Yarborough Lane
Community Development District

Meeting Agenda

November 12, 2026

AGENDA

Yarborough Lane
Community Development District

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

November 5, 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, November 12, 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:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
    A. Administration of Oaths of Office to Newly Elected Board Members (Seat #1, Seat #2, & Seat #3)
    B. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the October 8, 2026 Board of Supervisors Meeting
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

Landowners' Meeting

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE: Thursday, November 12, 2026
TIME: 10:30 AM
LOCATION: Offices of Highland Homes
3020 S Florida Avenue, Suite 101
Lakeland, Florida 33803

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please that a particular parcel of real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes shall be elected for terms of four (4) years. The remaining candidate shall be elected for a term of two (2) years. The terms of office for the successful candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

Board of Supervisors Meeting

SECTION III

SECTION B

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Yarborough Lane Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

1. ELECTION RESULTS. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Supervisor	Number of Votes
1	_____	_____
2	_____	_____
3	_____	_____

2. TERMS. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Seat Number	Supervisor	Term	Term Expiration
1	_____	_____	_____
2	_____	_____	_____
3	_____	_____	_____

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon

its adoption.

PASSED AND ADOPTED this 12th day of November 2026.

ATTEST**:**	**YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2027-02

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

WHEREAS, Yarborough Lane Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	Jill Burns
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	George Flint

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November 2026.

ATTEST**:**

YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

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**, **October 8, 2026,** at 10:30 a.m. at the Offices of Highland Homes, 3020 S. Florida Ave., Suite 101, Lakeland, Florida.

Present and constituting a quorum were:

Milton Andrade	Chairman
Kareyann Ellison *by Zoom*	Assistant Secretary
Garret Parkinson	Assistant Secretary
Brent Elliott	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVW Law
Chase Arrington *by Zoom*	District Engineer, Dewberry
Matt Fisher	Field Manager, GMS

The following is a summary of the discussions and actions taken at the October 8, 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 10:31 a.m. Three Supervisors were present in person and Supervisor Ellison joined via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

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

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 9, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from July 9, 2026, Board of Supervisors meeting and asked for any comment, correction, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, the Minutes of July 9, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Phase 1 Conveyance Documents**

Ms. Burns noted that these documents have been prepped for the CDD to take over the parcels presented and there are some minor punch list items to be completed and she is asking the Board to approve these documents subject to those completed items.

On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, the Phase 1 Conveyance Documents, were approved in substantial form.

FIFTH ORDER OF BUSINESS **Consideration of Access, Operations and Maintenance Easement Agreement**

Ms. Burns noted that these are for the Phase 2 pond areas that are completed that the District will be maintaining but does not own. This agreement allows the CDD to maintain those completed stormwater improvements.

On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, the Access, Operations and Maintenance Easement Agreement, was approved in substantial form.

SIXTH ORDER OF BUSINESS **Presentation of Arbitrage Rebate Report from AMTEC for Series 2024 Project Bonds**

Ms. Burns presented the arbitrage report that was provided in the agenda package for review and noted for the Board there is a negative arbitrage amount listed noting that the District does not earn more interest that is paid on the bonds.

On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, Accepting the Arbitrage Rebate Report from AMTEC for Series 2024 Bonds, was approved.

SEVENTH ORDER OF BUSINESS **Ratification of Audit Services Engagement Letter for Fiscal Year 2026 Audit**

Ms. Burns presented the engagement letter for auditing services for Fiscal Year 2026 that was provided in the agenda package for review. This has already been approved outside of the meeting and Ms. Burns asked for the Board to ratify that action.

> On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2026 Audit, was ratified.

EIGHTH ORDER OF BUSINESS **Ratification of Holiday Lighting Services Agreement**

Ms. Burns presented the agreement for holiday lighting services and noted that this has also been previously approved outside of the meeting. This will be for the entry monument only and Ms. Burns asked for the Board to ratify that action.

> On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, the Holiday Lighting Services Agreement, was ratified.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins asked about the cost of a title report that is typically generated that is an unusually high amount compared to other reports that are generated and asked the Board how they would like to proceed. Board direction was to not proceed with running titles with Pro Title USA.

B. Engineer

i. Presentation of Fiscal Year 2026 Annual Inspection Report

Mr. Collins presented the annual inspection report and found that the District is in generally good condition. Any repair items have been provided to field staff.

> On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Accepting the Fiscal Year 2026 Annual Inspection Report, was approved.

ii. Ratification of Work Authorization 2027-1 for Fiscal Year 2027 District Engineering Services

Mr. Collins presented the work authorization for the new year with an estimated budget of $15,000. Attached to the authorization is an updated rates provide to the District for engineering services. Mr. Collins offered to answer any questions.

> On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, the Work Authorization 2027-01 for Fiscal Year 2027 District Engineering Services, was ratified.

C. Field Managers Report

Mr. Fisher presented the field manager's report which was provided in the agenda package for review and he summarized completed and ongoing project throughout the District. Ms. Burns noted that due to the timeline of the amenity coming on board they will present proposals for pool, janitorial, and pest control services.

i. Consideration of Proposals for Landscaping Services

a) Floralawn
b) Prince & Sons
c) Yellowstone Landscape
d) Bid Comparison Sheet

Mr. Fisher presented the proposals for landscaping services for Phase 2 areas noting that Prince & Sons came in at the lowest bid totaling $118,070. Board discussion followed. Ms. Bunrs noted that this would be a contract addendum since Prince & Sons is the landscaper for Phase 1 and if the District does not need mulch this year, which Mr. Fisher does not anticipate, they will come in right at budget for their landscaping line item.

> On MOTION by Mr. Elliott, seconded by Mr. Andrade, with all in favor, the Proposal from Prince & Sons for Landscaping Services, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register and offered to answer any Board questions. There were no Board questions and she asked for a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, 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.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the net item followed.

TWELFTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adjourn.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____ ___**, 2026**, (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Yarborough Lane Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at 219 E. Livingston St., Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

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

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Yarborough Lane Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

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

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI

SECTION C

November 12, 2026

Yarborough Lane CDD

Field Management Report







Completed

- Conducted a review of the District's landscaping. All landscaping is in good condition.
- Inspected street signs throughout the community for condition and maintenance needs. No issues were noted.
- Reviewed stormwater ponds for overall condition. Ponds 1, 2 and 6 have a substantial amount of stormwater.
- Reviewed the amenities currently under construction. Ovida Construction Group advised that the deadline for the county review is November 11. Sanitary sewer and water connections are nearing completion.

Contracted Services

- The landscaping vendor continues to maintain the District's landscaping in satisfactory condition. Mowing was missed along the fence line on Tract A. Prince and Sons corrected the issue.

In Progress

- Continue to monitor the construction progress of the new amenity building and pool.
- Address the action items from the engineer's inspection report.
- Pick up trash along the perimeter wall.
- Install solar lights over the CBUs.

SECTION D

SECTION 1

Yarborough Lane
Community Development District

Summary of Check Register

September 19, 2026 to October 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	9/21/2026	191-193	$	7,212.20
	10/8/2026	194-198	$	21,388.89
	10/16/2026	199-202	$	10,469.28
			$	39,070.37
	Supervisor Fees - October 2026			
	Milton R Andrade	50029	$	184.70
	Brent A Elliott	50030	$	184.70
	Garret J Parkinson	50031	$	184.70
	Kareyann Rhodes Ellison	50032	$	134.70
			$	688.80
		Total Amount	**$**	**39,759.17**

*** CHECK DATES 09/19/2026 - 10/31/2026 *** YARBOROUGH LANE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/21/26	00001	9/01/26	66	202609	310-51300-34000		*	3,379.67		
			MANAGEMENT FEES SEP26							
		9/01/26	66	202609	310-51300-35200		*	108.17		
			WEBSITE ADMIN SEP26							
		9/01/26	66	202609	310-51300-35100		*	162.25		
			INFO TECHNOLOGY SEP26							
		9/01/26	66	202609	310-51300-31300		*	429.17		
			DISSEMINATION AGENT SEP26							
		9/01/26	67A	202607	320-53800-12000		*	625.00		
			FIELD MANAGEMENT JUL26							
		9/01/26	67B	202608	320-53800-12000		*	625.00		
			FIELD MANAGEMENT AUG26							
		9/01/26	67C	202609	320-53800-12000		*	625.00		
			FIELD MANAGEMENT SEP26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,954.26	000191
9/21/26	00025	9/18/26	2348-09.	202609	320-53800-43000		*	14.46		
			6750 YARBOROUGH LN SETUP							
						LAKELAND ELECTRIC			14.46	000192
9/21/26	00027	9/17/26	100959	202609	300-15500-10000		*	1,243.48		
			HOLIDAY LIGHTS DEPOSIT							
						TPG LIGHTING, LLC			1,243.48	000193
10/08/26	00012	9/22/26	22503934	202608	310-51300-31100		*	1,380.53		
			ENGINGEER SERVICES AUG26							
		10/08/26	22505778	202609	310-51300-31100		*	925.00		
			ENGINEER SERVICES SEP26							
						DEWBERRY ENGINEERS INC.			2,305.53	000194
10/08/26	00003	9/18/26	34251	202609	310-51300-45000		*	6,162.00		
			POLICY #100126887 FY27							
		9/18/26	34251	202609	320-53800-45000		*	6,706.00		
			PROPERTY							
						EGIS INSURANCE & RISK ADVISORS			12,868.00	000195
10/08/26	00015	9/30/26	7907482	202609	310-51300-48000		*	402.36		
			NOT OF FY27 MTG DATES							
						USA TODAY CO. LOCALIQ			402.36	000196
10/08/26	00011	9/14/26	15949	202608	310-51300-31500		*	913.00		
			GENERAL COUNSEL AUG26							
						KILINSKI VAN WYK PLLC			913.00	000197
10/08/26	00024	10/01/26	26847	202610	320-53800-46200		*	4,900.00		
			LANDSCAPE MAINT. OCT26							
						PRINCE & SONS, INC.			4,900.00	000198

*** CHECK DATES 09/19/2026 - 10/31/2026 *** YARBOROUGH LANE GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/16/26	00002	10/01/26	95717	202610	310	51300-54000				*	175.00		
			SPECIAL DISTRICT FEE FY27										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	000199
10/16/26	00001	10/01/26	72	202610	310	51300-34000				*	3,548.67		
			MANAGEMENT FEES OCT26										
		10/01/26	72	202610	310	51300-35200				*	113.58		
			WEBSITE ADMIN OCT26										
		10/01/26	72	202610	310	51300-35100				*	170.33		
			INFO TECHNOLOGY OCT26										
		10/01/26	72	202610	310	51300-31300				*	450.63		
			DISSEMINATION AGENT OCT26										
		10/01/26	72	202610	310	51300-51000				*	.30		
			OFFICE SUPPLIES										
		10/01/26	72	202610	310	51300-42000				*	119.84		
			POSTAGE										
		10/08/26	73	202610	310	51300-31700				*	5,000.00		
			ASSESSMENT ROLL - FY27										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			9,403.35	000200
10/16/26	00011	10/08/26	16186	202609	310	51300-31500				*	801.50		
			GENERAL COUNSEL SEP26										
									KILINSKI VAN WYK PLLC			801.50	000201
10/16/26	00025	10/06/26	2348-09.	202609	320	53800-43000				*	89.43		
			6750 YARBOROUGH LN SEP26										
									LAKELAND ELECTRIC			89.43	000202

TOTAL FOR BANK A 39,070.37

TOTAL FOR REGISTER 39,070.37

SECTION 2

Yarborough Lane

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1 Balance Sheet

2 General Fund

3 Debt Service Fund - Series 2024

4 Capital Projects Fund - Series 2024

5 Month to Month

6 Long Term Debt Report

Yarborough Lane

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Assessment Receivable	$ -	$ 324,567	$ -	$ 324,567
Cash:				
Operating Account	$ 49,699	$ -	$ -	$ 49,699
Due from Developer	$ -	$ -	$ 87,231	$ 87,231
Due from Other	$ 2,700	$ -	$ -	$ 2,700
Investments:				
Series 2024				
Construction	$ -	$ -	$ 8,696	$ 8,696
Prepayments	$ -	$ 1,995,553	$ -	$ 1,995,553
Reserve	$ -	$ 822,781	$ -	$ 822,781
Revenue	$ -	$ 10,610	$ -	$ 10,610
Prepaid Expenses	$ 1,243	$ -	$ -	$ 1,243
Total Assets	**$ 53,642**	**$ 3,153,511**	**$ 95,927**	**$ 3,303,080**
Liabilities:				
Accounts Payable	$ 4,512	$ -	$ -	$ 4,512
Contracts Payable			$ 88,942	$ 88,942
Deferred Revenue	$ 42,873	$ -	$ -	$ 42,873
Retainage Payable	$ -	$ -	$ 154,587	$ 154,587
Total Liabilities	**$ 47,385**	**$ -**	**$ 243,529**	**$ 290,914**
Fund Balance:				
Nonspendable				
Prepaid Expenses	$ 1,243	$ -	$ -	$ 1,243
Restricted:				
Capital Projects	$ -	$ -	$ (147,602)	$ (147,602)
Debt Service	$ -	$ 3,153,511	$ -	$ 3,153,511
Unassigned	$ 5,013	$ -	$ -	$ 5,013
Total Fund Balances	**$ 6,257**	**$ 3,153,511**	**$ (147,602)**	**$ 3,012,166**
Total Liabilities & Fund Balance	$ 53,642	$ 3,153,511	$ 95,927	$ 3,303,080

Yarborough Lane

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Developer Contributions	$ 551,603	$ 551,603	$ 125,000	$ (426,603)
Interest	$ -	$ -	$ 282	$ 282
Total Revenues	**$ 551,603**	**$ 551,603**	**$ 125,282**	**$ (426,321)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 3,200	$ 8,800
FICA Expenditure	$ 918	$ 918	$ 245	$ 673
Engineering	$ 15,000	$ 15,000	$ 3,733	$ 11,267
Attorney	$ 25,000	$ 25,000	$ 11,143	$ 13,857
Annual Audit	$ 6,100	$ 6,100	$ 5,100	$ 1,000
Assessment Administration	$ 5,000	$ 5,000	$ -	$ 5,000
Arbitrage	$ 900	$ 900	$ 900	$ -
Dissemination	$ 6,150	$ 6,150	$ 5,150	$ 1,000
Disclosure Software	$ 5,000	$ 5,000	$ 2,500	$ 2,500
Reamortization Schedules	$ -	$ -	$ 500	$ (500)
Trustee Fees	$ 9,000	$ 9,000	$ 4,372	$ 4,628
Management Fees	$ 40,556	$ 40,556	$ 40,556	$ 0
Information Technology	$ 1,947	$ 1,947	$ 1,947	$ (0)
Website Maintenance	$ 1,298	$ 1,298	$ 1,298	$ (0)
Postage & Delivery	$ 1,000	$ 1,000	$ 480	$ 520
Insurance	$ 7,434	$ 7,434	$ 5,732	$ 1,702
Printing & Binding	$ 1,000	$ 1,000	$ 190	$ 810
Legal Advertising	$ 10,000	$ 10,000	$ 4,839	$ 5,161
Other Current Charges	$ 2,500	$ 2,500	$ 650	$ 1,850
Office Supplies	$ 625	$ 625	$ 14	$ 611
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative	**$ 151,603**	**$ 151,603**	**$ 92,725**	**$ 58,878**
Operations & Maintenance				
Field Management	$ -	$ -	$ 1,875	$ (1,875)
Electric	$ -	$ -	$ 407	$ (407)
Landscape Maintenance	$ -	$ -	$ 15,200	$ (15,200)
Irrigation Repairs	$ -	$ -	$ 81	$ (81)
Field Contingency	$ 250,000	$ 250,000	$ 12,600	$ 237,400
Total Operations & Maintenance	**$ 250,000**	**$ 250,000**	**$ 30,163**	**$ 219,837**
Amenities				
Amenity Contingency	$ 150,000	$ 150,000	$ -	$ 150,000
Total Amenities	**$ 150,000**	**$ 150,000**	**$ -**	**$ 150,000**
Total Expenditures	**$ 551,603**	**$ 551,603**	**$ 122,887**	**$ 428,715**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 2,394	
Net Change in Fund Balance	**$ -**		**$ 2,394**	
Fund Balance - Beginning	$ -		$ 3,863	
Fund Balance - Ending	$ -		$ 6,257	

Yarborough Lane

Community Development District

Debt Service Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Direct	$ 853,758	$ 853,758	$ 897,365	$ 43,607
Assessments - Prepayment	$ -	$ -	$ 2,547,924	$ 2,547,924
Assessments - Lot Closings	$ -	$ -	$ 2,192	$ 2,192
Interest	$ 27,761	$ 27,761	$ 43,959	$ 16,198
Total Revenues	**$ 881,519**	**$ 881,519**	**$ 3,491,440**	**$ 2,609,920**
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		$ 1,963,353	
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**		**$ 1,938,139**	
Fund Balance - Beginning	$ 370,708		$ 1,215,373	
Fund Balance - Ending	$ 398,190		$ 3,153,511	

Yarborough Lane

Community Development District

Capital Projects Fund - Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ 4,810,321	$ 4,810,321
Interest	$ -	$ -	$ 2,196	$ 2,196
Total Revenues	**$ -**	**$ -**	**$ 4,812,517**	**$ 4,812,517**
Expenditures:				
Capital Outlay	$ -	$ -	$ 4,263,559	$ (4,263,559)
Total Expenditures	**$ -**	**$ -**	**$ 4,263,559**	**$ (4,263,559)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 548,958	
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	**$ -**		**$ 574,172**	
Fund Balance - Beginning	$ -		$ (721,775)	
Fund Balance - Ending	$ -		$ (147,602)	

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	$ 93	$ 282
Total Revenues	**$ 15,000**	**$ -**	**$ 20,000**	**$ 26**	**$ 20**	**$ 20,021**	**$ 29**	**$ 20,016**	**$ 9**	**$ 20,035**	**$ 30,033**	**$ 93**	**$ 125,282**
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	$ 1,381	$ 925	$ 3,733
Attorney	$ 1,392	$ 239	$ 1,072	$ 990	$ 394	$ 402	$ 1,457	$ -	$ 363	$ 3,121	$ 913	$ 802	$ 11,143
Annual Audit	$ -	$ -	$ -	$ -	$ 5,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,100
Assessment Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ 900
Dissemination	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 429	$ 5,150
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	$ 3,380	$ 40,556
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 1,947
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 1,298
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	$ -	$ -	$ 402	$ 4,839
Other Current Charges	$ 58	$ 53	$ 62	$ 62	$ 47	$ 47	$ 47	$ 55	$ 47	$ 61	$ 64	$ 47	$ 650
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**	**$ 10,982**	**$ 6,705**	**$ 92,725**
Operations & Maintenance													
Field Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 625	$ 625	$ 625	$ 1,875
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 303	$ 104	$ 407
Landscape Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,600	$ 7,600	$ 15,200
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**	**$ 8,329**	**$ 30,163**
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**	**$ 22,291**	**$ 15,034**	**$ 122,887**
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	$ 7,743	$ (14,941)	$ 2,394

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	$822,781	
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**