

*Yarborough Lane
Community Development District*

Meeting Agenda

April 9, 2026

AGENDA

Yarborough Lane

Community Development District

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

April 2, 2026

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 9, 2026, at 10:45 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/83613876087>

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

Meeting ID: 836 1387 6087

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. Approval of Minutes of the December 11, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget (Suggested Date: July 9, 2026), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2026/2027 Budget and the Imposition of Operations and Maintenance Assessments
5. Ratification of Landscape Maintenance Agreement between Polk County and the District
6. Presentation of Arbitrage Rebate Report from AMTEC for Series 2024 Project Bonds
7. Presentation of Fiscal Year 2025 Audit Report
8. Consideration of 2026 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

MINUTES

**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, December 11, 2025**, at 10:45 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Kareyann Ellison	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the December 11, 2025, 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 10:58 a.m. Three Supervisors were present 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

**Approval of Minutes of the October 9, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from October 9, 2025 Board of Supervisors meeting. She asked the Board if there were any questions or comments. There were no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of October 9, 2025 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns asked for a motion to open the public hearing. She stated that the public hearing had been advertised as required by Florida statutes.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-02 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns stated the resolution was included in the package for review. She noted that these rules have not changed since the Board saw them at the last meeting.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2026-02 Adopting Amended and Restated Rules of Procedure for the District, was approved.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

Mr. Arrington had nothing to report.

C. District Manager’s Report

Ms. Burns presented the Data Sharing and Usage Agreement with the Polk County Property Appraiser and asked the Board to approve the agreement.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Data Sharing and Usage Agreement with the Polk County Property Appraiser, was approved.

i. Approval of Check Register

Ms. Burns presented the check register and stated it is included in the package for Board review.

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

ii. Balance Sheet & Income Statement

Ms. Burns presented the balance sheet & income statement. There is no action required by the Board.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Yarborough Lane Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings 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 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

2. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Thursday, July 9, 2026
HOUR: 10:45 a.m.
LOCATION: Offices of Highland Homes
3020 S. Florida Ave., Suite 101
Lakeland, FL 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 sixty (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 (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

5. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by 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 9TH DAY OF APRIL 2026.

ATTEST:

**YARBOROUGH LANE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Yarborough Lane
Community Development District

Proposed Budget
FY2027



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Yarborough Lane
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 463,774
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 85,747
Developer Contributions	\$ 551,603	\$ 35,000	\$ 82,876	\$ 117,876	\$ -
Interest	\$ -	\$ 46	\$ -	\$ 46	\$ -
Total Revenues	\$ 551,603	\$ 35,046	\$ 82,876	\$ 117,922	\$ 549,521
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,600	\$ 7,000	\$ 8,600	\$ 12,000
FICA Expenditures	\$ 918	\$ 122	\$ 536	\$ 658	\$ 918
Engineering	\$ 15,000	\$ 425	\$ 14,575	\$ 15,000	\$ 15,000
Attorney	\$ 25,000	\$ 3,692	\$ 14,583	\$ 18,276	\$ 25,000
Annual Audit	\$ 6,100	\$ 5,100	\$ -	\$ 5,100	\$ 6,700
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ -	\$ 450	\$ 900
Dissemination	\$ 6,150	\$ 2,146	\$ 3,004	\$ 5,150	\$ 6,408
Disclosure Software	\$ 5,000	\$ 2,500	\$ -	\$ 2,500	\$ 5,000
Trustee Fees	\$ 9,000	\$ -	\$ 4,434	\$ 4,434	\$ 9,000
Management Fees	\$ 40,556	\$ 16,898	\$ 23,658	\$ 40,556	\$ 42,584
Information Technology	\$ 1,947	\$ 811	\$ 1,136	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 541	\$ 757	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 51	\$ 583	\$ 634	\$ 1,000
Insurance	\$ 7,434	\$ 5,732	\$ -	\$ 5,732	\$ 6,305
Copies	\$ 1,000	\$ 190	\$ 583	\$ 773	\$ 1,000
Legal Advertising	\$ 10,000	\$ 1,030	\$ 4,500	\$ 5,530	\$ 6,000
Other Current Charges	\$ 2,500	\$ 281	\$ 455	\$ 736	\$ 2,500
Office Supplies	\$ 625	\$ 8	\$ 365	\$ 373	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 151,603	\$ 41,753	\$ 76,169	\$ 117,922	\$ 149,521

Yarborough Lane
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
<u>Operations & Maintenance</u>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 85,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Contingency	\$ 250,000	\$ -	\$ -	\$ -	\$ 22,500
Total Operations & Maintenance:	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
<u>Amenities</u>					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 14,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 24,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Amenity Contingency	\$ 150,000	\$ -	\$ -	\$ -	\$ 16,900
Total Amenities:	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Total Expenditures	\$ 551,603	\$ 41,753	\$ 76,169	\$ 117,922	\$ 549,521
Excess Revenues/(Expenditures)	\$ -	\$ (6,707)	\$ 6,707	\$ -	\$ -

Net Assessments	\$463,774
Add: Discounts & Collections 7%	\$34,908
Gross Assessments	\$498,682

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 - Platted	238	1.00	238.00	\$463,774.31	\$1,948.63	\$2,095.30
Phase 2 - Admin Only	320	0.14	44.00	\$85,746.97	\$267.96	\$288.13
	558		282.00	\$549,521.29		

Yarborough Lane Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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 Supervisor checks.

Engineering

The District's engineer 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 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 has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2024 bond issuance and anticipates this cost with future bond issuances.

Yarborough Lane

Community Development District

General Fund Budget

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 service is contracted with Governmental Management Services – Central FL LLC for its current Series 2024 bond issuance and anticipated bond issuances.

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 the various bond issue(s).

Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2024 bond and anticipated issuances with US Bank.

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 with Governmental Management Services–Central Florida, LLC 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.

Website Maintenance

Represents the costs with Governmental Management Services–Central Florida LLC 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.

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 with Florida Insurance Alliance.

Copies

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

Yarborough Lane Community Development District General Fund Budget

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 Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Electric

Represents estimated electric charges of common areas throughout the District.

Streetlights

Represents the cost to maintain streetlights within the District Boundaries that are expected to be in place throughout the fiscal year.

Yarborough Lane Community Development District General Fund Budget

Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Holiday Décor

Represents the estimated cost of adding holiday décor to the District's entry monuments.

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Facilities.

Pest Control

Represents estimated cost for pest control treatments to its amenity facilities.

Janitorial Services

Represents the estimated costs to provide janitorial services weekly and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Yarborough Lane
Community Development District
General Fund Budget

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Access Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 853,758	\$ -	\$ 847,676	\$ 847,676	\$ 847,175
Assessments- Prepayments	\$ -	\$ -	\$ 2,192	\$ 2,192	\$ -
Interest	\$ 27,761	\$ 15,639	\$ 18,767	\$ 34,406	\$ 17,203
Carry Forward Surplus	\$ 370,708	\$ 356,428	\$ -	\$ 356,428	\$ 368,942
Total Revenues	\$ 1,252,228	\$ 372,067	\$ 868,635	\$ 1,240,702	\$ 1,233,320
Expenditures					
Interest - 11/1	\$ 339,519	\$ 339,519	\$ -	\$ 339,519	\$ 335,363
Principal - 5/1	\$ 175,000	\$ -	\$ 175,000	\$ 175,000	\$ 185,000
Interest - 5/1	\$ 339,519	\$ -	\$ 339,519	\$ 339,519	\$ 335,363
Total Expenditures	\$ 854,038	\$ 339,519	\$ 514,519	\$ 854,038	\$ 855,725
Excess Revenues/(Expenditures)	\$ 398,190	\$ 32,548	\$ 354,116	\$ 386,664	\$ 377,595
Other Financing Sources/(Uses):					
Transfer In/(Out)	\$ -	\$ (17,722)	\$ -	\$ (17,722)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (17,722)	\$ -	\$ (17,722)	\$ -
Net Change in Fund Balance	\$ 398,190	\$ 14,826	\$ 354,116	\$ 368,942	\$ 377,595

Interest - 11/1/27 \$ 330,969

Product	Assessable Units	Maximum Annual	Net Assessment	Gross Assessment
Single Family 40'	48	\$ 136,715	\$ 2,848	\$ 3,063
Single Family 50' - PD	1	\$ 1,250	\$ 1,250	\$ 1,344
Single Family 50'	133	\$ 491,320	\$ 3,694	\$ 3,972
Single Family 60'	57	\$ 217,890	\$ 3,823	\$ 4,110
	239	\$ 847,175		

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

Date	Balance	Principal	Interest	Total
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
		\$ 12,325,000.00	\$ 12,706,025.00	\$ 25,545,543.75

SECTION V

**LANDSCAPE MAINTENANCE AGREEMENT BETWEEN
POLK COUNTY AND YARBOROUGH LANE COMMUNITY DEVELOPMENT
DISTRICT (CDD).**

This Agreement is made and entered into as of the Effective Date (defined in Section 5, below), by and between **POLK COUNTY**, a political subdivision of the State of Florida, (hereinafter the "**COUNTY**") and **YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT**, its successors and assigns (hereinafter the "**DISTRICT**").

WITNESSETH

A. **WHEREAS**, Clayton Properties Group, Inc., is the owner ("Owner") of certain real property, and the transportation improvements located or to be located thereon, known as Yarborough Lane (hereinafter the "**Road**") south of Crew Lake Drive; and

B. **WHEREAS**, Clayton Properties Group, Inc., is also the owner of certain real property (*known as the Touchstone development; LDRES-2022-3*) in conjunction with the Yarborough Lane Community Development District (*See Polk County Ordinance No. 2022-031 for establishment of the CDD*);

C. **WHEREAS**, the Owner intends to transfer and convey full right and fee simple title to the Road to the **COUNTY** upon expiration of the "*Yarborough Lane Extension Impact Fee Credit Agreement*" (*Polk County Clerk of Court OR Book 13203, Pages 2294-2315*), and, following such conveyance, the **COUNTY** will have jurisdiction over and maintain the Road as part of the County Road System; and

D. **WHEREAS**, the **DISTRICT** wishes to place, maintain, and preserve certain landscape and irrigation improvements within the right-of-way of the Road; and

E. **WHEREAS**, the Owner consents, and the **COUNTY** agrees that said landscape and irrigation improvements may be placed and maintained in the County right-of-way as proposed by the **DISTRICT** pursuant to the terms and conditions set forth herein; and

F. **WHEREAS**, Polk County Utilities will maintain a potable waterline in the County right-of-way and shall have the right to maintain or reconstruct the water line, as further set forth and described herein.

NOW, THEREFORE, in consideration of the mutual terms, covenants, and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties mutually agree as follows:



INSTR # 2026032246
BK 13875 Pgs 1405-1424 PG(s)20
RECORDED 02/09/2026 11:53:33 AM
STACY M. BUTTERFIELD, CLERK OF COURT
POLK COUNTY
RECORDING FEES \$171.50
RECORDED BY shawJame

1. **Recitals.** The foregoing recitals are incorporated herein by reference as if recited in full and serve as a factual stipulation upon which the parties agree is the basis of this Agreement.

2. **Definitions.**

2.1. For the purposes of this Agreement, "Landscape Improvements" are defined as landscaping features to be placed within the right-of-way of the Road pursuant to this Agreement, and in accordance with the State of Florida Department of Transportation's *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*, including, but not limited to, any sod, grass, plants, shrubs, hedges, and/or trees, and irrigation facilities placed and maintained in the right-of-way as indicated in Exhibit A, which is attached hereto and made a part hereof.

2.2. The capitalized terms contained herein shall be defined as set forth in the above recitals or as specified in the following paragraphs.

3. **Scope and Obligations.**

3.1. The **COUNTY** shall acquire no ownership interest in the Landscape Improvements by virtue of entering into this Agreement or the installation and maintenance of such improvements in the County's rights-of-way.

3.2. Following the Owner's conveyance and the **COUNTY**'s acceptance of the Road, as described above, the **DISTRICT** shall install and maintain the Landscape Improvements placed in the right-of-way of the Road in accordance with the descriptions and depictions set forth on Exhibit A.

3.3. The **DISTRICT** acknowledges and understands that the **COUNTY**, at any time, may remove, relocate, or adjust any or all of the Landscape Improvements under this Agreement for the purpose of widening, improving, altering, or making any necessary changes to the Road to meet the **COUNTY**'s future needs. The **COUNTY** shall provide the **DISTRICT** sixty (60) calendar days' notice to remove or relocate said Landscape Improvements after which time, if they are not removed or relocated, the **COUNTY** may remove the same without any reimbursement to the **DISTRICT** for the value of said improvements or for any damages related thereto.

3.4. The **DISTRICT** shall provide a four (4) foot recovery zone in conjunction with the Landscape Improvements placed in the right-of-way of the Road in conformity with the standards set forth in the State of Florida Department of Transportation's *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways*. The

DISTRICT shall not add Landscape Improvements, nor shall it allow Landscape Improvements to remain within the subject right-of-way, which in any way impede the line of sight for drivers and/or pedestrians. During the term of this Agreement, the **COUNTY**'s roadway maintenance unit shall monitor the Landscape Improvements to ensure the Landscape Improvements remain in conformity with the above referenced standards. The **COUNTY** reserves the right to remove any Landscape Improvements found to create safety problems as determined by the **COUNTY** in its sole discretion.

3.5. In conjunction with the Landscape Improvements described herein, the **DISTRICT** may place an irrigation line in the right-of-way of the Road for the sole purpose of providing irrigation to the Landscape Improvements located in the Road right-of-way; provided, however, that any such irrigation line or related improvements shall in no manner interfere with the Utility, as defined in Section 3.6 below, in the sole discretion of the **COUNTY**. Further, said irrigation line shall be placed consistent with Polk County standards for irrigation found in Section 720 of the Land Development Code and the Florida Building Code, or any successor code provision.

3.6. The **COUNTY**'s potable water line ("**Utility**") lies within proximity of the area chosen for the Landscape Improvements. The **DISTRICT** shall avoid digging or trenching for Landscape Improvements that exceed a depth of eighteen (18) inches. The **COUNTY** shall not be responsible for maintenance or restoration of the Landscape Improvements if there is a need to access the Utility. Restoration and maintenance of the Landscaping Improvements that may result from any Utility work rests solely upon the **DISTRICT**.

3.7. This Agreement pertains only to the installation and maintenance of the Landscape Improvements as defined herein within the right-of-way of the Road as depicted in Exhibit A. No signs, walls, or other structures may be placed in the right-of-way without full compliance with the Polk County Land Development Code including, but not limited to, obtaining a right-of-way use permit for such structure and any necessary building permits.

4. **Termination**. This Agreement may be terminated under either of the following conditions:

- A. By the **COUNTY**, upon ten (10) days written notice of termination to the **DISTRICT** stating a failure of the **DISTRICT** to perform according to the terms and conditions of this Agreement; provided, however, that the

DISTRICT shall be provided a reasonable opportunity to cure any failure or default under this Agreement; or

B. By either party, upon sixty (60) days written notice to the other party.

Should the Agreement be terminated pursuant to this Section, the **DISTRICT'S** maintenance obligations described in Section 3 herein for any Landscape Improvements placed in the right-of-way of the Road shall cease. The **DISTRICT** shall not be responsible for the removal of any Landscape Improvements placed in the right-of-way of the Road following the termination of this Agreement.

5. **Effective Date.** This Agreement shall become effective on the date that the last Party executes the instrument.

6. **Notice.** The Parties hereby agree and understand that written notice, mailed or delivered, shall constitute sufficient notice. All notices required under this Agreement shall be given to the parties by certified mail, return-receipt requested, hand-delivery or express courier, and shall be effective upon receipt. Notices shall be sent to the parties at the address set forth below:

Notice to DISTRICT shall be:

YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801
Attn: District Manager

with a copy to:

Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Notice to COUNTY shall be:

Polk County Roads & Drainage Division
c/o Director of Roads & Drainage
3000 Sheffield Road
Winter Haven, FL 33880

with a copy to:

Polk County Land Development Division
c/o Concurrency & Entitlements Manager
330 West Church Street
Bartow, FL 33830

County Attorney
Polk County Board of County Commissioners
330 West Church Street
Bartow, FL 33830

7. **Indemnification.**

7.1. The **DISTRICT**, its successors and assigns, shall indemnify, defend (by counsel reasonably acceptable to the **COUNTY**), protect and hold the **COUNTY**, its officers, employees, and agents, free and harmless from and against any and all claims, actions, causes of action, liabilities, damages, losses, or death or injury to any person or damage to any property whatsoever, arising out of or resulting from, either directly or indirectly, the installation and the maintenance responsibilities of the Landscaping Improvements by the **DISTRICT** pursuant to the terms of this Agreement, or the negligent, intentional or willful acts of the **DISTRICT**, its employees, contractors, members, or agents in carrying out the responsibilities under this Agreement; provided, however, that the **DISTRICT** shall not be obligated to indemnify the **COUNTY** to the extent such claims or damages arise out of injury or damage to persons or property directly caused by or resulting from the negligence of the **COUNTY**, its officers, agents or employees. Nothing in this Agreement shall be deemed as a waiver of either Party's sovereign immunity or limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

7.2. Should the **COUNTY** receive a notice of claim for damages that may have been caused by the **DISTRICT** in the performance of its responsibilities under this Agreement, the **COUNTY** shall immediately forward the claim to the **DISTRICT**. The Parties shall evaluate the claim and report their findings to each other within fourteen (14) working days and will jointly discuss options in defending the claim. After reviewing the claim, the **COUNTY** will determine whether to require the participation of the **DISTRICT** in the defense of the claim or to require the **DISTRICT** to defend the **COUNTY** in such claim as described in this section. The **COUNTY**'s failure to promptly notify the **DISTRICT** of a claim shall not act as a waiver of any right herein

to require the participation in or defense of the claim by the **DISTRICT**.

7.3. The **DISTRICT** shall pay its own expenses for any evaluation, settlement negotiations, and trial, if any. However, if only one party participates in the defense of the claim at trial, that party shall be responsible for all expenses at trial.

8. Compliance and Legal Requirements.

8.1. Public Records. In accordance with Section 119.0701, Florida Statutes, the **DISTRICT** agrees to comply with the following public records laws:

8.1.1. The **DISTRICT** acknowledges the **COUNTY**'s obligations under Article I, Section 24, of the Florida Constitution and under Chapter 119, Florida Statutes, to release public records to members of the public upon request and comply in the handling of the materials created under this Agreement. The **DISTRICT** further acknowledges that the constitutional and statutory provisions control over the terms of this Agreement. In **DISTRICT** with its performance pursuant to this Agreement, the **DISTRICT** shall not release or otherwise disclose the content of any documents or information that is specifically exempt from disclosure pursuant to all applicable laws.

8.1.2. Without in any manner limiting the generality of the foregoing, to the extent applicable, the **DISTRICT** acknowledges its obligations to comply with Section 119.0701, Florida Statutes, with regard to public records, and shall:

(1) keep and maintain public records required by the **COUNTY** to perform the services required under this Agreement;

(2) upon request from the **COUNTY**'s Custodian of Public Records or their designee, provide the **COUNTY** with a copy of the requested records or allow the records to be inspected or copied within reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

(3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if the **DISTRICT** does not transfer the records to the **COUNTY**; and

(4) upon completion of this Agreement, transfer at no cost to the **COUNTY** all public records in possession of the **DISTRICT** or keep and maintain public records required by the **COUNTY** to perform the service. If the **DISTRICT** transfers all public records to the

COUNTY upon completion of this Agreement, the DISTRICT shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirement. If the DISTRICT keeps and maintains public records upon completion of this Agreement, the DISTRICT shall meet all applicable requirements for maintaining public records. All records stored electronically must be provided to the COUNTY, upon request from the COUNTY's Custodian of Public Records, in a format that is compatible with the information technology systems of the COUNTY.

8.1.3. IF THE DISTRICT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, CONTACT THE COUNTY'S CUSTODIAN OF PUBLIC RECORDS AT: RECORDS MANAGEMENT LIASON OFFICER POLK COUNTY, 330 WEST CHURCH STREET, BARTOW, FLORIDA 33830; 863-534-6000.

9. **General Provisions.**

9.1. Assignment. This Agreement may not be assigned in whole or in part without the written approval of all Parties. Any such assignment or attempted assignment shall be null and void.

9.2. Amendments. This Agreement may only be modified by a written instrument, mutually accepted by the Parties and executed with the same formality as this Agreement. No oral modifications will be effective or binding.

9.3. Severability. All clauses contained herein shall act independently of each other. If any section, phrase, sentence, or portion of this Agreement is, for any reason, held to be invalid by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

9.4. Waiver. Failure by the Parties to insist upon strict performance of any covenant, term, provision, or condition of this Agreement, or to exercise any right or option contained herein, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but shall remain in full force and effect.

9.5. Governing Law and Venue. This Agreement and the rights and obligations of the Parties hereunder shall be interpreted, governed by, construed under, and enforced in accordance

with the laws of the State of Florida, and the ordinances, rules, and regulations of Polk County. The Parties hereby consent to the sole and exclusive jurisdiction and venue for any action relating to the construction, interpretation, or enforcement of this Agreement to be in or for the Tenth Judicial Circuit, in Polk County, Florida.

9.6. Attorneys' Fees. Each Party shall be responsible for its own legal and attorneys' fees, costs, and expenses incurred in connection with any dispute or any litigation arising out of, or relating to this Agreement, including appellate or bankruptcy proceedings.

9.7. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original, but which collectively shall form a single agreement.

9.8. Headings. Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

9.9. Integration. This Agreement, including referenced plans, exhibits, and attachments herewith, shall constitute the entire agreement between the Parties and shall supersede, replace, and nullify any and all prior agreements or understandings, either written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or effect whatsoever on this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

ATTEST:

**YARBOROUGH LANE COMMUNITY
DEVELOPMENT DISTRICT (CDD)**

By: 

Name Brandon Williams

Title Land Coordinator

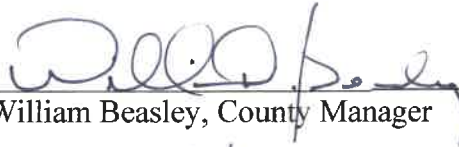
By: 

Name Milton Andrade

Title VP of Land & Development

Date: 1/26/26

**POLK COUNTY, a political subdivision of the
State of Florida**

By 
William Beasley, County Manager



Date: 2/4/2020

ATTEST

Stacy M. Butterfield, Clerk

By 
Deputy Clerk

Approved as to form and legal sufficiency

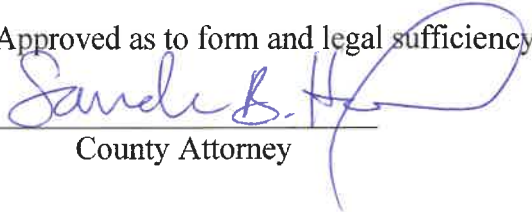
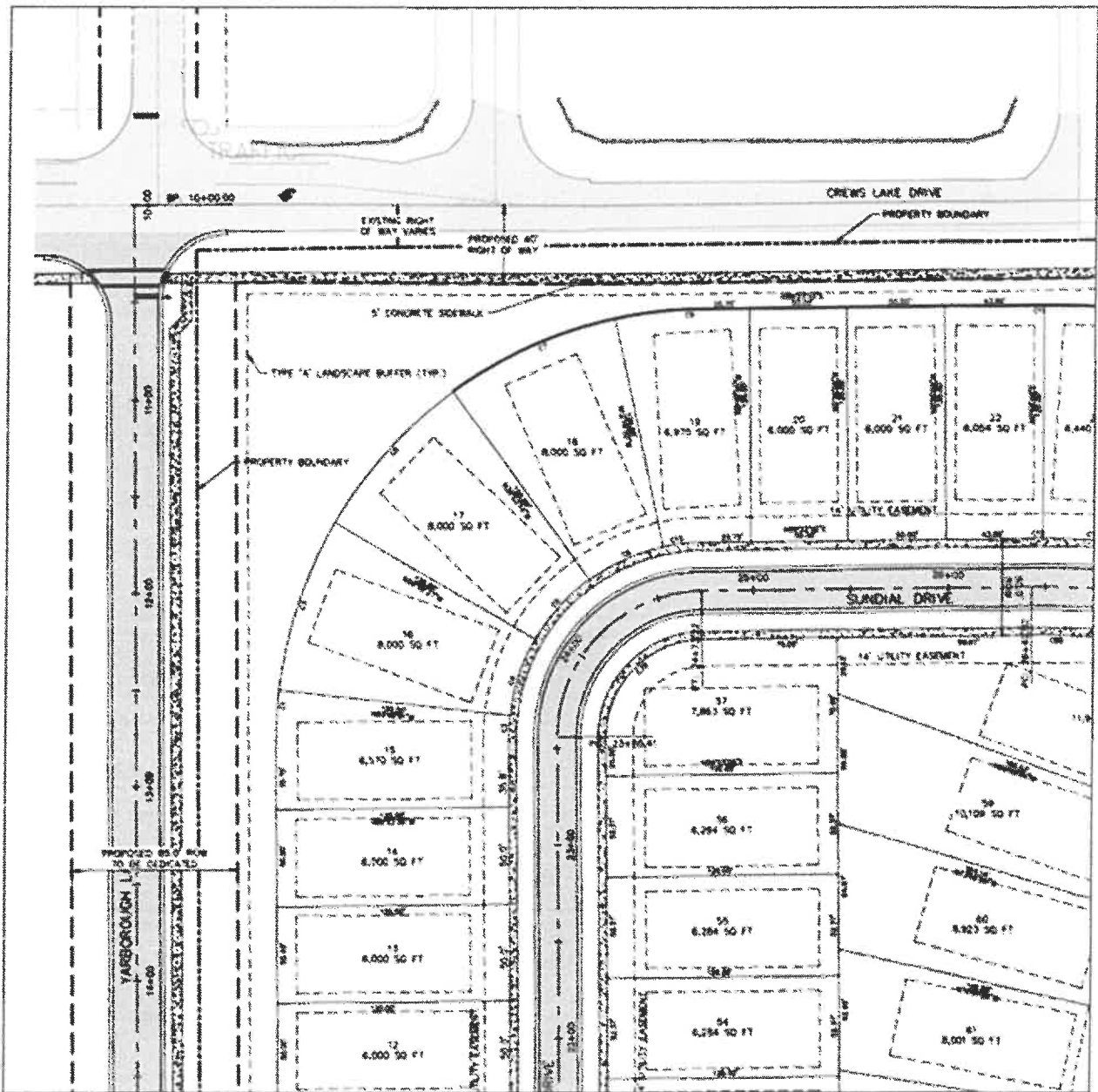
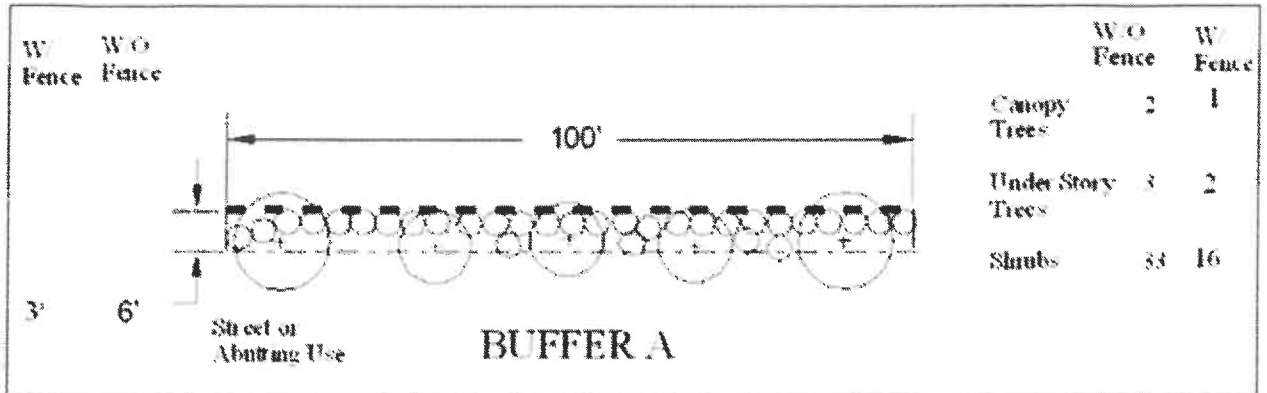
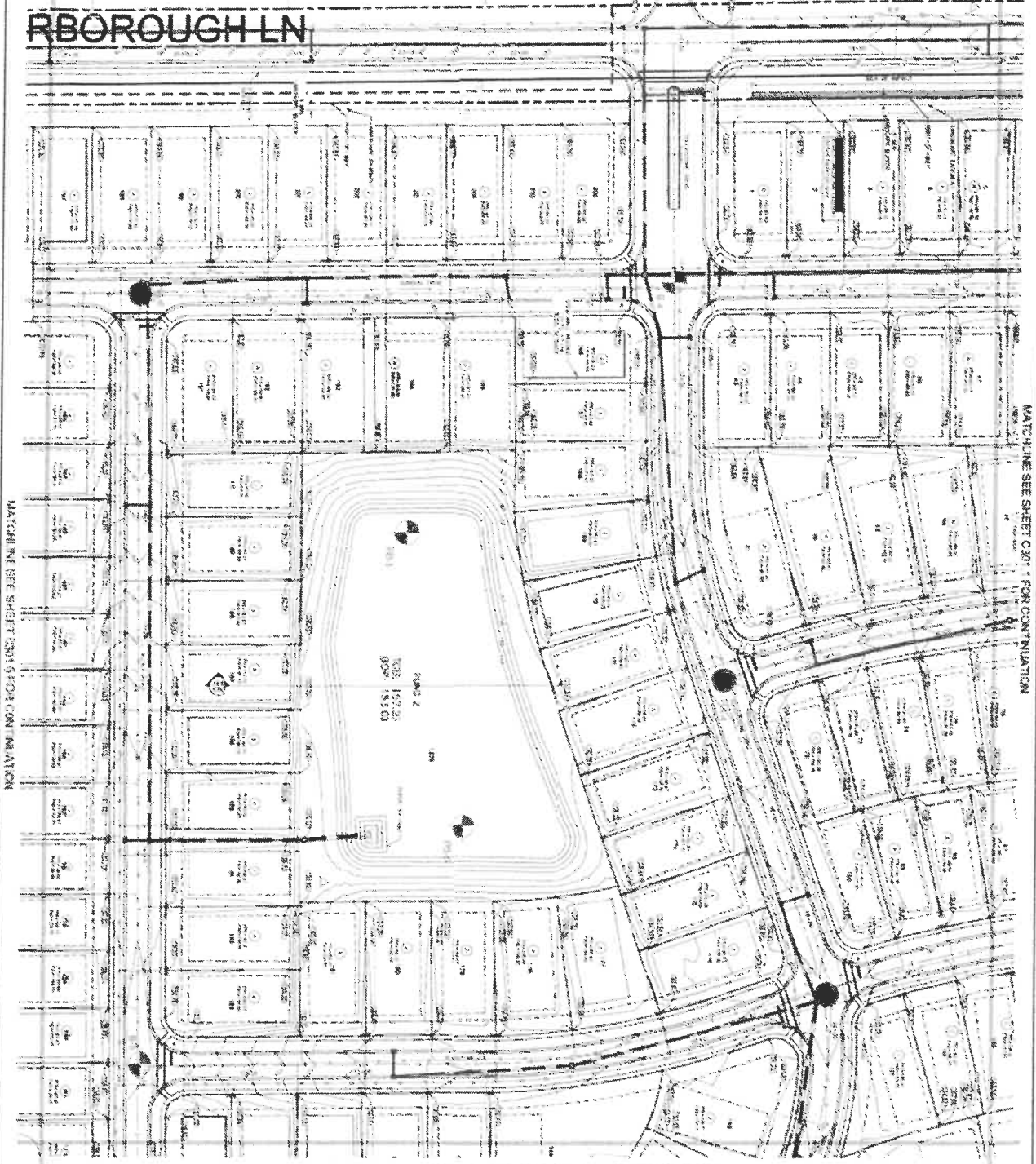
By 
County Attorney

Exhibit "A"
Landscaping Improvement Graphic

Project LDRES-2022-3 was approved with a TYPE "A" buffer along Yarborough Lane.



RBOROUGH LN



MATCHLINE SEE SHEET C031.3 FOR CONTINUATION

MATCHLINE SEE SHEET C031.4 FOR CONTINUATION

MATCHLINE SEE SHEET C031.4 FOR CONTINUATION

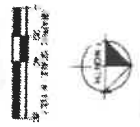
CALL 800-828-8888
811
 CALL BEFORE YOU DIG
 24 HOURS A DAY, 7 DAYS A WEEK
 FOR THE LATEST INFORMATION
 VISIT US ONLINE AT www.811.com

KEY MAP



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE GROUND UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SURFACE UNLESS OTHERWISE NOTED.

LEGEND:
 [Symbol] TREE
 [Symbol] SHRUB
 [Symbol] PLANTING
 [Symbol] LANDSCAPING
 [Symbol] DRIVE
 [Symbol] SIDEWALK
 [Symbol] CURB
 [Symbol] GROUND
 [Symbol] SURFACE



C301.3

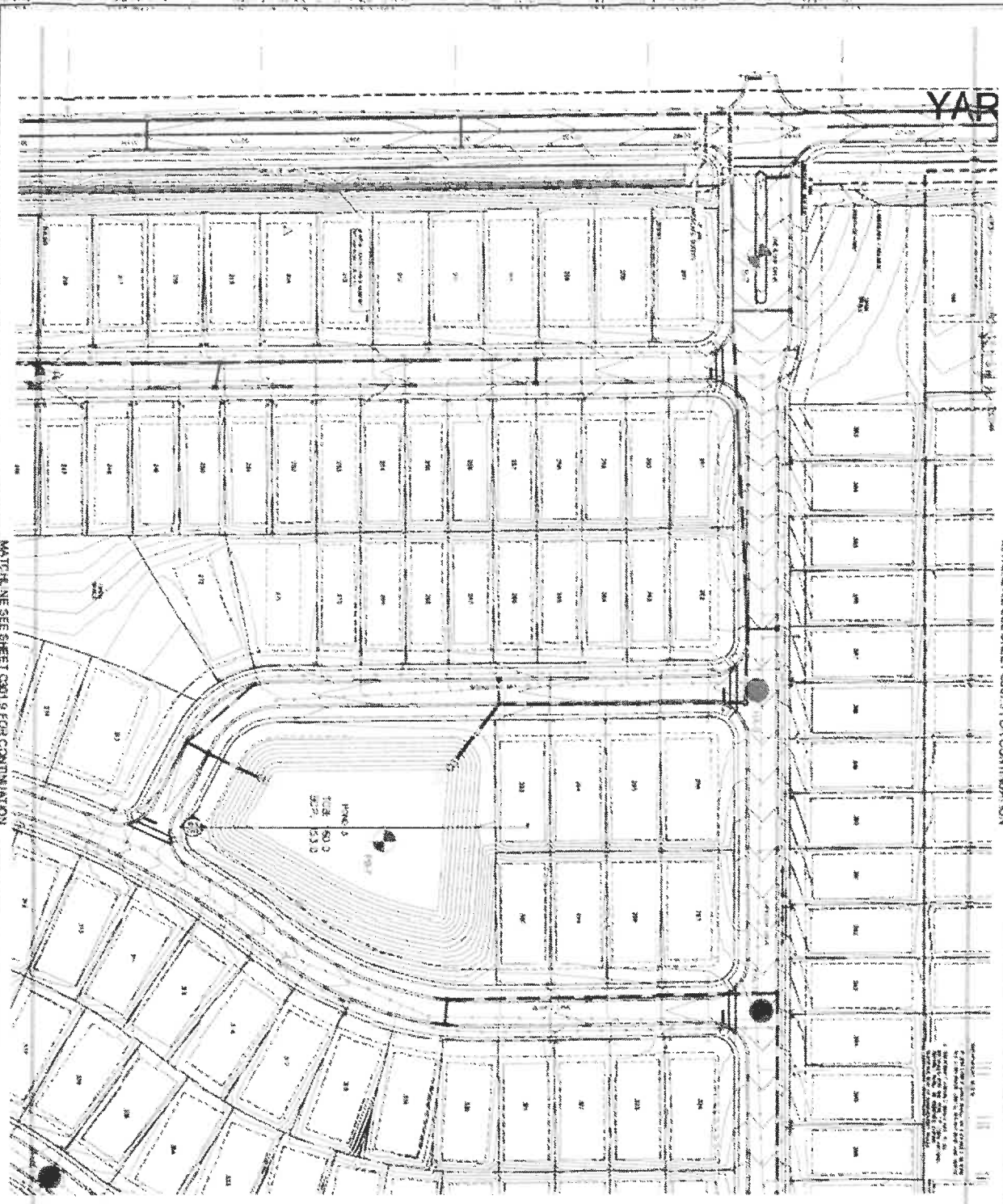
TOUCHSTONE
 PREPARED FOR
CLAYTON PROPERTIES GROUP

EXHIBIT -
YARBOROUGH LANE
ROW LANDSCAPING

STATE OF MISSOURI
 PROFESSIONAL SEAL
 LANDSCAPE ARCHITECT
 No. 0001
 STATE OF MISSOURI

Kimley»Horn
 1000 N. GARDEN STREET, SUITE 100
 ST. LOUIS, MO 63102
 PHONE: 314.433.1000
 WWW.KIMLEYHORN.COM

DATE	NO.	DESCRIPTION



YAR

MATCHLINE SEE SHEET C001.5 FOR CONTINUATION

MATCHLINE SEE SHEET C001.3 FOR CONTINUATION

KEY MAP

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

LEGEND

- 1. 1" = 10' (PLAN)
- 2. 1" = 20' (SECTION)
- 3. 1" = 40' (ELEVATION)
- 4. 1" = 80' (PROFILES)
- 5. 1" = 160' (GENERAL NOTES)

SCALE

1" = 10'

SECTION VI

REBATE REPORT

\$12,500,000

Yarborough Lane Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2024

(Series 2024 Project)

Dated: August 14, 2024
Delivered: August 14, 2024

Rebate Report to the Computation Date
August 14, 2029
Reflecting Activity Through
November 30, 2025



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

December 19, 2025

Yarborough Lane Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$12,500,000 Yarborough Lane Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2024 (Series 2024 Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Yarborough Lane Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of August 31, 2026. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the August 14, 2029 Computation Date
Reflecting Activity from August 14, 2024 through November 30, 2025

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.649730%	299,117.38	(69,587.28)
Reserve Fund	4.355055%	48,216.15	(15,845.94)
Capitalized Interest Fund	4.595560%	12,938.37	(3,235.70)
Cost of Issuance Fund	5.201211%	12.86	(0.96)
Totals	4.606607%	\$360,284.76	\$(88,669.88)
Bond Yield	5.500433%		
Rebate Computation Credit			(2,633.89)
Net Rebatable Arbitrage			\$(91,303.77)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from August 14, 2024, the date of the closing, through November 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of August 14, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between August 14, 2024 and November 30, 2025, the District made periodic payments into the Interest, Sinking, and Prepayment Accounts (collectively, the "Debt Service Fund", that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

August 14, 2029.

7. Computation Period

The period beginning on August 14, 2024, the date of the closing, and ending on November 30, 2025.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	255076000
Interest	255076001
Sinking	255076002
Prepayment	255076003
Reserve	255076004
Acquisition and Construction	255076005
Cost of Issuance	255076006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of November 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 14, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 14, 2029, is the Rebateable Arbitrage.

\$12,500,000
Yarborough Lane Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2024
(Series 2024 Project)
Delivered: August 14, 2024

Sources of Funds	
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Par Amount	\$12,500,000.00
Total	\$12,500,000.00

Uses of Funds	
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Acquisition and Construction Fund	\$10,707,250.17
Reserve Fund	853,757.50
Capitalized Interest Fund	484,757.33
Cost of Issuance Fund	204,235.00
Underwriter's Discount	250,000.00
Total	\$12,500,000.00

PROOF OF ARBITRAGE YIELD

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)

Date	Debt Service	Present Value to 08/14/2024 @ 5.5004331324%
11/01/2024	145,238.58	143,562.69
05/01/2025	339,518.75	326,618.38
11/01/2025	339,518.75	317,876.10
05/01/2026	514,518.75	468,826.95
11/01/2026	335,362.50	297,401.47
05/01/2027	520,362.50	449,109.11
11/01/2027	330,968.75	278,003.41
05/01/2028	525,968.75	429,972.15
11/01/2028	326,337.50	259,635.83
05/01/2029	531,337.50	411,419.96
11/01/2029	321,468.75	242,253.97
05/01/2030	536,468.75	393,453.88
11/01/2030	316,362.50	225,814.41
05/01/2031	541,362.50	376,072.93
11/01/2031	311,018.75	210,275.04
05/01/2032	546,018.75	359,274.15
11/01/2032	304,732.50	195,143.66
05/01/2033	554,732.50	345,729.58
11/01/2033	298,045.00	180,780.68
05/01/2034	558,045.00	329,425.07
11/01/2034	291,090.00	167,236.85
05/01/2035	566,090.00	316,524.57
11/01/2035	283,733.75	154,401.03
05/01/2036	573,733.75	303,855.32
11/01/2036	275,976.25	142,247.75
05/01/2037	585,976.25	293,948.31
11/01/2037	267,683.75	130,686.35
05/01/2038	592,683.75	281,610.27
11/01/2038	258,990.00	119,763.84
05/01/2039	603,990.00	271,825.20
11/01/2039	249,761.25	109,396.21
05/01/2040	609,761.25	259,928.74
11/01/2040	240,131.25	99,623.18
05/01/2041	620,131.25	250,387.48
11/01/2041	229,966.25	90,367.10
05/01/2042	629,966.25	240,924.40
11/01/2042	219,266.25	81,611.72
05/01/2043	644,266.25	233,379.87
11/01/2043	207,897.50	73,293.34
05/01/2044	657,897.50	225,730.76
11/01/2044	195,860.00	65,402.68
05/01/2045	670,860.00	218,021.30
11/01/2045	182,560.00	57,741.74
05/01/2046	682,560.00	210,107.89
11/01/2046	168,560.00	50,497.90
05/01/2047	698,560.00	203,675.95
11/01/2047	153,720.00	43,619.80
05/01/2048	713,720.00	197,105.35
11/01/2048	138,040.00	37,101.61
05/01/2049	728,040.00	190,440.93
11/01/2049	121,520.00	30,936.42
05/01/2050	746,520.00	184,961.36
11/01/2050	104,020.00	25,082.66
05/01/2051	764,020.00	179,299.38
11/01/2051	85,540.00	19,537.12
05/01/2052	785,540.00	174,613.12
11/01/2052	65,940.00	14,265.10
05/01/2053	805,940.00	169,685.92

PROOF OF ARBITRAGE YIELD

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)

Date	Debt Service	Present Value to 08/14/2024 @ 5.5004331324%
11/01/2053	45,220.00	9,265.97
05/01/2054	830,220.00	165,565.86
11/01/2054	23,240.00	4,510.57
05/01/2055	853,240.00	161,169.67
	26,369,819.83	12,500,000.00

Proceeds Summary

Delivery date	08/14/2024
Par Value	12,500,000.00
Target for yield calculation	12,500,000.00

BOND DEBT SERVICE

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/14/2024					
11/01/2024			145,238.58	145,238.58	
05/01/2025			339,518.75	339,518.75	484,757.33
11/01/2025			339,518.75	339,518.75	
05/01/2026	175,000	4.750%	339,518.75	514,518.75	854,037.50
11/01/2026			335,362.50	335,362.50	
05/01/2027	185,000	4.750%	335,362.50	520,362.50	855,725.00
11/01/2027			330,968.75	330,968.75	
05/01/2028	195,000	4.750%	330,968.75	525,968.75	856,937.50
11/01/2028			326,337.50	326,337.50	
05/01/2029	205,000	4.750%	326,337.50	531,337.50	857,675.00
11/01/2029			321,468.75	321,468.75	
05/01/2030	215,000	4.750%	321,468.75	536,468.75	857,937.50
11/01/2030			316,362.50	316,362.50	
05/01/2031	225,000	4.750%	316,362.50	541,362.50	857,725.00
11/01/2031			311,018.75	311,018.75	
05/01/2032	235,000	5.350%	311,018.75	546,018.75	857,037.50
11/01/2032			304,732.50	304,732.50	
05/01/2033	250,000	5.350%	304,732.50	554,732.50	859,465.00
11/01/2033			298,045.00	298,045.00	
05/01/2034	260,000	5.350%	298,045.00	558,045.00	856,090.00
11/01/2034			291,090.00	291,090.00	
05/01/2035	275,000	5.350%	291,090.00	566,090.00	857,180.00
11/01/2035			283,733.75	283,733.75	
05/01/2036	290,000	5.350%	283,733.75	573,733.75	857,467.50
11/01/2036			275,976.25	275,976.25	
05/01/2037	310,000	5.350%	275,976.25	585,976.25	861,952.50
11/01/2037			267,683.75	267,683.75	
05/01/2038	325,000	5.350%	267,683.75	592,683.75	860,367.50
11/01/2038			258,990.00	258,990.00	
05/01/2039	345,000	5.350%	258,990.00	603,990.00	862,980.00
11/01/2039			249,761.25	249,761.25	
05/01/2040	360,000	5.350%	249,761.25	609,761.25	859,522.50
11/01/2040			240,131.25	240,131.25	
05/01/2041	380,000	5.350%	240,131.25	620,131.25	860,262.50
11/01/2041			229,966.25	229,966.25	
05/01/2042	400,000	5.350%	229,966.25	629,966.25	859,932.50
11/01/2042			219,266.25	219,266.25	
05/01/2043	425,000	5.350%	219,266.25	644,266.25	863,532.50
11/01/2043			207,897.50	207,897.50	
05/01/2044	450,000	5.350%	207,897.50	657,897.50	865,795.00
11/01/2044			195,860.00	195,860.00	
05/01/2045	475,000	5.600%	195,860.00	670,860.00	866,720.00
11/01/2045			182,560.00	182,560.00	
05/01/2046	500,000	5.600%	182,560.00	682,560.00	865,120.00
11/01/2046			168,560.00	168,560.00	
05/01/2047	530,000	5.600%	168,560.00	698,560.00	867,120.00
11/01/2047			153,720.00	153,720.00	
05/01/2048	560,000	5.600%	153,720.00	713,720.00	867,440.00
11/01/2048			138,040.00	138,040.00	
05/01/2049	590,000	5.600%	138,040.00	728,040.00	866,080.00
11/01/2049			121,520.00	121,520.00	
05/01/2050	625,000	5.600%	121,520.00	746,520.00	868,040.00
11/01/2050			104,020.00	104,020.00	
05/01/2051	660,000	5.600%	104,020.00	764,020.00	868,040.00
11/01/2051			85,540.00	85,540.00	
05/01/2052	700,000	5.600%	85,540.00	785,540.00	871,080.00
11/01/2052			65,940.00	65,940.00	
05/01/2053	740,000	5.600%	65,940.00	805,940.00	871,880.00

BOND DEBT SERVICE

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2053			45,220.00	45,220.00	
05/01/2054	785,000	5.600%	45,220.00	830,220.00	875,440.00
11/01/2054			23,240.00	23,240.00	
05/01/2055	830,000	5.600%	23,240.00	853,240.00	876,480.00
	12,500,000		13,869,819.83	26,369,819.83	26,369,819.83

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)
 Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.500433%)
08/14/24	Beg Bal	-10,707,250.17	-14,044,471.75
11/18/24		1,347.50	1,742.62
11/18/24		11,470.00	14,833.30
11/18/24		6,147.87	7,950.58
11/18/24		35,096.68	45,387.92
11/19/24		11,020.00	14,249.20
11/26/24		134,098.00	173,209.96
11/26/24		387,202.90	500,137.21
11/26/24		95,475.00	123,321.91
11/26/24		27,758.23	35,854.39
12/03/24		-2,202.69	-2,842.14
12/16/24		869.00	1,119.08
12/16/24		2,060.62	2,653.62
12/19/24		392.25	504.90
12/23/24		141,191.00	181,631.08
01/06/25		97,242.00	124,849.29
01/06/25		14,298.82	18,358.30
01/08/25		24,096.00	30,927.60
01/08/25		620,692.00	796,668.07
01/08/25		644,711.37	827,497.31
01/13/25		87,708.00	112,489.81
01/13/25		2,755.00	3,533.42
01/21/25		1,009.00	1,292.53
01/21/25		1,620.00	2,075.23
01/21/25		50,110.00	64,191.08
01/27/25		1,461.50	1,870.49
02/14/25		9,165.58	11,700.51
03/12/25		1,060,527.77	1,348,136.56
03/12/25		189,231.00	240,549.32
03/12/25		11,925.00	15,158.99
03/12/25		4,082.09	5,189.13
03/12/25		32,766.00	41,651.94
03/12/25		735.00	934.33
03/12/25		8,490.91	10,793.59
03/14/25		93,765.00	119,157.58
03/19/25		5,000.00	6,349.27
03/19/25		1,618.69	2,055.50
03/19/25		698.75	887.31
03/19/25		951.86	1,208.72
03/19/25		11,020.00	13,993.79
03/19/25		1,009,955.98	1,282,496.15
03/19/25		227,422.68	288,793.49
03/19/25		1,809,655.32	2,297,997.16
03/19/25		779,192.28	989,460.05
03/28/25		145,731.08	184,806.26
03/28/25		43,166.00	54,740.19
03/28/25		15,598.89	19,781.45

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)
 Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.500433%)
03/28/25		7,322.28	9,285.62
04/11/25		1,230.50	1,557.38
04/18/25		46,075.00	58,253.31
04/18/25		97,883.00	123,754.95
04/18/25		6,500.00	8,218.05
04/18/25		54,324.95	68,683.85
04/18/25		55,292.05	69,906.57
04/18/25		1,292.50	1,634.13
04/23/25		956,598.00	1,208,530.07
04/23/25		113,494.08	143,384.17
04/23/25		9,528.00	12,037.32
04/23/25		970.17	1,225.68
05/01/25		-19,390.66	-24,467.91
05/06/25		6,496.55	8,191.43
05/06/25		13,506.48	17,030.18
05/06/25		44,666.04	56,318.94
05/06/25		29,800.00	37,574.51
05/19/25		3,750.00	4,719.08
06/09/25		1,980.00	2,484.17
06/09/25		1,294.43	1,624.04
06/09/25		29,250.00	36,698.03
06/09/25		200,037.11	250,973.24
06/17/25		1,211,795.77	1,518,527.29
06/17/25		2,880.00	3,608.99
06/17/25		11,145.00	13,966.04
06/17/25		74,719.87	93,633.07
06/17/25		237.00	296.99
06/17/25		40,381.44	50,602.85
06/23/25		197.50	247.27
06/25/25		-48,554.89	-60,771.85
06/25/25		-43,498.44	-54,443.14
07/03/25		-2,361,632.14	-2,952,283.54
07/03/25		-52,235.50	-65,299.76
07/08/25		2,361,632.14	2,950,059.44
07/08/25		52,235.50	65,250.56
07/08/25		210,358.90	262,772.19
07/08/25		12,990.09	16,226.72
07/08/25		4,290.00	5,358.90
07/11/25		-297,778.06	-371,804.66
07/11/25		-47,325.00	-59,089.83
07/14/25		47,325.00	59,063.12
07/15/25		17,541.00	21,888.43
07/15/25		218,169.00	272,240.88
07/15/25		59,840.08	74,671.09
07/15/25		2,227.98	2,780.17
07/21/25		-194,600.35	-242,611.37
07/21/25		-280,321.25	-349,480.99

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)
 Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.500433%)
07/21/25		280,321.25	349,480.99
07/21/25		194,600.35	242,611.37
08/01/25		-9,307.09	-11,585.82
08/01/25		-24,357.10	-30,320.65
08/01/25		16,179.00	20,140.24
08/01/25		4,000.00	4,979.35
08/01/25		4,178.10	5,201.06
08/04/25		2,267.50	2,821.39
08/04/25		158.00	196.60
08/20/25		-367,982.50	-456,768.74
08/20/25		-12,743.46	-15,818.18
08/20/25		-5,000.00	-6,206.39
08/20/25		-15,215.00	-18,886.05
08/20/25		-1,791.28	-2,223.48
08/20/25		367,982.50	456,768.74
08/20/25		12,743.46	15,818.18
08/20/25		1,791.28	2,223.48
08/20/25		15,215.00	18,886.05
08/26/25		3,572.50	4,430.46
08/28/25		5,000.00	6,198.91
09/18/25		-11,118.28	-13,742.76
09/18/25		11,118.28	13,742.76
09/25/25		-361,421.88	-446,264.73
09/25/25		-5,586.00	-6,897.30
09/26/25		361,421.88	446,197.47
09/26/25		5,586.00	6,896.26
10/01/25		-3,051.71	-3,764.68
10/01/25		-4,027.50	-4,968.45
10/01/25		-3,208.61	-3,958.24
10/02/25		3,051.71	3,764.12
10/02/25		3,600.00	4,440.40
10/02/25		427.50	527.30
10/02/25		3,208.61	3,957.64
10/03/25		2,755.00	3,397.63
10/03/25		2,340.00	2,885.83
10/03/25		158.00	194.85
10/08/25		-1,193,527.76	-1,470,820.48
10/08/25		-312,332.64	-384,896.99
10/08/25		-242.69	-299.07
10/08/25		-96,067.42	-118,386.80
10/08/25		242.69	299.07
10/08/25		1,193,527.76	1,470,820.48
10/08/25		96,067.42	118,386.80
10/08/25		312,332.64	384,896.99
10/20/25		-9,000.00	-11,070.93
10/22/25		9,000.00	11,067.59
10/27/25		-15,100.00	-18,554.97

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)
 Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.500433%)
10/28/25		15,100.00	18,552.18
10/30/25		-33,511.00	-41,159.91
10/31/25		-2,700.00	-3,316.28
11/04/25		-9,232.25	-11,332.68
11/07/25		1,800.00	2,208.52
11/12/25		-170,450.00	-208,977.01
11/12/25		170,450.00	208,977.01
11/14/25		-2,591.47	-3,176.27
11/18/25		2,591.47	3,174.35
11/18/25		2,700.00	3,307.29
11/18/25		33,511.00	41,048.39
11/20/25		-7,362.50	-9,015.78
11/25/25		-53,063.64	-64,930.32
11/28/25		-1,310,077.17	-1,602,326.58
11/30/25	Bal	1,380,934.78	1,688,481.89
11/30/25	Acc	4,251.77	5,198.68

08/14/29	TOTALS:	299,117.38	-69,587.28

ISSUE DATE:	08/14/24	REBATABLE ARBITRAGE:	-69,587.28
COMP DATE:	08/14/29	NET INCOME:	299,117.38
BOND YIELD:	5.500433%	TAX INV YIELD:	4.649730%

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)
 Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.500433%)
08/14/24	Beg Bal	-853,757.50	-1,119,855.51
12/03/24		2,202.69	2,842.14
05/01/25		19,390.66	24,467.91
08/01/25		9,307.09	11,585.82
11/04/25		9,232.25	11,332.68
11/30/25	Bal	859,298.81	1,050,672.70
11/30/25	Acc	2,542.15	3,108.31

08/14/29	TOTALS:	48,216.15	-15,845.94

ISSUE DATE:	08/14/24	REBATABLE ARBITRAGE:	-15,845.94
COMP DATE:	08/14/29	NET INCOME:	48,216.15
BOND YIELD:	5.500433%	TAX INV YIELD:	4.355055%

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.500433%)
08/14/24	Beg Bal	-484,757.33	-635,845.85
11/01/24		145,238.58	188,308.12
04/08/25		-12.86	-16.28
05/01/25		339,518.75	428,418.37
11/03/25		-326,611.15	-400,979.03
11/03/25		339,518.75	416,825.63
11/30/25		43.63	53.35

08/14/29	TOTALS:	12,938.37	-3,235.70

ISSUE DATE:	08/14/24	REBATABLE ARBITRAGE:	-3,235.70
COMP DATE:	08/14/29	NET INCOME:	12,938.37
BOND YIELD:	5.500433%	TAX INV YIELD:	4.595560%

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.500433%)
08/14/24	Beg Bal	-204,235.00	-267,890.69
08/14/24		58,000.00	76,077.36
08/14/24		50,000.00	65,583.93
08/14/24		50,000.00	65,583.93
08/14/24		30,000.00	39,350.36
08/14/24		6,000.00	7,870.07
08/14/24		1,500.00	1,967.52
08/14/24		2,500.00	3,279.20
08/28/24		6,235.00	8,161.08
04/08/25		12.86	16.28

08/14/29	TOTALS:	12.86	-0.96

ISSUE DATE:	08/14/24	REBATABLE ARBITRAGE:	-0.96
COMP DATE:	08/14/29	NET INCOME:	12.86
BOND YIELD:	5.500433%	TAX INV YIELD:	5.201211%

\$12,500,000
 Yarborough Lane Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2024
 (Series 2024 Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.500433%)
08/14/25		-2,120.00	-2,633.89

08/14/29	TOTALS:	-2,120.00	-2,633.89

ISSUE DATE: 08/14/24 REBATABLE ARBITRAGE: -2,633.89
 COMP DATE: 08/14/29
 BOND YIELD: 5.500433%

SECTION VII

**YARBOROUGH LANE
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Yarborough Lane Community Development District
Polk County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Yarborough Lane Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 6, 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, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 6, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Yarborough Lane Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,562,864.
- The change in the District's total net position in comparison with the prior fiscal year was \$7,112,759 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$497,461, a decrease of (\$11,573,593) in comparison with the prior fiscal year. A portion of the total fund balance is restricted for debt service and the remainder is unassigned deficit fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which funds are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 4,241,139	\$12,119,679
Capital assets, net of depreciation	18,848,335	48,170
Total assets	<u>23,089,474</u>	<u>12,167,849</u>
Current liabilities	4,026,610	169,657
Long-term liabilities	12,500,000	12,548,087
Total liabilities	<u>16,526,610</u>	<u>12,717,744</u>
Net position		
Net investment in capital assets	6,523,335	(1,783,995)
Restricted	932,441	1,220,936
Unrestricted	(892,912)	13,164
Total net position	<u>\$ 6,562,864</u>	<u>\$ (549,895)</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to program revenues exceeding the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 339,519	\$ -
Operating grants and contributions	134,530	43,453
Capital grants and contributions	7,379,668	27,638
Total revenues	<u>7,853,717</u>	<u>71,091</u>
Expenses:		
General government	94,301	65,059
Interest	646,657	121,032
Bond issue costs	-	454,235
Total expenses	<u>740,958</u>	<u>640,326</u>
Change in net position	<u>7,112,759</u>	<u>(569,235)</u>
Net position - beginning	<u>(549,895)</u>	<u>19,340</u>
Net position - ending	<u>\$ 6,562,864</u>	<u>\$ (549,895)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$740,958. The costs of the District's activities were funded by program revenues. Program revenues, comprised of Developer contributions and interest income, increased from the prior fiscal year due to the Developer covering capital outlay costs that were in excess of bond proceeds. Expenses increased during the fiscal year as a result of interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$18,848,335 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$12,500,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND OTHER EVENTS

It is anticipated that the general operations of the District will continue to increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Yarborough Lane Community Development District's Finance Department c/o Governmental Management Services - Central Florida, LLC at 219 E Livingston Street, Orlando, FL 32801.

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 26,435
Prepaid items	5,732
Due from Developer	2,985,438
Restricted assets:	
Investments	1,223,534
Capital assets:	
Nondepreciable	18,848,335
Total assets	23,089,474
 LIABILITIES	
Accounts payable	13,304
Contracts payable	3,715,374
Deferred revenue	15,000
Accrued interest payable	282,932
Non-current liabilities:	
Due within one year	175,000
Due in more than one year	12,325,000
Total liabilities	16,526,610
 NET POSITION	
Net investment in capital assets	6,523,335
Restricted for debt service	932,441
Unrestricted	(892,912)
Total net position	\$ 6,562,864

See notes to the financial statements

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Program Revenues</u>				Net (Expense) Revenue and Changes in Net Position
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Governmental activities:					
General government	\$ 94,301	\$ -	\$ 85,000	\$ -	\$ (9,301)
Maintenance and operations	-	-	-	7,379,668	7,379,668
Interest on long-term debt	646,657	339,519	49,530	-	(257,608)
Total governmental activities	<u>740,958</u>	<u>339,519</u>	<u>134,530</u>	<u>7,379,668</u>	<u>7,112,759</u>
Change in net position					7,112,759
Net position - beginning					(549,895)
Net position - ending					<u>\$ 6,562,864</u>

See notes to the financial statements

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 26,435	\$ -	\$ -	\$ 26,435
Investments	-	1,215,373	8,161	1,223,534
Due from Developer	-	-	2,985,438	2,985,438
Prepaid items	5,732	-	-	5,732
Total assets	<u>\$ 32,167</u>	<u>\$ 1,215,373</u>	<u>\$ 2,993,599</u>	<u>\$ 4,241,139</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 13,304	\$ -	\$ -	\$ 13,304
Contracts payable	-	-	3,715,374	3,715,374
Deferred revenue	15,000	-	-	15,000
Total liabilities	<u>28,304</u>	<u>-</u>	<u>3,715,374</u>	<u>3,743,678</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,732	-	-	5,732
Restricted for:				
Debt service	-	1,215,373	-	1,215,373
Capital projects	-	-	-	-
Unassigned	(1,869)	-	(721,775)	(723,644)
Total fund balances	<u>3,863</u>	<u>1,215,373</u>	<u>(721,775)</u>	<u>497,461</u>
Total liabilities and fund balances	<u>\$ 32,167</u>	<u>\$ 1,215,373</u>	<u>\$ 2,993,599</u>	<u>\$ 4,241,139</u>

See notes to the financial statements

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 497,461

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	18,848,335	
Accumulated depreciation	<u>-</u>	18,848,335

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Developer advance	-	
Accrued interest payable	(282,932)	
Bonds payable	<u>(12,500,000)</u>	<u>(12,782,932)</u>
Net position of governmental activities		<u><u>\$ 6,562,864</u></u>

See notes to the financial statements

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ -	\$ 339,519	\$ -	\$ 339,519
Developer contributions	85,000	-	7,112,517	\$ 7,197,517
Interest	-	49,530	267,151	316,681
Total revenues	<u>85,000</u>	<u>389,049</u>	<u>7,379,668</u>	<u>7,853,717</u>
EXPENDITURES				
Current:				
General government	94,301	-	-	94,301
Debt service:				
Developer advance repayment	-	-	48,087	48,087
Interest	-	484,757	-	484,757
Capital outlay	-	-	18,800,165	18,800,165
Total expenditures	<u>94,301</u>	<u>484,757</u>	<u>18,848,252</u>	<u>19,427,310</u>
Excess (deficiency) of revenues over (under) expenditures	(9,301)	(95,708)	(11,468,584)	(11,573,593)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	(30,887)	30,887	-
Total other financing sources (uses)	<u>-</u>	<u>(30,887)</u>	<u>30,887</u>	<u>-</u>
Net change in fund balances	(9,301)	(126,595)	(11,437,697)	(11,573,593)
Fund balances - beginning	<u>13,164</u>	<u>1,341,968</u>	<u>10,715,922</u>	<u>12,071,054</u>
Fund balances - ending	<u>\$ 3,863</u>	<u>\$ 1,215,373</u>	<u>\$ (721,775)</u>	<u>\$ 497,461</u>

See notes to the financial statements

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (11,573,593)
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 are eliminated and capitalized as capital assets.	18,800,165
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	48,087
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>(161,900)</u>
Change in net position of governmental activities	<u><u>\$ 7,112,759</u></u>

See notes to the financial statements

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Yarborough Lane Community Development District ("District") was established effective May 3, 2022 by Ordinance 2022-031 adopted by the Polk County Board of County Commissioners, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with Clayton Properties Group, Inc. ("Developer").

The Board has the final responsibility for:

1. Levying and collecting assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector and become payable on November 1 and due on or before March 31 of the following year. For assessments billed and collected by the County Tax Collector, discounts are available for payments through February 28, and unpaid assessments become delinquent on April 1. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
US Bank MMkt	\$ 1,223,534	N/A	N/A
Total investments	<u>\$ 1,223,534</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 48,170	\$18,800,165	\$ -	\$ 18,848,335
Total capital assets, not being depreciated	48,170	18,800,165	-	18,848,335
Governmental activities capital assets, net	\$ 48,170	\$18,800,165	\$ -	\$ 18,848,335

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$25 million. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – LONG-TERM LIABILITIES

Series 2024

On July 30, 2024, the District issued \$12,500,000 of Special Assessment Bonds, Series 2024 consisting of various Term Bonds with due dates from May 1, 2031, to May 1, 2055 and fixed interest rates ranging from 4.75% to 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026, through May 1, 2055.

The Series 2024 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2024	\$ 12,500,000	\$ -	\$ -	\$ 12,500,000	\$ 175,000
Direct borrowings:					
Developer advances	48,087	-	48,087	-	-
Total	\$ 12,548,087	\$ -	\$ 48,087	\$ 12,500,000	\$ 175,000

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 175,000	\$ 679,038	\$ 854,038
2027	185,000	670,725	855,725
2028	195,000	661,938	856,938
2029	205,000	652,675	857,675
2030	215,000	642,938	857,938
2031-2035	1,245,000	3,042,498	4,287,498
2036-2040	1,630,000	2,672,290	4,302,290
2041-2045	2,130,000	2,186,243	4,316,243
2046-2050	2,805,000	1,528,800	4,333,800
2051-2055	3,715,000	647,920	4,362,920
Total	<u>\$ 12,500,000</u>	<u>\$ 13,385,065</u>	<u>\$ 25,885,065</u>

NOTE 7 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund and capital project fund were \$85,000 and \$7,112,517 respectively. In addition, the Developer provided \$339,519 to the debt service fund to be used for subsequent bond payments.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

NOTE 9– MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since the creation of the district.

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	\$ 184,929	\$ 85,000	\$ (99,929)
Total revenues	184,929	85,000	(99,929)
EXPENDITURES			
Current:			
General government	134,929	94,301	40,628
Maintenance and operations	50,000	-	50,000
Total expenditures	184,929	94,301	90,628
Excess (deficiency) of revenues over (under) expenditures	\$ -	(9,301)	\$ (9,301)
Fund balances - beginning		13,164	
Fund balances - ending		\$ 3,863	

See notes to required supplementary information

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$2,600
Independent contractor compensation	\$90,913
Construction projects to begin on or after October 1; (\$65K)	\$17,255,713
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - N/A Debt service - \$1,132.67 - \$1,699.01
Special assessments collected	\$339,519
Outstanding Bonds:	see Note 6 for details
Series 2024, due May 1, 2055	\$12,500,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Yarborough Lane Community Development District
Polk 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 of the governmental activities and each major fund of Yarborough Lane Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 6, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 6, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Yarborough Lane Community Development District
Polk County, Florida

We have examined Yarborough Lane Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Yarborough Lane Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 6, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Yarborough Lane Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Yarborough Lane Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 6, 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 Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 6, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Yarborough Lane Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Yarborough Lane Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 6, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

SECTION VIII

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 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 2026 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, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, 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 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. 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 Tuesday, September 15, 2026**. 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 2026 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 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** 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:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION IX

SECTION C

SECTION 1

Yarborough Lane Community Development District

Summary of Check Register

December 1, 2025 to March 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/16/26	163-167	\$ 11,810.42
	1/23/26	168	\$ 1,072.34
	2/27/26	169	\$ 990.00
	3/3/26	170	\$ 4,148.29
	3/26/26	171-172	\$ 8,590.28
			\$ 26,611.33
	<u>Supervisor Fees - December 2025</u>		
	Milton Andrade	50017	\$ 184.70
	Garret Parkinson	50018	\$ 184.70
	Kareyann Ellison	50019	\$ 134.70
	Brian Walsh	50020	\$ 184.70
			\$ 688.80
Total Amount			\$ 27,300.13

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/26	00023	12/19/25	7910-12-SERIES 2024	202512	310-51300	31200	AMTEC	*	450.00	450.00	000163
1/16/26	00012	11/19/25	22469226 ENGINEER SERVICES OCT25	202510	310-51300	31100	DEWBERRY ENGINEERS INC.	*	425.00	425.00	000164
1/16/26	00015	11/30/25	00074548 NOTICE OF RULE DEV NOV25	202511	310-51300	48000	GANNETT FLORIDA LOCALIQ	*	1,029.85	1,029.85	000165
1/16/26	00001	11/01/25	46 MANAGEMENT FEES	202511	310-51300	34000		*	3,379.67		
		11/01/25	46 WEBSITE ADMIN	202511	310-51300	35200		*	108.17		
		11/01/25	46 INFO TECHNOLOGY	202511	310-51300	35100		*	162.25		
		11/01/25	46 DISSEMINATION SERVICES	202511	310-51300	31300		*	429.17		
		11/01/25	46 OFFICE SUPPLIES	202511	310-51300	51000		*	2.80		
		11/01/25	46 COPIES	202511	310-51300	42500		*	80.12		
		12/01/25	47 MANAGEMENT FEES DEC25	202512	310-51300	34000		*	3,379.67		
		12/01/25	47 WEBSITE ADMIN DEC25	202512	310-51300	35200		*	108.17		
		12/01/25	47 INFO TECHNOLOGY DEC25	202512	310-51300	35100		*	162.25		
		12/01/25	47 DISSEMINATION AGENT DEC25	202512	310-51300	31300		*	429.17		
		12/01/25	47 OFFICE SUPPPPLIES DEC25	202512	310-51300	51000		*	.06		
		12/01/25	47 POSTAGE DEC25	202512	310-51300	42500		*	33.96		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			8,275.46	000166
1/16/26	00011	11/22/25	13570 GENERAL COUNSEL OCT25	202510	310-51300	31500		*	1,391.61		
		12/17/25	13805 GENERAL COUNSEL NOV25	202511	310-51300	31500		*	238.50		
							KILINSKI VAN WYK PLLC			1,630.11	000167
1/23/26	00011	1/16/26	14019 GENERAL COUNSEL DEC25	202512	310-51300	31500		*	1,072.34		
							KILINSKI VAN WYK PLLC			1,072.34	000168

YARB YARBOROUGH LNE TPARK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/27/26	00011	2/16/26 14311	202601 310-51300-31500	GENERAL COUNSEL JAN26	*	990.00		
							KILINSKI VAN WYK PLLC	990.00 000169
3/03/26	00001	1/01/26 48	202601 310-51300-34000	MANAGEMENT FEES JAN26	*	3,379.67		
		1/01/26 48	202601 310-51300-35200	WEBSITE ADMIN JAN26	*	108.17		
		1/01/26 48	202601 310-51300-35100	INFO TECHNOLOGY JAN26	*	162.25		
		1/01/26 48	202601 310-51300-31300	DISSEMINATION AGENT JAN26	*	429.17		
		1/01/26 48	202601 310-51300-51000	OFFICE SUPPLIES	*	2.50		
		1/01/26 48	202601 310-51300-42500	POSTAGE	*	66.53		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	4,148.29 000170
3/26/26	00001	2/01/26 49	202602 310-51300-34000	MANAGEMENT FEES FEB26	*	3,379.67		
		2/01/26 49	202602 310-51300-35200	WEBSITE ADMIN FEB26	*	108.17		
		2/01/26 49	202602 310-51300-35100	INFO TECHNOLOGY FEB26	*	162.25		
		2/01/26 49	202602 310-51300-31300	DISSEMINATION AGENT FEB26	*	429.17		
		2/01/26 49	202602 310-51300-51000	OFFICE SUPPLIES	*	.36		
		2/01/26 49	202602 310-51300-42500	POSTAGE	*	8.92		
		3/01/26 51	202603 310-51300-34000	MANAGEMENT FEES MAR26	*	3,379.67		
		3/01/26 51	202603 310-51300-35200	WEBSITE ADMIN MAR26	*	108.17		
		3/01/26 51	202603 310-51300-35100	INFO TECHNOLOGY MAR26	*	162.25		
		3/01/26 51	202603 310-51300-31300	DISSEMINATION AGENT MAR26	*	429.17		
		3/01/26 51	202603 310-51300-51000	OFFICE SUPPLIES	*	.09		
		3/01/26 51	202603 310-51300-42000	POSTAGE	*	28.39		
							GOVERNMENTAL MANAGEMENT SERVICES-CF	8,196.28 000171
3/26/26	00011	3/18/26 14483	202602 310-51300-31500	GENERAL COUNSEL FEB26	*	394.00		
							KILINSKI VAN WYK PLLC	394.00 000172
TOTAL FOR BANK A						26,611.33		
YARB YARBOROUGH LNE TPARK								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						26,611.33	

YARB YARBOROUGH LNE TPARK

SECTION 2

Yarborough Lane
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Yarborough Lane
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 10,493	\$ -	\$ -	\$ 10,493
Due from Developer	\$ -	\$ -	\$ 44,199	\$ 44,199
Investments:				
Series 2024				
Construction	\$ -	\$ -	\$ 20,019	\$ 20,019
Interest	\$ -	\$ 47	\$ -	\$ 47
Reserve	\$ -	\$ 858,944	\$ -	\$ 858,944
Revenue	\$ -	\$ 14,779	\$ -	\$ 14,779
Total Assets	\$ 10,493	\$ 873,770	\$ 64,218	\$ 948,481
Liabilities:				
Accounts Payable	\$ 13,337	\$ -	\$ -	\$ 13,337
Retainage Payable	\$ -	\$ -	\$ 722,883	\$ 722,883
Total Liabilities	\$ 13,337	\$ -	\$ 722,883	\$ 736,220
Fund Balance:				
Assigned for:				
Capital Projects	\$ -	\$ -	\$ (658,665)	\$ (658,665)
Debt Service	\$ -	\$ 873,770	\$ -	\$ 873,770
Unassigned	\$ (2,844)	\$ -	\$ -	\$ (2,844)
Total Fund Balances	\$ (2,844)	\$ 873,770	\$ (658,665)	\$ 212,261
Total Liabilities & Fund Balance	\$ 10,493	\$ 873,770	\$ 64,218	\$ 948,481

Yarborough Lane
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Developer Contributions	\$ 551,603	\$ 35,000	\$ 35,000	\$ -
Interest	\$ -	\$ -	\$ 46	\$ 46
Total Revenues	\$ 551,603	\$ 35,000	\$ 35,046	\$ 46
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,600	\$ 3,400
FICA Expenditure	\$ 918	\$ 383	\$ 122	\$ 260
Engineering	\$ 15,000	\$ 6,250	\$ 425	\$ 5,825
Attorney	\$ 25,000	\$ 10,417	\$ 3,692	\$ 6,724
Annual Audit	\$ 6,100	\$ 6,100	\$ 5,100	\$ 1,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,150	\$ 2,563	\$ 2,146	\$ 417
Disclosure Software	\$ 5,000	\$ 5,000	\$ 2,500	\$ 2,500
Trustee Fees	\$ 9,000	\$ -	\$ -	\$ -
Management Fees	\$ 40,556	\$ 16,898	\$ 16,898	\$ 0
Information Technology	\$ 1,947	\$ 811	\$ 811	\$ (0)
Website Maintenance	\$ 1,298	\$ 541	\$ 541	\$ (0)
Postage & Delivery	\$ 1,000	\$ 417	\$ 51	\$ 366
Insurance	\$ 7,434	\$ 7,434	\$ 5,732	\$ 1,702
Printing & Binding	\$ 1,000	\$ 417	\$ 190	\$ 227
Legal Advertising	\$ 10,000	\$ 4,167	\$ 1,030	\$ 3,137
Other Current Charges	\$ 2,500	\$ 1,042	\$ 281	\$ 761
Office Supplies	\$ 625	\$ 260	\$ 8	\$ 252
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 151,603	\$ 68,323	\$ 41,753	\$ 26,570
<u>Operations & Maintenance</u>				
Field Contingency	\$ 250,000	\$ 104,167	\$ -	\$ 104,167
Total Operations & Maintenance	\$ 250,000	\$ 104,167	\$ -	\$ 104,167
<u>Amenities</u>				
Amenity Contingency	\$ 150,000	\$ 62,500	\$ -	\$ 62,500
Total Amenities	\$ 150,000	\$ 62,500	\$ -	\$ 62,500
Total Expenditures	\$ 551,603	\$ 172,490	\$ 41,753	\$ 130,737
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (6,707)	
Fund Balance - Beginning	\$ -		\$ 3,863	
Fund Balance - Ending	\$ -		\$ (2,844)	

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, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments	\$ 853,758	\$ -	\$ -	\$ -
Interest	\$ 27,761	\$ 11,567	\$ 15,639	\$ 4,072
Total Revenues	\$ 881,519	\$ 11,567	\$ 15,639	\$ 4,072
Expenditures:				
Interest - 11/1	\$ 339,519	\$ 339,519	\$ 339,519	\$ -
Principal - 5/1	\$ 175,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 339,519	\$ -	\$ -	\$ -
Total Expenditures	\$ 854,038	\$ 339,519	\$ 339,519	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 27,482		\$ (323,880)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (17,722)	\$ (17,722)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (17,722)	\$ (17,722)
Net Change in Fund Balance	\$ 27,482		\$ (341,602)	
Fund Balance - Beginning	\$ 370,708		\$ 1,215,373	
Fund Balance - Ending	\$ 398,190		\$ 873,770	

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, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 1,227,003	\$ 1,227,003
Interest	\$ -	\$ -	\$ 710	\$ 710
Total Revenues	\$ -	\$ -	\$ 1,227,713	\$ 1,227,713
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,182,326	\$ (1,182,326)
Total Expenditures	\$ -	\$ -	\$ 1,182,326	\$ (1,182,326)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 45,387	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 17,722	\$ 17,722
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 17,722	\$ 17,722
Net Change in Fund Balance	\$ -		\$ 63,109	
Fund Balance - Beginning	\$ -		\$ (721,775)	
Fund Balance - Ending	\$ -		\$ (658,665)	

Yarborough Lane
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 15,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Interest	\$ -	\$ -	\$ 0	\$ 26	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Total Revenues	\$ 15,000	\$ -	\$ 20,000	\$ 26	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,046
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Expenditure	\$ 61	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122
Engineering	\$ 425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425
Attorney	\$ 1,392	\$ 239	\$ 1,072	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,692
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,146
Disclosure Software	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,898
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 811
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ 80	\$ 34	\$ 67	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Legal Advertising	\$ -	\$ 1,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030
Other Current Charges	\$ 58	\$ 53	\$ 62	\$ 62	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281
Office Supplies	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 12,775	\$ 7,983	\$ 5,698	\$ 5,200	\$ 10,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,753
Operations & Maintenance													
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenities													
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 12,775	\$ 7,983	\$ 5,698	\$ 5,200	\$ 10,096	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,753
Excess (Deficiency) of Revenues over Expenditures	\$ 2,225	\$ (7,983)	\$ 14,302	\$ (5,174)	\$ (10,076)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,707)

Yarborough Lane

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
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	\$858,944	
Bonds Outstanding - 8/14/24		\$12,500,000
Current Bonds Outstanding		\$12,500,000