

**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, April 9, 2026**, at 11:12 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Brian Walsh	Vice Chairman
Kareyann Ellison	Assistant Secretary
Garret Parkinson	Assistant Secretary
Brent Elliott	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVV Law

The following is a summary of the discussions and actions taken at the April 9, 2026, 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 11:12 a.m. Four 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 December 11, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from December 11, 2025 Board of Supervisors meeting. She asked the Board if there were any questions or comments. There were no changes to the minutes.

April 9, 2026

Yarborough Lane CDD

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Minutes of December 11, 2025 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS

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 (*Budget to be provided under separate cover*)

Ms. Burns stated that Resolution 2026-03 would approve the proposed FY 2027 budget, declare special assessments, and set the public hearing for adopting the budget and imposing O&M assessments. She explained that this would be the District's first O&M levy, and the proposed budget was based on estimated build-out costs, with field expenses currently applied only to Phase One.

Ms. Burns noted that the assessment notice would be sent at the higher amount for notice purposes, but the District could later adjust to a target level, reduce certain costs such as security, prorate amenity-related expenses based on the expected December opening, and update field costs once a contract is in place.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2026-03 Approving the Proposed Fiscal Year 2026/2027 Budget on 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, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Landscape Maintenance Agreement between Polk County and the District

April 9, 2026

Yarborough Lane CDD

Ms. Burns stated that the next agenda item was the ratification of the landscape maintenance agreement between Polk County and the District. She explained that the agreement had already been approved and that the Board only needed a motion to ratify it.

On MOTION by Mr. Elliott, seconded by Ms. Ellison, with all in favor, the Landscape Maintenance Agreement between Polk County and the District, was ratified.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report from AMTEC for Series 2024 Project Bonds

Ms. Burns stated that the Board was reviewing the arbitrage rebate report from AMTEC for the Series 2024 project bonds. She explained that, under the Internal Revenue Code, the District must show that it does not earn more interest than it pays on the bonds. She noted that page 4 of the report showed a negative amount and that the report was independent, so the Board was being asked for a motion to accept it.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, of Arbitrage Rebate Report from AMTEC for Series 2024 Project Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report

Ms. Burns stated that the Fiscal Year 2025 audit report was being presented and noted that it was due to the state by June 30th but had been received early. She explained that the management report on page 27 summarized the audit, which showed no instances of non-compliance and no findings. She stated it is a clean audit and requested a motion to accept the audit so it could be submitted to the state.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of 2026 Contract Agreement with Polk County Property Appraiser

April 9, 2026

Yarborough Lane CDD

Ms. Burns discussed the contract agreement with the Polk County Property Appraiser, explaining that it was an annual renewal and that the District would begin collecting assessments on the tax bill for the first time in the upcoming year.

She stated they needed to review the bond documents to confirm whether the District was required to collect debt assessments on the tax bill. They also discussed the possibility of direct billing O&M assessments for certain lots while collecting debt assessments on the tax roll. She noted a timing issue because the assessment roll must be certified before tax bills are issued, which could create a gap if lots are sold after certification.

Ms. Burns indicated that quarterly billing might be possible so assessments would not need to be front-loaded. After confirming that another builder owned only a few lots, she stated those lots would likely be placed on the tax roll.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the 2026 Contract Agreement with Polk County Property Appraiser, was approved.

NINTH 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

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. Walsh, seconded by Ms. Ellison, with all in favor, the Check Register, was approved.

April 9, 2026

Yarborough Lane CDD

ii. Balance Sheet & Income Statement

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

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns stated that a field manager would be assigned soon because landscaping was expected to be installed in roughly 30 to 60 days. She stated someone would contact the appropriate parties in the next couple of weeks to coordinate turnover walks and related follow-up items.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion to adjourn.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:

Milton Andrade

05F2744F40FE41E...

Chairman/Vice Chairman