAR 25	*	105.00		
		3/01/25	37	202503	310	51300	35100		INFORMATION TECH - MAR 25	*	157.50		
		3/01/25	37	202503	310	51300	31300		DISSEMINATION - MAR 25	*	416.67		
		3/01/25	37	202503	310	51300	42000		POSTAGE	*	44.92		
GOVERNMENTAL MANAGEMENT SERVICES-CF												4,005.34	000135
3/26/25	00011	3/17/25	11796	202502	310	51300	31500		GENERAL COUNSEL - FEB 25	*	69.50	69.50	000136
KILINSKI VAN WYK PLLC													

TOTAL FOR BANK A 62,680.45

TOTAL FOR REGISTER 62,680.45

YARB YARBOROUGH LNE BOH

# SECTION 2

***Yarborough Lane***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2025***



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4	<hr/>	<u>Capital Projects Fund - Series 2024</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>

**Yarborough Lane**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 19,855	\$ -	\$ -	\$ 19,855
<u>Investments:</u>				
<u>Series 2024</u>				
Construction	\$ -	\$ -	\$ 8,431,577	\$ 8,431,577
Cost of Issuance	\$ -	\$ -	\$ 13	\$ 13
Interest	\$ -	\$ 348,567	\$ -	\$ 348,567
Reserve	\$ -	\$ 870,314	\$ -	\$ 870,314
<b>Total Assets</b>	<b>\$ 19,855</b>	<b>\$ 1,218,881</b>	<b>\$ 8,431,589</b>	<b>\$ 9,670,326</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 70	\$ -	\$ -	\$ 70
<b>Total Liabilities</b>	<b>\$ 70</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70</b>
<b>Fund Balance:</b>				
Assigned for:				
Capital Projects	\$ -	\$ -	\$ 8,431,589	\$ 8,431,589
Debt Service	\$ -	\$ 1,218,881	\$ -	\$ 1,218,881
Unassigned	\$ 19,785	\$ -	\$ -	\$ 19,785
<b>Total Fund Balances</b>	<b>\$ 19,785</b>	<b>\$ 1,218,881</b>	<b>\$ 8,431,589</b>	<b>\$ 9,670,256</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 19,855</b>	<b>\$ 1,218,881</b>	<b>\$ 8,431,589</b>	<b>\$ 9,670,326</b>

# Yarborough Lane

## Community Development District

### General Fund

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

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 184,929	\$ 40,000	\$ 40,000	\$ -
<b>Total Revenues</b>	<b>\$ 184,929</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
Engineering	\$ 15,000	\$ 6,250	\$ 2,845	\$ 3,405
Attorney	\$ 25,000	\$ 10,417	\$ 2,517	\$ 7,899
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 5,000	\$ 2,083	\$ 2,917
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -
Management Fees	\$ 39,375	\$ 16,406	\$ 16,406	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 17	\$ 399
Insurance	\$ 6,613	\$ 6,613	\$ 5,408	\$ 1,205
Printing & Binding	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 10,000	\$ 4,167	\$ 1,356	\$ 2,811
Other Current Charges	\$ 2,500	\$ 1,042	\$ 255	\$ 786
Office Supplies	\$ 625	\$ 260	\$ 3	\$ 258
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 134,929</b>	<b>\$ 62,476</b>	<b>\$ 33,379</b>	<b>\$ 29,097</b>
<b><u>Operations &amp; Maintenance</u></b>				
Field Contingency	\$ 50,000	\$ 20,833	\$ -	\$ 20,833
<b>Total Operations &amp; Maintenance</b>	<b>\$ 50,000</b>	<b>\$ 20,833</b>	<b>\$ -</b>	<b>\$ 20,833</b>
<b>Total Expenditures</b>	<b>\$ 184,929</b>	<b>\$ 83,309</b>	<b>\$ 33,379</b>	<b>\$ 49,930</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 6,621</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 13,164</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 19,785</b>	

# Yarborough Lane

## Community Development District

### Debt Service Fund - Series 2024

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

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 24,354	\$ 24,354
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,354</b>	<b>\$ 24,354</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ -	\$ -	\$ 145,239	\$ (145,239)
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145,239</b>	<b>\$ (145,239)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (120,884)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (2,203)	\$ (2,203)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,203)</b>	<b>\$ (2,203)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (123,087)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,341,968</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,218,881</b>	



# Yarborough Lane

## Community Development District Capital Projects Fund - Series 2024

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 197,263	\$ 197,263
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 197,263</b>	<b>\$ 197,263</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 2,448,701	\$ (2,448,701)
Developer Advance Repayment	\$ -	\$ -	\$ 35,097	\$ (35,097)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,483,798</b>	<b>\$ (2,483,798)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,286,535)</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 2,203	\$ 2,203
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,203</b>	<b>\$ 2,203</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,284,333)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,715,922</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,431,589</b>	

**Yarborough Lane**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Developer Contributions	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
<b>Total Revenues</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Engineering	\$ -	\$ 865	\$ 1,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,845
Attorney	\$ 187	\$ 1,641	\$ 491	\$ 130	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,517
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ 3,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,406
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Postage & Delivery	\$ 1	\$ 1	\$ 12	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Insurance	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,001	\$ -	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,356
Other Current Charges	\$ 50	\$ 50	\$ 50	\$ 50	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 10,783</b>	<b>\$ 7,517</b>	<b>\$ 6,850</b>	<b>\$ 4,141</b>	<b>\$ 4,088</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,379</b>
<b>Operations &amp; Maintenance</b>													
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 10,783</b>	<b>\$ 7,517</b>	<b>\$ 6,850</b>	<b>\$ 4,141</b>	<b>\$ 4,088</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,379</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,217</b>	<b>\$ (7,517)</b>	<b>\$ (6,850)</b>	<b>\$ 15,859</b>	<b>\$ (4,088)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,621</b>

# Yarborough Lane

## Community Development District

### Long Term Debt Report

<b>SERIES 2024, SPECIAL ASSESSMENT REVENUE BONDS</b>		
INTEREST RATES:	4.750%, 5.350%, 5.600%	
MATURITY DATE:	5/1/2055	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$853,758	
RESERVE FUND BALANCE	\$870,314	
BONDS OUTSTANDING - 8/14/24		\$12,500,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$12,500,000</b>