

*Yarborough Lane
Community Development District*

Meeting Agenda

October 8, 2026

AGENDA

Yarborough Lane

Community Development District

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

October 1, 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, October 8, 2026, at 10:30 AM** at the **Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, FL 33803.**

Zoom Video Join Link: <https://us06web.zoom.us/j/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 July 9, 2026 Board of Supervisors Meeting
4. Consideration of Phase 1 Conveyance Documents
5. Consideration of Access, Operation and Maintenance Easement
6. Presentation of Arbitrage Rebate Report from AMTEC for Series 2024 Project Bonds
7. Ratification of Audit Services Engagement Letter for Fiscal Year 2026 Audit
8. Ratification of Holiday Lighting Services Agreement
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Fiscal Year 2026 Annual Inspection Report
 - ii. Ratification of Work Authorization 2027-1 for Fiscal Year 2027 District Engineering Services
 - C. Field Manager's Report
 - i. Consideration of Proposals for Landscaping Services
 - a) Proposal from Floralawn
 - b) Proposal from Prince and Sons
 - c) Proposal from Yellowstone Landscape
 - d) Bid Comparison Sheet
 - D. 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, July 9, 2026**, at 11:40 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade <i>by Zoom</i>	Chairman
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
Matt Fisher	Field Manager, GMS
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the July 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 11:40 a.m. Four Supervisors were present constituting a quorum, and One Supervisor attended via Zoom.

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 April 9, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from April 9, 2026, 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 Ms. Ellison, with all in favor, the Minutes of April 9, 2026 Board of Supervisors Meeting, were approved

FOURTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Opening the Public Hearing, were approved

i. Consideration of Resolution 2026-04 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns stated that there were still no members of the public present during the budget public hearing. She explained that Resolution 2026-04 for adopting the FY 2027 budget had been updated only to revise the landscaping proposal amount, increasing it from 85 to 105 because the received vendor proposals were higher than estimated. She noted this did not change the overall target assessment level because a developer contribution would offset the assessments to maintain a target of \$1,050.

Ms. Burns stated that the assessments were listed as \$1,050 for everything, with no change to the administrative portion, and that Phase Two was administrative-only. A Board Member noted the amount had been moved to \$1,250. She explained that they had been using \$1,050 because Brian had provided that number, then checked the materials and said the contribution could be adjusted downward if the Board wanted the amount to be \$1,250. Ms. Burns then confirmed the group was comfortable with the number

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2026-04 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, were approved

ii. Consideration of Fiscal Year 2026/2027 Budget Deficit Funding Agreement

Ms. Burns stated that the next agenda item was the FY 2027 budget deficit funding agreement with Clayton Properties Group.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Fiscal Year 2026/2027 Budget Deficit Funding Agreement, was approved

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Closing the Public Hearing, were approved

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Opening the Public Hearing, were approved

i. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that Resolution 2026-05, imposing special assessments and certifying the assessment roll, was included for consideration. She explained that this was the District's first operations and maintenance assessment levy, and that it would impose the assessment the Board had just approved with the FY 2027 budget, along with the previously levied debt assessments.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Elliott, seconded by Mr. Parkinson, with all in favor, Closing the Public Hearing.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-06
Designation of Regular Monthly Meeting
Date, Time and Location for Fiscal Year
2026/2027**

Ms. Burns reviewed Resolution 2026-06, which designates the regular monthly meeting date, time, and location for FY 2027. She proposed meetings on the third Thursday of the month at 10:30, noting that the schedule had been adjusted from 15-minute spacing to 30-minute spacing between related District meetings, and said the time could be expanded if needed. She indicated they did not expect many residents for a while and suggested keeping the meeting time in the middle of the other scheduled District meetings.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-06 Designation of Regular Monthly Meeting Date, Time and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-07
Designation a Date, Time and Location for a
Landowners' Meeting and Election
(Thursday, November 12, 2026-Regular
Meeting Date) (Seat #1, Seat #2 & Seat #3)**

Ms. Burns stated Resolution 2026-07 would designate the date, time, and location for the landowners' election. The proposed election date was Thursday, November 12, 2026 at 10:30 a.m., at the same meeting location.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-07 Designation a Date, Time and Location for a Landowners' Meeting and Election on Thursday, November 12, 2026 (Seat #1, Seat #2 & Seat #3), was approved.

SEVENTH ORDER OF BUSINESS**Goals and Objectives**

- A. Adoption of Fiscal Year 2027 Goals & Objectives**
- B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form**

Ms. Burns stated that the Board was considering adoption of the FY 2027 goals and objectives, which were the same as the FY 2026 goals and objectives. She also explained that the action would authorize the chair to sign the final form once it was confirmed that the goals had been met.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives and Approval of Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Managers Report

Mr. Fisher provided the field manager's report and said a photo supplement had been prepared showing site-review focal points, including plantings along Pond 6, the entry wall, sod installation, and monument plantings, all of which were described as looking good.

Mr. Fisher also gave an amenity construction update based on information from the project manager, Joseph. The amenity building had about 30 days left to complete construction and inspection as far as possible, including installation of the paver deck, trellis, and pool fencing. Pool plastering could not proceed until the landscaping around the pool was completed because that work was outside the construction scope. After the landscaping-related items were complete, the project would need about two additional weeks to finish. Ms. Burns and others discussed an estimated overall completion target of September.

The discussion then shifted to the amenity access system, with Ms. Burns suggesting that, if not too late, the District use Current Demands for the access system and cameras because that system already had call-down capability and could be installed quickly.

Mr. Bailey then reviewed landscaping proposals. Three bids were discussed: Yellowstone at approximately \$103,000, Floralawn at \$98,066, and Prince as the lowest at \$97,700. The

proposals also included different palm-trimming and mulch pricing. Mr. Walsh indicated support for going with Prince.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Selecting Prince and Sons as the landscaping service vendor, was approved.

D. 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.

ii. Balance Sheet & Income Statement

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

iii. Presentation of Number of Registered Voters

Ms. Burns noted there were 0 registered voters.

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.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

[REDACTED], 2026

Yarborough Lane Community Development District
c/o Jill Burns, District Manager
Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

Re: Yarborough Lane Community Development District (“District”)
Acquisition of the Amenity Center Improvements

Dear Ms. Burns:

Clayton Properties Group, Inc. (“Developer”) has completed and requests that the District acquire certain amenity center improvements generally known as the Yarborough Lane Amenity Center, together with related improvements (collectively, the “Improvements”), and associated plans, designs, permits and other work product (“Work Product”), as more particularly described at **Exhibit A**, located on the property known as Tract I as identified on the Plat entitled *Touchstone - Phase I* as recorded in Plat Book 218, pages 19 – 29, inclusive, of the Official Records of Polk County, Florida. Developer wishes to convey the Improvements, which are included in the District’s Capital Improvement Plan as described in the *Engineer’s Report – Yarborough Lane Community Development District*, dated May 22, as amended and supplemented from time to time, to the District pursuant to the *Agreement Regarding the Acquisition of Work Product, Improvements, and Real Property*, dated August 14, 2024. Developer acknowledges that no reimbursement for Amenity Center Improvements or Work Product is due to them, and Developer is conveying said Improvements and Work Product only to the extent Developer has ownership interest therein.

Notwithstanding anything to the contrary herein, to the extent any amounts remain to be paid to contractors or professionals performing the work, Developer agrees to timely facilitate payment for all such amounts and to ensure that no liens are placed on the property.

ACKNOWLEDGED AND AGREED TO BY: **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation

By: _____
Chairperson
Yarborough Lane Community Development
District

By: _____
Its: _____

cc: Patrick Collins, District Counsel
Rey Malave, P.E., District Engineer

Enclosure

Exhibit A
Identification of Improvements

The following Improvements located at the property described as Tract I as identified on the Plat entitled *Touchstone - Phase 1* as recorded in Plat Book 218, pages 19 – 29, inclusive, of the Official Records of Polk County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the clubhouse, pool, pool deck, parking spots, playground, mailboxes, open space, and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, fences, gates, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

DEVELOPER ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND WORK PRODUCT

AMENITY CENTER

THIS DEVELOPER ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ____ day of _____, 2026, by _____, as _____ of **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation with offices located at 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (“Developer”), in favor of the **YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT** (“District”), a local unit of special-purpose government situated in Polk County, Florida, with offices located at c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Developer has managed, overseen, and contracted for the construction of certain infrastructure improvements (“Improvements”) and associated plans, designs, permits and other work product (“Work Product”) related to the development of the Yarborough Lane Amenity Center. The Improvements and Work Product completed and to be acquired are more generally described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Developer acknowledges that the District is acquiring or has acquired the Improvements and Work Product completed or caused to be completed by Developer.

SECTION 3. CONTRACT RIGHTS. Developer hereby expressly acknowledges the District’s right to enforce the terms of all contracts, purchase orders, or other agreements under which the Improvements and Work Product were completed, including but not limited to any warranties, contract rights and remedies, standard of care provisions and other forms of indemnification provided therein and/or available under Florida law. Developer agrees to cooperate in obtaining all releases, acknowledgments, and other documents the District requires from contractors and professionals who completed work necessary to construct or produce the Improvements and/or Work Product. In the event that such releases, acknowledgments, or other documents cannot be obtained, Developer agrees to provide such additional warranties or assurances as the District may require.

SECTION 3. WARRANTY. Developer hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A**, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors, and hereby expressly acknowledges the District’s right to rely upon and enforce any other warranties provided under Florida law, including but not limited to those warranties provided by subcontractors, vendors, and materialmen.

SECTION 4. INDEMNIFICATION. Developer indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Developer, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Developer hereby acknowledges that it has fully compensated all contractors, vendors, materialmen, professionals, or others performing work related to completion of the Improvements and the Work Product. Developer further certifies that no outstanding requests for payment exist related to the Improvements or Work Product identified in **Exhibit A**, including

any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements or Work Product. To the extent any amounts remain to be paid to contractors or professionals performing the work, Developer agrees to timely facilitate payment for all such amounts and to ensure that no liens are placed on the property.

SECTION 6. PUBLIC RECORDS. Developer acknowledges that all documents connected with the Improvements, Work Product, and acquisition thereof may be public records and treated as such in accordance with Florida law, and agrees to, upon request, produce such documentation, including but not limited to documentation of funds expended to construct the Improvements and complete the Work Product, such as invoices, payment applications, and other payment records.

SECTION 7. EFFECTIVE DATE. This Developer Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation

[print name]

By: _____
Its: _____

[print name]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026, by _____ of Clayton Properties Group, Inc. who ☐ is personally known to me or ☐ who has produced as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A
Identification of Improvements

The following Improvements located at the property described as Tract I as identified on the Plat entitled *Touchstone - Phase 1* as recorded in Plat Book 218, pages 19 – 29, inclusive, of the Official Records of Polk County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the clubhouse, pool, pool deck, parking spots, playground, mailboxes, open space, and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, fences, gates, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND THE
RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE
CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the ____ day of _____ 2026, by _____, as _____ of **OVIDA CONSTRUCTION GROUP INC.**, a Florida corporation having offices located at 820 W, Broadway Street, Suite 3000, Oviedo, Florida 32765 (“Contractor”), in favor of the **YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT** (“District”), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices located at c/o Governmental Management Services, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES. Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (“Improvements”). The Improvements constructed and acquired are more generally described in the attached **Exhibit A**.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor.

SECTION 3. WARRANTY. Contractor hereby expressly provides to the District a one-year warranty from the effective date of this Acknowledgement on the materials and labor for the Improvements set forth in **Exhibit A** and hereby expressly acknowledges the District’s right to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. INDEMNIFICATION. Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit A** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

SECTION 5. CERTIFICATE OF PAYMENT. Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements identified in **Exhibit A**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit A**.

SECTION 6. EFFECTIVE DATE. This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

OVIDA CONSTRUCTION GROUP INC., a Florida
corporation

[print name]

By: _____
Its: _____

[print name]

DRAFT

EXHIBIT A

[Begins on Following Page]

DRAFT

BILL OF SALE AND LIMITED ASSIGNMENT

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made as of this ____ day of _____ 2026, by CLAYTON PROPERTIES GROUP, INC., a Tennessee corporation, whose address is 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (“Grantor”), and for the YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, (“District” or “Grantee”) whose address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements and other property interests as described below, located within the property as further described in **Exhibit A** attached hereto, to have and to hold for Grantee’s own use and benefit forever:

- a. **Improvements:** All amenity center improvements, landscaping/hardscaping improvements, and drainage/stormwater improvements identified in **Exhibit A** (together, “Improvements”); and
- b. **Work Product:** All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals, and work product (together, “Work Product”) relating to the Improvements if any; and
- c. **Warranty and Indemnity Rights:** All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and the Work Product (“Warranty and Indemnity Rights”), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights); and
- d. All goodwill associated with the foregoing.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Work Product and Improvements; (ii) the Work Product and Improvements are free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Work Product and Improvements; and (iv) the Grantor will warrant and defend the sale of the Work Product and Improvements hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. This conveyance is made on an “as is” basis; however, the Grantor represents that it has no knowledge of any defects whatsoever in the Work Product or Improvements, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law. This instrument shall be governed by, and construed under, the laws of the State of Florida.

[Signatures on Following Page]

DRAFT

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES:

CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporation

Witness Signature

Printed name: _____

Witness Signature

Printed name: _____

By: _____
Its: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ on behalf of Clayton Properties Group, Inc., for and on behalf of said entity. He [] is personally known to me or [] produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

Exhibit A: Description of Improvements

Exhibit A
Identification of Improvements

The following Improvements located at the property described as Tract I as identified on the Plat entitled *Touchstone - Phase 1* as recorded in Plat Book 218, pages 19 – 29, inclusive, of the Official Records of Polk County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the clubhouse, pool, pool deck, parking spots, playground, mailboxes, open space, and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, fences, gates, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

CERTIFICATION OF DISTRICT ENGINEER

_____, 2026

Board of Supervisors
Yarborough Lane Community Development District
c/o Jill Burns, District Manager
Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

Re: Yarborough Lane Community Development District
Acquisition of Amenity Center

Ladies and Gentlemen:

The undersigned, Rey Malave, P.E., of Dewberry Engineers Inc., as District Engineer of the Yarborough Lane Community Development District (“District”), hereby makes the following certifications in connection with the District’s acquisition of certain work product and improvements (“Improvements”), as described in **Exhibit A** attached hereto.

The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have inspected the Improvements, as well as any and all site plans, plats, agreements, construction and development drawings, plans and specifications, surveys, engineering reports, soil reports, and documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.
2. The Improvements have been completed in compliance with the applicable governmental requirements, including but not limited to all permits, Polk County regulations and code and, if applicable, FDOT regulations and code.
3. In my opinion, the Improvements are within the scope of Chapter 190, *Florida Statutes*, and are included in the District’s capital improvement plan as described in the *Engineer’s Report – Yarborough Lane Community Development District*, dated May 22, as amended and supplemented from time to time; were installed in accordance with their specifications; and are free from obstruction and capable of performing the functions for which they were intended.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
5. The Improvements specifically benefit property within the boundaries of the District.
6. With this document, I hereby certify that it is appropriate at this time to transfer the Improvements to the District for ownership, and operation and maintenance responsibilities.

[Signature on Following Page]

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

DEWBERRY ENGINEERS INC.

Rey Malave, P.E.
Florida Registration No. 31588

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026, by Rey Malave, P.E. of Dewberry Engineers Inc., who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

Exhibit A
Identification of Improvements

The following Improvements located at the property described as Tract I as identified on the Plat entitled *Touchstone - Phase 1* as recorded in Plat Book 218, pages 19 – 29, inclusive, of the Official Records of Polk County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the clubhouse, pool, pool deck, parking spots, playground, mailboxes, open space, and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, fences, gates, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

RELEASE OF RESTRICTIONS ON YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS, RELATED DOCUMENTS, AND SERVICES CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

AMENITY CENTER

THIS RELEASE is made the ____ day of _____ 2026, by Canin Associates, Inc. (“**Professional**”), a Florida corporation, with an address of 500 Delaney Avenue, Suite 103, Orlando, Florida 32801, in favor of **YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT** (“**District**”), a local unit of special purpose government, being situated in Polk County, Florida, and having an address of c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

RECITALS

WHEREAS, Professional has created certain drawings, plans, specifications and related documents and/or has undertaken services in connection with the construction of certain amenity improvements as described in **Exhibit A**, for Clayton Properties Group, Inc. (“**Developer**”) as developer of lands within the District (“**Work Product**”); and

WHEREAS, the District intends to acquire the Work Product from the Developer and thereby secure the unrestricted right to use and rely upon the same for any and all purposes; and

WHEREAS, the District has requested Professional to confirm the release of all restrictions on the District’s right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the District and Professional agree as follows:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release. Professional acknowledges that the District is acquiring the Work Product from the Developer, and acquiring the Improvements to which it relates, and for that purpose the District has requested that Professional confirm the release of all restrictions on the District’s right to use and rely upon the Work Product.

SECTION 2. RELEASE. Premised upon the District’s agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District’s right to use and rely upon the Work Product for any and all purposes. Further, Professional acknowledges that all warranties, contracts and rights and remedies thereunder and other forms of indemnification, if any, may be freely transferred to the District from the Developer.

SECTION 3. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that Professional has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that there are no outstanding requests for payment related to the Work Product and that there is no disagreement as to the appropriateness of payment made for Work Product.

SECTION 4. EFFECTIVE DATE. This Release shall take effect upon execution. This Release is effective only for the Work Product identified in **Exhibit A**, and Professional is not waiving or releasing any rights with respect to future work to be conducted pursuant to its existing agreement.

ATTEST

CANIN ASSOCIATES, INC., a Florida corporation

By: _____

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026, by _____ of Canin Associates, Inc., who ☐ is personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A: Description of Work Product

Exhibit A
Identification of Work Product for Improvements

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the below-referenced improvements:

The following Improvements located at the property described as Tract I as identified on the Plat entitled *Touchstone - Phase I* as recorded in Plat Book 218, pages 19 – 29, inclusive, of the Official Records of Polk County, Florida:

AMENITY CENTER: All amenity/recreational improvements, including but not necessarily limited to the clubhouse, pool, pool deck, parking spots, playground, mailboxes, open space, and other appurtenances or related improvements.

LANDSCAPING/HARDSCAPING: All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components; together with all signage, fences, gates, entry monuments and features, pavers, walkways, sidewalks, and related improvements.

STORMWATER/DRAINAGE IMPROVEMENTS: All drainage and surface water management systems, including but not limited to sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

WORK PRODUCT: All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

This instrument was prepared by, and
upon recording, should be returned to:

Patrick Collins, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of _____, 2026, by **Clayton Properties Group, Inc.**, a Tennessee corporation d/b/a Highland Homes, with offices located at 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (“**Grantor**”) and **Yarborough Lane Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida (“**Grantee**”), whose mailing address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below (“**Property**”):

Tracts A, B, D, H, I, J, and all Internal Streets, Roads, and Rights-of-Way, all as identified on the Plat entitled *Touchstone – Phase I* as recorded in Plat Book 218, Pages 19 - 29, of the Official Records of Polk County, Florida.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor. Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes*, in relation to this transfer of title.

GRANT OF EASEMENTS

AND FURTHER WITNESS THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights which the Grantor has, if any, as more particularly described below (“**Easements**”):

Those certain Drainage Easements, Utility Easements, Retaining Wall Easements, and Access Easements, all as identified on the Plat entitled *Touchstone – Phase 1* as recorded in Plat Book 218, Pages 19 - 29, of the Official Records of Polk County, Florida

And with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easements, as well as rights of installing, constructing, operating, maintaining, repairing and replacing utilities, stormwater management, landscaping, irrigation, open space and/or other District improvements that comprise the District’s capital improvement plan. Such Easements shall not be construed to obligate the District to maintain any improvements not owned by the District.

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENTS

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor’s reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESS

CLAYTON PROPERTIES GROUP, INC., a
Tennessee corporation

By: _____
Name: _____
Address: 3020 South Florida Avenue, Suite
101, Lakeland, Florida, 33803

By: _____
Name: _____
Title: _____
Address: 3020 South Florida Avenue, Suite
101, Lakeland, Florida, 33803

By: _____
Name: _____
Address: 3020 South Florida Avenue, Suite
101, Lakeland, Florida, 33803

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of Clayton Properties Group, Inc., and who is either personally known to me, or produced _____ as identification.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____, 2026.

WITNESS

**YARBOROUGH LANE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190, *Florida Statutes*

By: _____
Name: _____
Address: 3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

By: _____
Name: _____
Title: _____
Address: 3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

By: _____
Name: _____
Address: 3020 South Florida Avenue, Suite 101,
Lakeland, Florida, 33803

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of Yarborough Lane Community Development District, and who is either personally known to me, or produced _____ as identification.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

SECTION V

**ACCESS, OPERATION AND MAINTENANCE EASEMENT FOR
YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT**

THIS ACCESS, OPERATION AND MAINTENANCE EASEMENT AGREEMENT (“Agreement”) is made and entered as of this ____ day of _____ 2026, by and between **CPG LAND, LLC**, a Tennessee limited liability company, with offices located at 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (**“Grantor”**) in favor of **YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the **“District”** or **“Grantee”**) (Grantor and Grantee together referred to herein as the **“Parties”**, and separately as the **“Party”**).

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of real property located in Polk County, Florida being more particularly described in **Exhibit “A”** attached hereto, and by this reference incorporated herein (collectively, the **“Easement Area”**); and

WHEREAS, Grantor has completed within the Easement Area the design, installation and construction of infrastructure improvements, including but not limited to stormwater management ponds and related infrastructure, and other such improvements as authorized by law (collectively, the **“Improvements”**); and

WHEREAS, Grantor desires to grant to Grantee a non-exclusive access, operation and maintenance easement on, upon, over, under, across, and through the Easement Area for the sole purpose of operating and maintaining the Improvements.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

RECITALS. The foregoing recitals are true and correct and are incorporated herein by this reference.

1. ACCESS, OPERATION AND MAINTENANCE EASEMENT. Grantor does hereby grant, bargain, sell and convey to Grantee a non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, and egress, and to allow Grantee to operate and maintain the Improvements (collectively, the **“Easement”**). Permitted activities within the Easement Area shall include any and all activities incidental to operation and maintenance of the Improvements, including but not limited to the provision of, by third-parties or otherwise, aquatic management services, landscaping and irrigation maintenance services, and engineering services. Grantee agrees to coordinate in good faith with Grantor regarding operation and maintenance activities, provided that such coordination shall not unreasonably restrict or impair Grantee’s ability to operate and maintain the Improvements as needed.

2. TERM OF EASEMENT. This Agreement shall apply to the Easement Area in perpetuity unless and until the Easement Area, or portions thereof (“**District Lands**”), are acquired by the Grantee via deed. For those District Lands acquired by the Grantee via deed, this Agreement, only as it relates to those District Lands, shall automatically terminate and be extinguished, and all rights in the District Lands granted by this Agreement shall immediately vest in the Grantee, their successors, transferees and assigns, without further action of the Grantor or Grantee being required. For those portions of the Easement Area not acquired by the Grantee via deed, this Agreement and the terms of the Easement described herein shall apply in perpetuity. The Term of this Agreement and its application to the District Lands, or the Easement Area as a whole, may only be modified as described in Section 6 below.

3. INSURANCE AND INDEMNITY. Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee’s activities within the Easement Area.

4. OBLIGATIONS OF GRANTOR AND GRANTEE. The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither Party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all liability arising out of such Party’s breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

5. BENEFICIARIES OF EASEMENT RIGHTS. The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, their successors and assigns, and Grantee’s agents, employees, consultants, representatives, contractors and providers of emergency services and utility services.

6. AMENDMENTS AND WAIVERS. This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties, except as provided in Section 2 of this Agreement. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party

shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

7. NOTICES. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, certified mail, return receipt requested, postage prepaid, (ii) one (1) day after depositing with a nationally recognized overnight courier service with proof of delivery, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

8. USE OF EASEMENT AREA. It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, provided that Grantor shall not grant any rights to others that would materially interfere with Grantee's use and enjoyment of the Easement Area or the purposes for which this Easement is granted.

9. LIENS. Grantee shall not permit (and shall promptly satisfy or bond within thirty (30) days) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

10. EFFECTIVE DATE. The Effective Date of the Agreement shall be the date when the Agreement has been executed by both Parties.

11. MISCELLANEOUS. This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Polk County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising therefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for

convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

12. PUBLIC RECORDS. Grantor acknowledges that this Agreement and any and all documents pertaining thereto may be public records and subject to the provisions of Chapter 119, *Florida Statutes*.

IF GRANTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO GRANTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT JBURNS@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered
in the presence of:

CPG LAND, LLC

Print Name: _____
Address: _____

By: _____
Its: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online
notarization this ____ day of _____ 2026, by _____, as
_____ for CPG Land, LLC, on behalf of the company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[Continued on Following Page]

“GRANTEE”

**YARBOROUGH LANE COMMUNITY
DEVELOPMENT DISTRICT**

Signed, sealed and delivered
in the presence of:

Print Name: _____
Address: _____

By: _____
Its: Chairperson / Vice-Chairperson

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online
notarization this ____ day of _____ 2026, by _____, as Chairperson / Vice-
Chairperson of the Board of Supervisors of the Yarborough Lane Community Development
District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[Continued on Following Page]

Exhibit A:
Easement Area

Tracts E and F as identified on the Plat entitled *Touchstone - Phase 1* as recorded in Plat Book 218, Pages 19, *et seq.*, of the Official Records of Polk County, Florida.

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
August 31, 2026



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition and Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Reserve Fund	16
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	17
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	18
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	19



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

September 2, 2026

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 Rebatable 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 Rebatable 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 Rebatable Arbitrage.

We have scheduled our next Report as of August 31, 2027. 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 August 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	4.593251%	294,774.75	(74,035.29)
Reserve Fund	4.086836%	71,311.45	(30,067.06)
Capitalized Interest Fund	4.595560%	12,938.37	(3,235.70)
Cost of Issuance Fund	5.201211%	12.86	(0.96)
Totals	4.491230%	\$379,037.43	\$(107,339.01)
Bond Yield	5.500433%		
Rebate Computation Credits			(5,187.51)
Net Rebatable Arbitrage			\$(112,526.52)

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 August 31, 2026, 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 August 31, 2026, 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 August 31, 2026.

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 Rebatable Arbitrage, as of August 31, 2026, 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 Rebatable 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

Par Amount	\$12,500,000.00
Total	\$12,500,000.00

Uses of Funds

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	<u>250,000.00</u>
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
08/31/25	de minimis	8,161.36	10,115.26

08/14/29	TOTALS:	294,774.75	-74,035.29

ISSUE DATE:	08/14/24	REBATABLE ARBITRAGE:	-74,035.29
COMP DATE:	08/14/29	NET INCOME:	294,774.75
BOND YIELD:	5.500433%	TAX INV YIELD:	4.593251%

\$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
02/03/26		8,490.17	10,282.90
05/05/26		7,491.92	8,948.91
08/03/26		46,052.26	54,283.45
08/31/26	Bal	820,337.04	963,033.60
08/31/26	Acc	2,564.87	3,011.03

08/14/29	TOTALS:	71,311.45	-30,067.06

ISSUE DATE:	08/14/24	REBATABLE ARBITRAGE:	-30,067.06
COMP DATE:	08/14/29	NET INCOME:	71,311.45
BOND YIELD:	5.500433%	TAX INV YIELD:	4.086836%

\$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 Credits

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
08/14/26		-2,170.00	-2,553.62

08/14/29	TOTALS:	-4,290.00	-5,187.51

ISSUE DATE: 08/14/24 REBATABLE ARBITRAGE: -5,187.51
COMP DATE: 08/14/29
BOND YIELD: 5.500433%

SECTION VII



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 29, 2026

Board of Supervisors
Yarborough Lane Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Yarborough Lane Community Development District, Polk County, Florida ("the District") for the fiscal year ending September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Yarborough Lane Community Development District as of and for the fiscal year ending September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$5,200 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than March 1, 2027, in order for us to complete the engagement by June 1, 2027. Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by May 15, 2027 for the District's review, and a final draft audit report by June 1, 2027 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Yarborough Lane Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

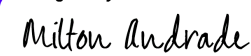


Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Yarborough Lane Community Development District.

Signed by:

By: 
05F2744F40FE41E...

Title: Chairman

Date: 2026-08-31



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION VIII

HOLIDAY LIGHTING AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this 17th day of September 2026, by and between:

YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

TPG LIGHTING, LLC, a Florida limited liability company, whose mailing address is P.O. Box 471126, Lake Monroe, Florida 32747 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation of seasonal landscape lighting and other decorative enhancements (“**Decorations**”); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated herein by this reference (“**Services**”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. SCOPE OF SERVICES; TERM.

A. Contractor will provide the Services, which scope includes the provision of materials and labor, installation services and removal services. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and

such staff shall be responsible for coordinating, expediting, and controlling all aspects to ensure completion of the Services.

- B.** Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.
- C.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities within twenty-four (24) hours.
- D.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor and may be applied as an offset to the final payment to Contractor.
- E.** Installation of the Decorations shall be coordinated with the District Representative, Jill Burns, or her designee, and completed no later than **November 13, 2026**, or such other date as may be agreed upon by the Parties. The removal of the Decorations shall commence no sooner than **January 2, 2027**, and be completed no later than **January 15, 2027**. This schedule may only be altered in writing by the District in its sole discretion. Contractor shall notify the District Representative in writing immediately upon recognizing any potential for a delay delivering the Services caused by itself or another contractor. Contractor must coordinate the Services with others performing work for the District as may be necessary to successfully and safely complete the Services or as the District directs.
- F.** This Agreement shall be effective upon execution of this Agreement and shall remain in effect until the work is completed, unless it is terminated earlier in accordance with the terms herein.

3. COMPENSATION. The District agrees to pay Contractor the unit price amounts set forth in **Exhibit A**, for a total not to exceed amount of **Two Thousand, Four Hundred Eighty-Six Dollars and Ninety-Six Cents (\$2,486.96)** ("Compensation"). Such amounts include all equipment, materials, permits, and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide. The District is exempt from sales tax and affirms that it will provide a certificate of exemption to Contractor.

4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

5. INSURANCE.

A. Contractor shall, at its own expense, maintain throughout the term of this Agreement the following insurance:

- (1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, and supervisors shall be included as additional insureds for all coverages except Workers' Compensation Insurance. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that (i) such insurance shall be considered primary and non-contributory with respect to the additional insureds, and (ii) any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If

Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due Contractor.

6. INDEMNIFICATION.

- A.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Indemnitees**”), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney’s fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work, (ii) Contractor’s performance of, or failure to perform, Contractor’s obligations pursuant to the Agreement or any services or Contractor’s performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services..
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys’ fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- C.** Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this section are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this section survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

7. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. To the extent that any of the provisions in the attached **Exhibit A** and this Agreement conflict, the terms of this Agreement control.

8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

10. TERMINATION. The District shall have the right to cancel this Agreement at any time, with or without cause, upon written notice. Contractor shall have the right to cancel this Agreement upon thirty (30) days' written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Upon any termination, Contractor's sole remedy shall be the recovery of the proportion of its fee hereunder for Services actually rendered, less any offsets that the District may have.

11. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to Contractor: TPG Lighting, LLC
P.O. Box 471126
Lake Monroe, Florida 32747
Attn: Richard Ellis

B. If to the District: Yarborough Lane Community Development District
c/o Governmental Management Services – CF, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

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

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

13. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

14. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO FLORIDA 32801.

16. E-VERIFY. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into this

Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

20. SCRUTINIZED COMPANIES STATEMENT. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

21. FOREIGN INFLUENCE. Contractor understands that under section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

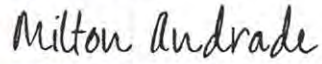
22. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

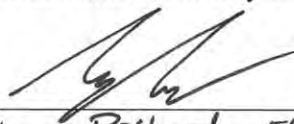
**YARBOROUGH LANE
COMMUNITY DEVELOPMENT DISTRICT**

Signed by:



05F2744F40FE41E...
Chair, Board of Supervisors

TPG LIGHTING, LLC,
a Florida limited liability company

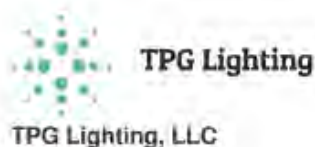
By: 

Print: Richard Ellis

Its: owner

Exhibit A: Scope of Services

Exhibit A:
Scope of Services



Highland Homes at Touchstone
6914 Sundial Dr
Lakeland, FL 33813

☎ (407) 841-5524
✉ M.Fisher@gmail.com

ESTIMATE	#2431-1
ESTIMATE DATE	Sep 14, 2026
SERVICE DATE	Sep 14, 2026
EXPIRATION DATE	Dec 10, 2026
TOTAL	\$2,486.96

CONTACT US
P.O. Box 471126
Lake Monroe, FL 32747

☎ (407) 413-0442
✉ tpglighting@gmail.com

ESTIMATE

Battery Option

Item	Qty	Unit Price	Total Price
Greenery/Bows - 36" Warm White Lit Wreath with Commercial-Grade 3D Bow (Main Median Entrance Sign) Placing (4) 36" warm white lit BATTERY POWERED wreaths with Red commercial-grade 3D bows on the entrance sign.	4.0	\$352.52	\$1,410.08
Greenery/Bows - 9' Section of Warm White Lit Garland (Main Median Entrance Sign) Lining the top of the sign on both sides between the pillars in warm white lit BATTERY POWERED garland.	4.0	\$227.50	\$911.60
Greenery/Bows - Red Outdura Commercial-Grade 3D Bow (18"W x 24"L) (Main Median Entrance Sign) Centering a Large Red commercial-grade 3D bow on each side of the entrance sign affixed to the garland.	2.0	\$82.64	\$165.28
Materials subtotal:			\$2,486.96
Subtotal			\$2,486.96
Tax (FL Sales Tax 7%)			\$0.00
Total			\$2,486.96

Battery Option Rendering



SECTION IX

SECTION B

SECTION 1



MEMORANDUM

DATE: AUGUST 31, 2026

TO: YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: YARBOROUGH LANE CDD ANNUAL REPORT INSPECTION

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Yarrowborough Lane CDD, conducted on August 12, 2026. The project is under active construction, and the infrastructure has not been accepted by the regulatory jurisdictions.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures previously constructed were found to be in generally good condition. Stormwater structure maintenance and site maintenance are recommended. Above each image requiring attention, you will find a recommendation of appropriate action to be taken to remedy the condition of the structure or area.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map

Attachment 2. 2026 Annual Goals Inspection Photo Log

Attachment 1: Inspection Results Map Yarborough Lane CDD

Legend



FIGURE 1
Yarborough CDD
Engineer's Inspection Map
Polk County, FL

- 1- Project No.:
- 2- Data Source -
- 3- This map is intended to be used for planning purposes only. It is not a survey.

Attachment 2: Inspection Photo Log

Photo 1

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 2

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 3

Structure: Intake

Condition: 3 - Satisfactory

Comments: None.

Recommendations: Maintain vegetation by mechanical trimming to maintain vegetation roots. Do not use herbicide.



Photo 4

Structure: Pond

Condition: 3 - Satisfactory

Comments: None.

Recommendations: None.



Photo 5

Structure: Intake

Condition: 3 - Satisfactory

Comments: None

Recommendations: None.



Photo 6

Structure: Intake

Condition: 3 - Satisfactory

Comments: None.

Recommendations: None.



Photo 7

Structure: Intake

Condition: 3 - Satisfactory

Comments: None.

Recommendations: None.



Photo 8

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal, install chains.



Photo 9

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 10

Structure: Intake

Condition: 3 - Satisfactory

Comments: None.

Recommendations: None.



Photo 11

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 12

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 13

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 14

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 15

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 16

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 17

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 18

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 19

Structure: Pool

Condition: 3 - Satisfactory

Comments: None.

Recommendations: None.



Photo 20

Structure: Pool

Condition: 3 - Satisfactory

Comments: None.

Recommendations: None.



Photo 21

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 22

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 23

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.

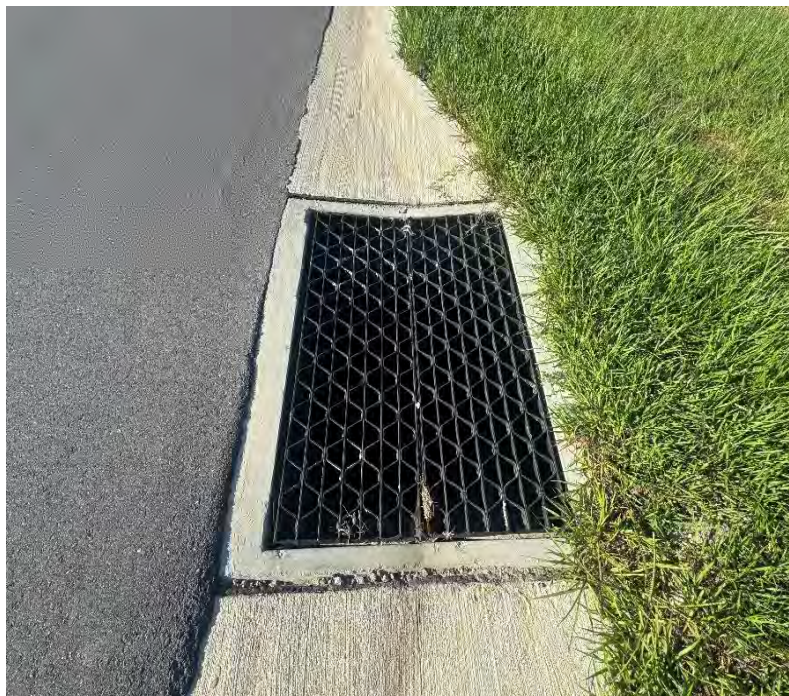


Photo 24

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 25

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 26

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 27

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 28

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 29

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 30

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 31

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 32

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 33

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 34

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 35

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.

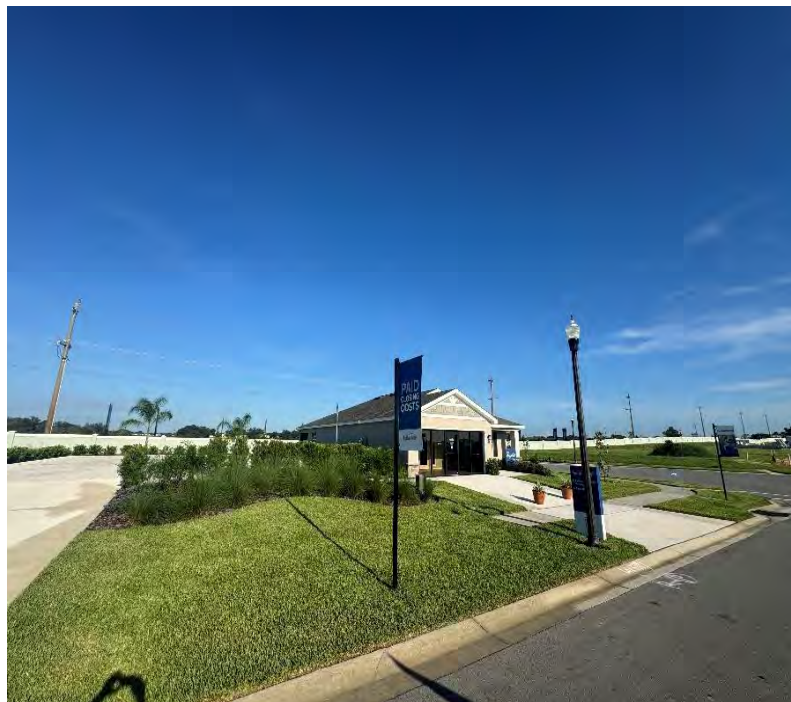


Photo 36

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 37

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 38

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 39

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 40

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 41

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 42

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 43

Structure: Intake

Condition: 3 - Satisfactory

Comments: Erosion control installed.

Recommendations: Cleaning should occur after temporary erosion control removal. Install chains.



Photo 44

Structure: MES

Condition: 3 - Satisfactory

Comments: None.

Recommendations: None.



SECTION 2



Dewberry Engineers Inc. 800 N. Magnolia Ave, Suite 1000 Orlando, FL 32803	407.843.5120 407.649.8664 fax www.dewberry.com
---	--

Sent Via Email: jburns@gmscfl.com

August 24, 2026

Ms. Jill Burns, District Manager
Yarborough Lane Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2027-1
Yarborough Lane Community Development District
District Engineering Services – FY 2027
Polk County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization for the Yarborough Lane Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jill Burns
Yarborough Lane CDD
Work Authorization 2027-1
August 24, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,



Joey V. Duncan, PE
Principal Engineer

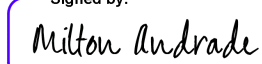


Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap

Q: \Yarborough Lane CDD_50156814\Adm\Correspondence\Yarborough Lane CDD FY 2027 District Engineering Services – 08-24-2026
Enclosures

APPROVED AND ACCEPTED

Signed by:

By: 05F2744F40FE41E...
Authorized Representative of
Yarborough Lane Community Development District
Date: 2026-08-31



Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION C

Yarborough Lane CDD

Field Management Report

Completed

- Conducted a field review of the District's landscaping and identified areas requiring maintenance or follow-up.
- Inspected street signs throughout the community for condition and maintenance needs.
- Reviewed storm water ponds for overall condition.
- Reviewed the amenity currently under construction. Ovida Construction Group advised that construction is in the final phase, pending the completion of the sanitary sewer and water connections.



Contracted Services

- The landscaping vendor continues to maintain the District's landscaping in satisfactory condition.
- Weeds and unwanted grass were identified around the monument and will be addressed by the landscaping vendor.



In Progress

- Continue to monitor construction progress of the new amenity.
- Action item list from the Engineer's inspection report.
- Spectrum is completing a site survey in preparation for internet service to help insure connectivity is ready when the new amenity is completed.



SECTION 1

SECTION (a)

Yarborough Lane Community Development District Fee Summary									
Contractor: Floralawn Inc.					Property: Yarborough Lane CDD				
Address: 734 S. Combee Rd. Lakeland, FL 33801					Address: 219 E. Livingston St. Orlando, Florida, 32801				
Phone: 863-668-0494					Phone: 863-956-6207				
Fax:									
Contact: Bryan Boyett					Contact: Matt Fisher				
Email: bryan.boyett@floralawn.com					Email: mfisher@gmail.com				

[illegible]

1. Please fill in the Contractor information at the top left portion of the page.																	
2. General Services - Fill in each month with the dollars to perform this portion of the Scope of Work. Do not use averaged dollar amounts.																	
3. Turf Care - Fill in the dollar amount to perform the services each month as outlined in the Scope of Work .																	
4. Tree/Shrub Care - Fill in the dollar amount to perform the services each month as outlined in the Scope of Work.																	
5. Bedding Plants - Fill in the quantity of plants to be installed each rotation if not already listed, then fill in the dollar amount to purchase and install that quantity in the months specified in the Scope of Work. Also insert the number of plants installed in each rotation below the dollar amounts in the months they are to be installed.																	
6. Bed Dressing - Fill in the quantity of Bed Dressing that is recommended to be installed (if quantity not already listed or Provided) then fill in the dollar amount to purchase and install that quantity in the month specified in the Scope of Work. Please include a per yard price. Twice per year in May and Nov.																	
7. Palm Trimming - Count and Fill in the quantity of each palm variety that will be pruned if not already listed, then fill in the dollar amount to trim each variety in the months indicated in the Scope of Work. Please insert your numbers in the row that corresponds to the specific variety of palm that is to be pruned that month.																	
8. Irrigation Maintenance - Fill in the dollar amount to perform each services as outlined in the Scope of work. Fill in zone count if known (not required)																	

SECTION (b)

Contractor: Prince and Sons, Inc.

Address: 200 South F St.
Haines City, FL 33844
Phone: (863) 422-5207
Fax:
Contact: Lucas Martin
Email: lmartin@princeandsonsincc.com

Property: Yarborough Lane CDD

Address: 219 E Livingston St
Orlando, FL 32801
Phone: 407-841-5524
Contact: Matt Fisher
Email: mfisher@qmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$8,580.00	\$102,960.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>													\$0.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>			\$140.00				\$140.00			\$140.00			\$420.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00	\$2,640.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing: \$2.50</i>	<i>[Count]</i>			<i>[Count]</i>			<i>[Count]</i>			<i>[Count]</i>			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing: \$60</i>					\$7,700.00 <i>140</i>						\$3,850.00 <i>70</i>		\$11,550.00
PALM TRIMMING 2x Per Year (Component E.3) <i>Per Palm Price: \$50</i> <i>Palm counts: 5</i>			\$250.00						\$250.00				\$500.00
TOTAL FEE PER MONTH:	\$8,800.00	\$8,800.00	\$8,940.00	\$8,800.00	\$8,800.00	\$8,800.00	\$8,940.00	\$8,800.00	\$8,800.00	\$8,940.00	\$8,800.00	\$8,800.00	\$106,020

Flat Fee Schedule	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835	\$8,835
-------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$106,020.00
---	--------------

Extra Services Annual Changes, Palm Pruning, Mulch	\$12,050.00
---	-------------

TOTAL	\$118,070.00
-------	--------------

SECTION (c)

Yarborough Ln Community Development District Fee Summary

Contractor: Yellowstone Landscape

Property: Yarborough Ln CDD

Address: 1773 Business Center Lane

Kissimmee, FL 34757

Phone: 407-319-8298

Fax:

Contact: Peter Wittman

Email: pwittman@yellowstonelandscape.com

Address: 219 E. Livingston St.

Orlando, Florida, 32801

Phone: 863-956-6207

Contact: Matt Fisher

Email: mfisher@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$ 8,035.00	\$96,420.00
TURF CARE													
(Component B) Bahia is unirrigated. No applications required													\$0.00
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C) Tree/Shrub Fert/OTC/Drenching			\$1,620.00				\$1,620.00			\$1,620.00			\$4,860.00
IRRIGATION MAINT.	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$3,300.00
(Component D) <i>Irrigation Inspections</i>													
ANNUAL CHANGES - NOT APPLICABLE													
(Component E.1) <i>Per Annual Pricing:\$2.50</i>	[COUNT]			[COUNT]			[COUNT]			[COUNT]			\$0.00
BED DRESSING - 140 cubic yards, 70 cubic yards 2nd app					\$10,080.00						\$5,040.00		\$15,120.00
(Component E.2) <i>\$72 per cubic yard pine bark</i>					140 cubic yards						70 cubic yards		
PALM TRIMMING 2x Per Year					\$ 240.00						\$ 240.00		\$480.00
<i>\$60 per palm (4 ribbon palms)</i>													
Palm counts: 4													
TOTAL FEE PER MONTH:	\$8,310.00	\$8,310.00	\$9,930.00	\$8,310.00	\$8,310.00	\$8,310.00	\$9,930.00	\$8,310.00	\$8,310.00	\$9,930.00	\$8,310.00	\$8,310.00	\$104,580

Flat Fee Schedule	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$8,715.00	\$104,580
--------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	-----------

Essential Services	\$104,580.00
Mowing/Detailing/Irrigation/Fert and Pest	

Extra Services	\$15,600.00
Annual Changes, Palm Pruning, Mulch,Moss Spraying	

TOTAL	\$120,180.00
--------------	--------------

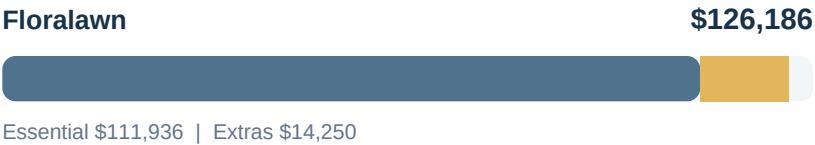
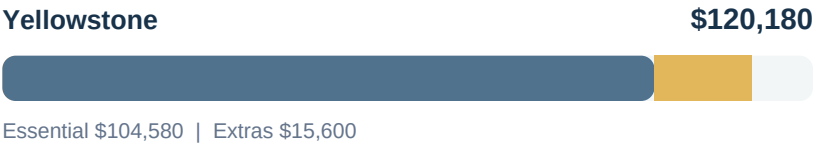
SECTION (d)

MOWING AREA MAP



Green highlights show the proposed areas to mow (source: supplied site map).

ANNUAL TOTAL: ESSENTIAL + EXTRA



Essential services Extra services

LOWEST STATED PRICE: PRINCE & SONS
\$2,110 below Yellowstone; \$8,116 below Floralawn.

SECTION D

SECTION 1

Yarborough Lane Community Development District

Summary of Check Register

June 29, 2026 to September 18, 2026

Fund	Date	Check No.'s	Amount
General Fund	7/10/26	177-181	\$ 16,347.41
	9/3/26	182-185	\$ 17,824.03
	9/11/26	186-189	\$ 15,703.47
	9/18/26	190	\$ 10,300.00
		Autodraft	\$ 302.75
			\$ 60,477.66
Total Amount			\$ 60,477.66

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/10/26	00012	1/19/26	22476738	202512 310-51300-31100	ENGINEER SERVICES DEC25	*	252.75		
		5/18/26	22490259	202604 310-51300-31100	ENGINEER SERVICES APR26	*	187.50		
DEWBERRY ENGINEERS INC.								440.25	000177
7/10/26	00015	6/30/26	00077781	202606 310-51300-48000	NOT OF HEAR FY27 BUDGET	*	3,407.18		
USA TODAY CO. LOCALIQ								3,407.18	000178
7/10/26	00001	5/01/26	53	202605 310-51300-34000	MANAGEMENT FEES MAY26	*	3,379.67		
		5/01/26	53	202605 310-51300-35200	WEBSITE ADMIN MAY26	*	108.17		
		5/01/26	53	202605 310-51300-35100	INFO TECHNOLOGY MAY26	*	162.25		
		5/01/26	53	202605 310-51300-31300	DISSEMINATION AGENT MAY26	*	429.17		
		5/01/26	53	202605 310-51300-51000	OFFICE SUPPLIES	*	2.59		
		5/01/26	53	202605 310-51300-42000	POSTAGE	*	141.35		
		6/01/26	54	202606 310-51300-34000	MANAGEMENT FEES JUN26	*	3,379.67		
		6/01/26	54	202606 310-51300-35200	WEBSITE ADMIN JUN26	*	108.17		
		6/01/26	54	202606 310-51300-35100	INFO TECHNOLOGY JUN26	*	162.25		
		6/01/26	54	202606 310-51300-31300	DISSEMINATION AGENT JUN26	*	429.17		
		6/01/26	54	202606 310-51300-51000	OFFICE SUPPLIES	*	.09		
		6/01/26	54	202606 310-51300-42000	POSTAGE	*	40.45		
GOVERNMENTAL MANAGEMENT SERVICES-CF								8,343.00	000179
7/10/26	00011	5/15/26	15035	202604 310-51300-31500	GENERAL COUNSEL APR26	*	1,456.98		
KILINSKI VAN WYK PLLC								1,456.98	000180
7/10/26	00024	5/20/26	24140	202605 320-53800-49000	ONE TIME MOW/ CLEAN UP	*	2,700.00		
PRINCE & SONS, INC.								2,700.00	000181
9/03/26	00012	7/13/26	22495904	202606 310-51300-31100	ENGINEER SERVICES JUN26	*	60.00		

YARB YARBOROUGH LNE KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/17/26	22499675 202607 310-51300-31100	ENGINEER SERVICES JUL26	*	502.50	
				DEWBERRY ENGINEERS INC.			562.50 000182
9/03/26 00001		7/01/26 58	202607 310-51300-34000	MANAGEMENT FEES JUL26	*	3,379.67	
		7/01/26 58	202607 310-51300-35200	WEBSITE ADMIN JUL26	*	108.17	
		7/01/26 58	202607 310-51300-35100	INFO TECHNOLOGY JUL26	*	162.25	
		7/01/26 58	202607 310-51300-31300	DISSEMINATION AGENT JUL26	*	429.17	
		7/01/26 58	202607 310-51300-42000	POSTAGE	*	47.08	
		8/01/26 62	202608 310-51300-34000	MANAGEMENT FEES AUG26	*	3,379.67	
		8/01/26 62	202608 310-51300-35200	WEBSITE ADMIN AUG26	*	108.17	
		8/01/26 62	202608 310-51300-35100	INFO TECHNOLOGY AUG26	*	162.25	
		8/01/26 62	202608 310-51300-31300	DISSEMINATION AGENT AUG26	*	429.17	
		8/01/26 62	202608 310-51300-51000	OFFICE SUPPLIES	*	2.77	
		8/01/26 62	202608 310-51300-42000	POSTAGE	*	169.82	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			8,378.19 000183
9/03/26 00011		7/17/26 15514	202606 310-51300-31500	GENERAL COUNSEL JUN26	*	362.50	
		8/14/26 15713	202607 310-51300-31500	GENERAL COUNSEL JUL26	*	3,120.84	
				KILINSKI VAN WYK PLLC			3,483.34 000184
9/03/26 00024		7/13/26 25166	202607 320-53800-49000	ONE TIME MOW	*	2,700.00	
		7/20/26 25234	202607 320-53800-49000	ONE TIME MOW	*	2,700.00	
				PRINCE & SONS, INC.			5,400.00 000185
9/11/26 00023		9/02/26 7910-09-	202609 310-51300-31200	SPECIAL ASSESS BONDS S24	*	450.00	
				AMTEC			450.00 000186
9/11/26 00026		7/30/26 1	202607 310-51300-31301	AMORTIZATION SCHED. S2025	*	500.00	
				DISCLOSURE SERVICES LLC			500.00 000187
				YARB YARBOROUGH LNE KCOSTA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/11/26	00024	8/01/26 25573	202608 320-53800-46200		*	7,600.00	
		LANDSCAPE MAINT. AUG26					
		8/07/26 25730	202608 320-53800-46200		*	2,700.00	
		ONE TIME MOW 08.07					
		8/12/26 25838	202608 320-53800-47300		*	81.18	
		REPLACE ROTOR					
				PRINCE & SONS, INC.			10,381.18 000188
9/11/26	00021	8/25/26 8311631	202608 310-51300-32300		*	4,372.29	
		TRUSTEE FEES SERIES 2024					
				US BANK			4,372.29 000189
9/18/26	00024	8/26/26 26026	202608 320-53800-46200		*	2,700.00	
		ONE TIME MOW 08.26					
		9/01/26 26180	202609 320-53800-46200		*	7,600.00	
		LANDSCAPE MAINT SEP26					
				PRINCE & SONS, INC.			10,300.00 000190
TOTAL FOR BANK A						60,174.91	

YARB YARBOROUGH LNE KCOSTA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/21/26	00025	8/19/26	2348-DEP 202608 320-53800-43000 ACCOUNT #3722348 DEPOSIT	LAKELAND ELECTRIC	*	302.75	302.75 080000
TOTAL FOR BANK Z						302.75	
TOTAL FOR REGISTER						60,477.66	

YARB YARBOROUGH LNE KCOSTA

SECTION 2

Yarborough Lane
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund - Series 2024</u>
4	<u>Capital Projects Fund - Series 2024</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>

Yarborough Lane
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 57,819	\$ -	\$ -	\$ 57,819
Due from Developer	\$ -	\$ -	\$ 299,833	\$ 299,833
Due from Other	\$ 2,700	\$ -	\$ -	\$ 2,700
<u>Investments:</u>				
<u>Series 2024</u>				
Construction	\$ -	\$ -	\$ 34,054	\$ 34,054
Prepayments	\$ -	\$ 1,444,958	\$ -	\$ 1,444,958
Reserve	\$ -	\$ 820,337	\$ -	\$ 820,337
Revenue	\$ -	\$ 68,774	\$ -	\$ 68,774
Total Assets	\$ 60,519	\$ 2,334,068	\$ 333,887	\$ 2,728,474
Liabilities:				
Accounts Payable	\$ 37,028	\$ -	\$ -	\$ 37,028
Retainage Payable	\$ -	\$ -	\$ 567,320	\$ 567,320
Total Liabilities	\$ 37,028	\$ -	\$ 567,320	\$ 604,347
Fund Balance:				
Assigned for:				
Capital Projects	\$ -	\$ -	\$ (233,433)	\$ (233,433)
Debt Service	\$ -	\$ 2,334,068	\$ -	\$ 2,334,068
Unassigned	\$ 23,491	\$ -	\$ -	\$ 23,491
Total Fund Balances	\$ 23,491	\$ 2,334,068	\$ (233,433)	\$ 2,124,127
Total Liabilities & Fund Balance	\$ 60,519	\$ 2,334,068	\$ 333,887	\$ 2,728,474

Yarborough Lane
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Developer Contributions	\$ 551,603	\$ 125,000	\$ 125,000	\$ -
Interest	\$ -	\$ -	\$ 189	\$ 189
Total Revenues	\$ 551,603	\$ 125,000	\$ 125,189	\$ 189
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 3,200	\$ 7,800
FICA Expenditure	\$ 918	\$ 842	\$ 245	\$ 597
Engineering	\$ 15,000	\$ 13,750	\$ 1,428	\$ 12,322
Attorney	\$ 25,000	\$ 22,917	\$ 9,429	\$ 13,488
Annual Audit	\$ 6,100	\$ 6,100	\$ 5,100	\$ 1,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,150	\$ 5,638	\$ 4,721	\$ 917
Disclosure Software	\$ 5,000	\$ 2,500	\$ 2,500	\$ -
Reamortization Schedules	\$ -	\$ -	\$ 500	\$ (500)
Trustee Fees	\$ 9,000	\$ 4,372	\$ 4,372	\$ -
Management Fees	\$ 40,556	\$ 37,177	\$ 37,176	\$ 0
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Maintenance	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 1,000	\$ 917	\$ 480	\$ 437
Insurance	\$ 7,434	\$ 7,434	\$ 5,732	\$ 1,702
Printing & Binding	\$ 1,000	\$ 917	\$ 190	\$ 727
Legal Advertising	\$ 10,000	\$ 9,167	\$ 4,437	\$ 4,730
Other Current Charges	\$ 2,500	\$ 2,292	\$ 603	\$ 1,689
Office Supplies	\$ 625	\$ 573	\$ 14	\$ 559
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 151,603	\$ 129,192	\$ 83,726	\$ 45,466
<u>Operations & Maintenance</u>				
Field Management	\$ -	\$ -	\$ 1,250	\$ (1,250)
Electric	\$ -	\$ -	\$ 303	\$ (303)
Landscape Maintenance	\$ -	\$ -	\$ 7,600	\$ (7,600)
Irrigation Repairs	\$ -	\$ -	\$ 81	\$ (81)
Field Contingency	\$ 250,000	\$ 229,167	\$ 12,600	\$ 216,567
Total Operations & Maintenance	\$ 250,000	\$ 229,167	\$ 21,834	\$ 207,333
<u>Amenities</u>				
Amenity Contingency	\$ 150,000	\$ 137,500	\$ -	\$ 137,500
Total Amenities	\$ 150,000	\$ 137,500	\$ -	\$ 137,500
Total Expenditures	\$ 551,603	\$ 495,859	\$ 105,560	\$ 390,299
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 19,629	
Net Change in Fund Balance	\$ -		\$ 19,629	
Fund Balance - Beginning	\$ -		\$ 3,863	
Fund Balance - Ending	\$ -		\$ 23,491	

Yarborough Lane

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Direct	\$ 853,758	\$ 572,799	\$ 572,799	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 2,059,270	\$ 2,059,270
Assessments - Lot Closings	\$ -	\$ -	\$ 2,192	\$ 2,192
Interest	\$ 27,761	\$ 27,761	\$ 37,737	\$ 9,975
Total Revenues	\$ 881,519	\$ 600,560	\$ 2,671,997	\$ 2,071,437
Expenditures:				
Interest - 11/1	\$ 339,519	\$ 339,519	\$ 339,519	\$ -
Principal - 5/1	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Interest - 5/1	\$ 339,519	\$ 339,519	\$ 339,519	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 665,000	\$ (665,000)
Interest - 8/1	\$ -	\$ -	\$ 9,049	\$ (9,049)
Total Expenditures	\$ 854,038	\$ 854,038	\$ 1,528,087	\$ (674,049)
Excess (Deficiency) of Revenues over Expenditures	\$ 27,482		\$ 1,143,910	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (25,214)	\$ (25,214)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (25,214)	\$ (25,214)
Net Change in Fund Balance	\$ 27,482		\$ 1,118,696	
Fund Balance - Beginning	\$ 370,708		\$ 1,215,373	
Fund Balance - Ending	\$ 398,190		\$ 2,334,068	

Yarborough Lane

Community Development District Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Developer Contributions	\$ -	\$ -	\$ 4,723,086	\$ 4,723,086
Interest	\$ -	\$ -	\$ 1,496	\$ 1,496
Total Revenues	\$ -	\$ -	\$ 4,724,582	\$ 4,724,582
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,261,454	\$ (4,261,454)
Total Expenditures	\$ -	\$ -	\$ 4,261,454	\$ (4,261,454)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 463,127	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ 25,214	\$ 25,214
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 25,214	\$ 25,214
Net Change in Fund Balance	\$ -		\$ 488,341	
Fund Balance - Beginning	\$ -		\$ (721,775)	
Fund Balance - Ending	\$ -		\$ (233,433)	

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	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ 30,000	\$ -	\$ 125,000
Interest	\$ -	\$ -	\$ 0	\$ 26	\$ 20	\$ 21	\$ 29	\$ 16	\$ 9	\$ 35	\$ 33	\$ -	\$ 189
Total Revenues	\$ 15,000	\$ -	\$ 20,000	\$ 26	\$ 20	\$ 20,021	\$ 29	\$ 20,016	\$ 9	\$ 20,035	\$ 30,033	\$ -	\$ 125,189
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 3,200
FICA Expenditure	\$ 61	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ 46	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ 245
Engineering	\$ 425	\$ -	\$ 253	\$ -	\$ -	\$ -	\$ 188	\$ -	\$ 60	\$ 503	\$ -	\$ -	\$ 1,428
Attorney	\$ 1,392	\$ 239	\$ 1,072	\$ 990	\$ 394	\$ 402	\$ 1,457	\$ -	\$ 363	\$ 3,121	\$ -	\$ -	\$ 9,429
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ 429	\$ -	\$ 4,721
Disclosure Software	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,372	\$ -	\$ 4,372
Management Fees	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ 3,380	\$ -	\$ 37,176
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ 28	\$ 2	\$ 141	\$ 40	\$ 47	\$ 170	\$ -	\$ 480
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Printing & Binding	\$ -	\$ 80	\$ 34	\$ 67	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Legal Advertising	\$ -	\$ 1,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,407	\$ -	\$ -	\$ -	\$ 4,437
Other Current Charges	\$ 58	\$ 53	\$ 62	\$ 62	\$ 47	\$ 47	\$ 47	\$ 55	\$ 47	\$ 61	\$ 64	\$ -	\$ 603
Office Supplies	\$ 3	\$ 3	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 3	\$ 0	\$ -	\$ 3	\$ -	\$ 14
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 12,775	\$ 7,983	\$ 5,951	\$ 5,200	\$ 10,490	\$ 4,557	\$ 6,419	\$ 4,278	\$ 7,997	\$ 9,387	\$ 8,688	\$ -	\$ 83,726
Operations & Maintenance													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625	\$ 625	\$ -	\$ 1,250
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303	\$ -	\$ 303
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600	\$ -	\$ 7,600
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81	\$ -	\$ 81
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 2,700	\$ -	\$ 5,400	\$ 2,700	\$ -	\$ 12,600
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 2,700	\$ -	\$ 6,025	\$ 11,309	\$ -	\$ 21,834
Amenities													
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 12,775	\$ 7,983	\$ 5,951	\$ 5,200	\$ 10,490	\$ 4,557	\$ 8,219	\$ 6,978	\$ 7,997	\$ 15,412	\$ 19,997	\$ -	\$ 105,560
Excess (Deficiency) of Revenues over Expenditures	\$ 2,225	\$ (7,983)	\$ 14,049	\$ (5,174)	\$ (10,470)	\$ 15,464	\$ (8,190)	\$ 13,038	\$ (7,987)	\$ 4,622	\$ 10,036	\$ -	\$ 19,629

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	\$808,296	
Reserve Fund Balance	\$820,337	
Bonds Outstanding - 8/14/24		\$12,500,000
(Less: Principal Payment - 5/1/26)		(\$175,000)
(Less: Special Call - 8/1/26)		(\$665,000)
Current Bonds Outstanding		\$11,660,000