

Yarborough Lane
Community Development District

Adopted Budget
FY2027



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Yarborough Lane
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Adopted Budget FY2027
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Revenues

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 232,407
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 85,747
Developer Contributions	\$ 551,603	\$ 75,000	\$ 42,035	\$ 117,035	\$ 189,467
Interest	\$ -	\$ 111	\$ -	\$ 111	\$ -

Total Revenues	\$ 551,603	\$ 75,111	\$ 42,035	\$ 117,146	\$ 507,621
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 2,200	\$ 4,000	\$ 6,200	\$ 12,000
FICA Expenditures	\$ 918	\$ 168	\$ 306	\$ 474	\$ 918
Engineering	\$ 15,000	\$ 865	\$ 7,500	\$ 8,365	\$ 15,000
Attorney	\$ 25,000	\$ 5,945	\$ 4,800	\$ 10,745	\$ 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	\$ 3,433	\$ 1,717	\$ 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	\$ 27,037	\$ 13,519	\$ 40,556	\$ 42,584
Information Technology	\$ 1,947	\$ 1,298	\$ 649	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 865	\$ 433	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 1,000	\$ 223	\$ 333	\$ 556	\$ 1,000
Insurance	\$ 7,434	\$ 5,732	\$ -	\$ 5,732	\$ 6,305
Copies	\$ 1,000	\$ 190	\$ 333	\$ 523	\$ 1,000
Legal Advertising	\$ 10,000	\$ 1,030	\$ 4,500	\$ 5,530	\$ 6,000
Other Current Charges	\$ 2,500	\$ 431	\$ 260	\$ 691	\$ 2,500
Office Supplies	\$ 625	\$ 11	\$ 208	\$ 220	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total General & Administrative:	\$ 151,603	\$ 57,654	\$ 42,992	\$ 100,646	\$ 149,521
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Yarborough Lane
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Adopted Budget FY2027
<u>Operations & Maintenance</u>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 105,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 7,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Contingency	\$ 250,000	\$ 4,500	\$ 12,000	\$ 16,500	\$ 15,000
Total Operations & Maintenance:	\$ 250,000	\$ 4,500	\$ 12,000	\$ 16,500	\$ 247,500
<u>Amenities</u>					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 24,000
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 14,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 24,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity Contingency	\$ 150,000	\$ -	\$ -	\$ -	\$ 10,000
Total Amenities:	\$ 150,000	\$ -	\$ -	\$ -	\$ 110,600
Total Expenditures	\$ 551,603	\$ 62,154	\$ 54,992	\$ 117,146	\$ 507,621
Excess Revenues/(Expenditures)	\$ -	\$ 12,957	\$ (12,957)	\$ -	\$ -

Net Assessments	\$318,154
Add: Discounts & Collections 7%	\$23,947
Gross Assessments	<u>\$342,101</u>

Product Type	Assessable Units	ERU/Unit	Total ERUs	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 - Platted	238	1.00	238.00	\$232,407.00	\$976.50	\$1,050.00
Phase 2 - Admin Only	320	0.27	87.81	\$85,746.97	\$267.96	\$288.13
	558		325.81	\$318,153.97		

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.

Developer Contributions

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

Yarborough Lane

Community Development District

General Fund Budget

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.

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.

Yarborough Lane
Community Development District
General Fund Budget

Copies

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

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.

Yarborough Lane
Community Development District
General Fund Budget

Streetlights

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

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.

Yarborough Lane
Community Development District
General Fund Budget

Security Services

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

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
Adopted Budget
Debt Service Fund Series 2024

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Adopted Budget FY2027
<u>Revenues</u>					
Assessments	\$ 853,758	\$ 514,519	\$ 330,465	\$ 844,983	\$ 847,175
Assessments- Prepayments	\$ -	\$ 31,316	\$ -	\$ 31,316	\$ -
Assessments- Lot Closings	\$ -	\$ 2,192	\$ -	\$ 2,192	\$ -
Interest	\$ 27,761	\$ 25,452	\$ 6,363	\$ 31,814	\$ 15,907
Carry Forward Surplus	\$ 370,708	\$ 356,576	\$ -	\$ 356,576	\$ 387,629
Total Revenues	\$ 1,252,228	\$ 930,053	\$ 336,827	\$ 1,266,881	\$ 1,250,711
<u>Expenditures</u>					
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	\$ 854,038	\$ -	\$ 854,038	\$ 855,725
Excess Revenues/(Expenditures)	\$ 398,190	\$ 76,016	\$ 336,827	\$ 412,843	\$ 394,986
<u>Other Financing Sources/(Uses):</u>					
Transfer In/(Out)	\$ -	\$ (25,214)	\$ -	\$ (25,214)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (25,214)	\$ -	\$ (25,214)	\$ -
Net Change in Fund Balance	\$ 398,190	\$ 50,802	\$ 336,827	\$ 387,629	\$ 394,986

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