

District: NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

Date: Thursday, September 4, 2025

Time: 3:00 p.m

Location: Port Charlotte Public Library
2280 Aaron Street
Port Charlotte, Florida 33952

Supervisor	Position	Y/N/V
Paul Martin	Chairman	
Bill Fife	Vice Chair	
John Leinaweaver	Assistant Secretary	
Rebecca Sarver	Assistant Secretary	
Jim Manners	Assistant Secretary	

Public Hearing & Regular Meeting Agenda

For the full agenda packet, please contact: andy@hikai.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Business Items

A. Fiscal Year 2025-2026 Budget Public Hearing

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

B. Consideration of Resolution 2025-05; Adopting the FY 2025-2026 Budget

Exhibit 01

1. Exhibit A: FY 2025-2026 Budget
2. Exhibit B: Form of Budget Funding Agreement with Developer

Exhibit 02

Exhibit 03

C. Fiscal Year 2025-2026 Levying O&M Assessments Public Hearing

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

D. Consideration of Resolution 2025-06; Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget

Exhibit 04

E. Consideration of Resolution 2025-07; Adopting the FY 2025-2026 Meeting Schedule

Exhibit 05

1. Exhibit A: FY 2025-2026 Meeting Schedule

F. Acceptance of the North Loop Website Quarterly Compliance Audit Report

Exhibit 06

IV. Consent Agenda

A. Acceptance of the Audited Financial Statements for the Year Ending September 30, 2024

Exhibit 07

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 10, 2025

Exhibit 08

C. Consideration for Acceptance – The May 2025 – July 2025 Unaudited Financial Report

Exhibit 09

V. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

[Return to Agenda](#)

RESOLUTION 2025-05

[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the North Loop Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the North Loop Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 4th DAY OF September, 2025.

ATTEST:

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

By: _____
Title: _____

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

EXHIBIT 2

[Return to Agenda](#)

North Loop

COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET

STATEMENT 1
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE						
GENERAL FUND REVENUE - ON-ROLL	\$ 29,166	\$ 177,074	\$ 449,138	\$ 82,975	\$ 159,162	\$ (289,976)
GENERAL FUND REVENUE - OFF-ROLL					289,976	
LOT CLOSINGS				111,455		
OTHER MISCELLANEOUS REVENUES						
TOTAL REVENUE	29,166	177,074	449,138	194,430	449,138	(289,976)
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISOR COMPENSATION		1,785	600	400	2,400	1,800
PAYROLL TAXES		122	100	31	184	84
PAYROLL PROCESSING		200	200	100	715	515
MANAGEMENT CONSULTING SERVICES	16,581	43,083	47,000	39,167	47,000	-
CONSTRUCTION ACCOUNTING SERVICES			-	-	-	-
BANK FEES			500	-	500	-
AUDITING SERVICES			-	-	-	-
INSURANCE		3,664	8,500	7,002	10,000	1,500
REGULATORY AND PERMIT FEES		175	175	175	175	-
LEGAL ADVERTISEMENTS	2,015	929	4,500	90	4,500	-
ENGINEERING SERVICES		3,263	10,000	-	10,000	-
LEGAL SERVICES	6,439	9,894	20,000	4,760	20,000	-
WEBSITE HOSTING	2,250	1,515	2,015	501	2,015	-
ADMINISTRATIVE CONTINGENCY	628	961	10,000	50	10,000	-
TOTAL GENERAL ADMINISTRATIVE	27,912	65,591	103,590	52,276	107,489	3,899
DEBT ADMINISTRATION:						
DISSEMINATION AGENT		5,000	6,500	6,500	6,500	-
TRUSTEE FEES			4,040	2,813	4,040	-
ARBITRAGE			475	-	475	-
TOTAL DEBT ADMINISTRATION	-	5,000	11,015	9,313	11,015	-

STATEMENT 1
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	AMENDED FY 2025	ACTUAL THRU 06.30.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
PHYSICAL ENVIRONMENT						
AQUATIC MAINTENANCE		20,100	40,200	35,750	40,200	-
POND BANK MOWING		10,000	24,000	20,000	24,000	-
ELECTRICITY (IRRIGATION & POND PUMPS)		1,514	25,000	20,382	25,000	-
IRRIGATION MAINTENANCE			3,500	2,201	14,664	11,164
LANDSCAPING MAINTENANCE			147,733	91,778	147,733	-
FOUNTAIN MAINTENANCE			5,000	2,311	5,000	-
LANDSCAPE FIELD SERVICES			15,000	-	15,000	-
STREETLIGHTS			-	-	-	-
PHYSICAL ENVIRONMENT CONTINGENCY			74,100	2,584	59,037	(15,063)
TOTAL PHYSICAL ENVIRONMENT	-	31,614	334,533	175,006	330,634	(3,899)
TOTAL EXPENDITURES	27,912	102,205	449,138	236,595	449,138	(0)
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,254	74,869	-	(42,165)	0	
FUND BALANCE - BEGINNING	-	1,254	76,122	76,122	76,122	
FUND BALANCE - ENDING	\$ 1,254	\$ 76,122	\$ 76,122	\$ 33,957	\$ 76,123	

Notes

(a) Developer will enter into an O&M deficit funding agreement for the FY 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed

(b) The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025/2026 on a pro-rated basis, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement.

STATEMENT 2
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
35'	144	0.70	100.80	31.03%
50'	224	1.00	224.00	68.97%
Total	368		324.80	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$	449,138	
Plus: Early Payment Discount (4.0%)	\$	19,318	
Plus: County Collection Charges (3.0%)	\$	14,488	
Total Expenditures - GROSS	\$	482,944	[a]
Total ERU:	\$	324.80	[b]
Total AR / ERU - GROSS (as if all On-Roll):		\$1,486.90	[a] / [b]
Total AR / ERU - NET:	\$	1,382.81	

3. Proposed FY 2026 Allocation of AR (as if all On-Roll) /(a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	144	0.70	\$967.97	\$139,387.53	\$1,040.83	\$149,879.07
50'	224	1.00	\$1,382.81	\$309,750.07	\$1,486.90	\$333,064.59
Total	368			\$449,137.60		\$482,943.66

4. FY 2025 Allocation of AR (as if all On-Roll) /(a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	144	0.70	\$967.97	\$139,387.66	\$1,040.83	\$149,879.20
50'	224	1.00	\$1,382.81	\$309,750.34	\$1,486.90	\$333,064.89
Total	368			\$449,138.00		\$482,944.09

5. Difference per Lot between Adopted FY 2025 and Proposed FY 2026

Product Type	ERU	FY2023 NET Assmt/Unit	FY2024 NET Assmt/Unit	NET Assmt Variance/Unit	% Variance	Per Mo.
35'	0.70	\$967.97	\$967.97	\$0.00	0%	\$0.00
50'	1.00	\$1,382.81	\$1,382.81	\$0.00	0%	\$0.00
Total						

**STATEMENT 3
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY**

FINANCIAL STATEMENT CATEGORY	GL ACCOUNT	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL CONTRACT AMOUNT
GENERAL ADMINISTRATIVE:				
SUPERVISORS COMPENSATION	1510000	Board of Supervisors	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.	\$2,400.00
PAYROLL TAXES	1510020	Payroll	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$183.60
PAYROLL PROCESSING	1510040	Innovative	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation	\$715.00
MANAGEMENT CONSULTING SERVICES	1510041	Kai	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$47,000.00
CONSTRUCTION ACCOUNTING SERVICES	1510042	Kai	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$0.00
BANK FEES	1510043	Bank United	Estimated for any bank related fees and check printing	\$500.00
AUDITING	1510220	DIBARTOLOMEO	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$0.00
INSURANCE	1510044	EGIS	The District's General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS	\$10,000.00
REGULATORY AND PERMIT FEES	1510045	Florida Dept of Economic Opportunity	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175.00
LEGAL ADVERTISEMENTS	1510280	Local Newspaper	The District is required to advertise various notices for monthly Board meetings and other public hearings as well as public bids, etc. in a newspaper of general circulation	\$4,500.00
ENGINEERING SERVICES	1510046	Banks	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$10,000.00
LEGAL SERVICES	1510340	Kutak Rock	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager	\$20,000.00
WEBSITE HOSTING	1510320	Campus Suite	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$2,015.00
ADMINISTRATIVE CONTINGENCY	1510048		Estimated for items not known and considered in the administrative allocations	\$10,000.00
DEBT SERVICE ADMINISTRATION:				

STATEMENT 3
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	GL ACCOUNT	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL CONTRACT AMOUNT
DISSEMINATING AGENT	1510160	Kai	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$6,500.00
TRUSTEE FEES	1510180	US BANK	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee	\$4,040.00
ARBITRAGE	1510240	LLS	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July	\$475.00
PHYSICAL ENVIRONMENT:				
AQUATIC MAINTENANCE	1510370	Aqua Preserve	The District will enter into a contract for the monthly care and maintenance of the lakes and ponds throughout the District. Lakes will be treated 1x monthly and wetland buffer and will be treated quarterly. Maintenance of 8 lakes in Seagrass and 1 lake in Seacove	\$40,200.00
POND BANK MOWING	1510371	TBD	Amount appropriated is an estimate for pond bank mowing	\$24,000.00
ELECTRICITY (IRRIGATION & POND PUMPS)	1510372	UTILITY SERVICES	Also covers labor to report usage data for SWFWMD Permits No. 20 021051.000 (Seagrass) and No. 20 021101.000 (Sea Cove) \$700/month. Includes four annual visits by ITS to inspect, test, and maintain all critical pump station components, ensuring proper performance, electrical integrity, valve operation, and system longevity, at an annual rate of \$2,400 per pump station, totaling \$4,800 for both Seagrass and Seacove.	\$25,000.00
IRRIGATION MAINTENANCE	NEW LINE	Irrigation Technical Services	This line item includes recurring services to support the District's irrigation infrastructure. The District contracts with Irrigation Technical Services (ITS) for quarterly pump station maintenance at a cost of \$1,200 per quarter (\$4,800 annually) and for monthly water use reporting at a cost of \$700 per month (\$8,400 annually). Additionally, the District receives monthly irrigation wet check services from Vision, billed at approximately \$122 per month (\$1,464 annually).	\$14,664.00
LANDSCAPING MAINTENANCE	1510373		Appropriates for maintenance of the CDD common area properties	\$147,733.00
FOUNTAIN MAINTENANCE	1510374		Estimated for the repair of fountains in the aquatic system	\$5,000.00
LANDSCAPE FIELD SERVICES	1510375		Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	\$15,000.00
STREETLIGHTS	1510376		Streetlights will be installed in the District and maintained by the HOA	\$0.00
PHYSICAL ENVIRONMENT CONTINGENCY	1510377		Additional maintenance added with new areas coming online	\$62,336.00
TOTAL EXPENDITURES				\$452,436.60

STATEMENT 4
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

	SERIES 2023	TOTAL FY 2026 BUDGET
REVENUE		
SPECIAL ASSESSMENTS - ON-ROLL - GROSS		
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$486,953.13	\$486,953.13
LESS: EARLY PAYMENT DISCOUNT		-
TOTAL REVENUE	\$486,953.13	\$486,953.13
EXPENDITURES		
COUNTY - ASSESSMENT COLLECTION FEES		-
INTEREST EXPENSE		
May 1, 2026	203,856.25	203,856.25
November 1, 2026	201,606.25	201,606.25
PRINCIPAL RETIREMENT		
May 1, 2026	80,000.00	80,000.00
TOTAL EXPENDITURES	\$485,462.50	\$485,462.50
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$1,490.63	\$1,490.63
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT)	\$1,490.63	\$1,490.63

**Table 1. Series 2023 (AA1) Allocation of Maximum Annual Debt Service (GROSS MADS), per SAMR
(as if all On-Roll)**

LOT WIDTH	LOTS	ERU	TOTAL ASSMTS	ASSMT / LOT
35'	144	0.70	\$162,580.65	\$1,129.03
50'	224	1.00	\$361,290.32	\$1,612.90
Total	368		\$523,870.97	

STATEMENT 5
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Par Outstanding
05/01/2024			199,100	199,100		6,375,000
11/01/2024			205,966	205,966	405,066	6,375,000
05/01/2025	75,000	5.63%	205,966	280,966		6,300,000
11/01/2025			203,856	203,856	484,822	6,300,000
05/01/2026	80,000	5.63%	203,856	283,856		6,220,000
11/01/2026			201,606	201,606	485,463	6,220,000
05/01/2027	85,000	5.63%	201,606	286,606		6,135,000
11/01/2027			199,216	199,216	485,822	6,135,000
05/01/2028	90,000	5.63%	199,216	289,216		6,045,000
11/01/2028			196,684	196,684	485,900	6,045,000
05/01/2029	95,000	5.63%	196,684	291,684		5,950,000
11/01/2029			194,013	194,013	485,697	5,950,000
05/01/2030	100,000	5.63%	194,013	294,013		5,850,000
11/01/2030			191,200	191,200	485,213	5,850,000
05/01/2031	105,000	6.38%	191,200	296,200		5,745,000
11/01/2031			187,853	187,853	484,053	5,745,000
05/01/2032	110,000	6.38%	187,853	297,853		5,635,000
11/01/2032			184,347	184,347	482,200	5,635,000
05/01/2033	120,000	6.38%	184,347	304,347		5,515,000
11/01/2033			180,522	180,522	484,869	5,515,000
05/01/2034	130,000	6.38%	180,522	310,522		5,385,000
11/01/2034			176,378	176,378	486,900	5,385,000
05/01/2035	135,000	6.38%	176,378	311,378		5,250,000
11/01/2035			172,075	172,075	483,453	5,250,000
05/01/2036	145,000	6.38%	172,075	317,075		5,105,000
11/01/2036			167,453	167,453	484,528	5,105,000
05/01/2037	155,000	6.38%	167,453	322,453		4,950,000
11/01/2037			162,513	162,513	484,966	4,950,000
05/01/2038	165,000	6.38%	162,513	327,513		4,785,000
11/01/2038			157,253	157,253	484,766	4,785,000
05/01/2039	175,000	6.38%	157,253	332,253		4,610,000
11/01/2039			151,675	151,675	483,928	4,610,000
05/01/2040	185,000	6.38%	151,675	336,675		4,425,000
11/01/2040			145,778	145,778	482,453	4,425,000
05/01/2041	200,000	6.38%	145,778	345,778		4,225,000
11/01/2041			139,403	139,403	485,181	4,225,000
05/01/2042	215,000	6.38%	139,403	354,403		4,010,000
11/01/2042			132,550	132,550	486,953	4,010,000
05/01/2043	225,000	6.38%	132,550	357,550		3,785,000
11/01/2043			125,378	125,378	482,928	3,785,000
05/01/2044	240,000	6.63%	125,378	365,378		3,545,000
11/01/2044			117,428	117,428	482,806	3,545,000
05/01/2045	260,000	6.63%	117,428	377,428		3,285,000
11/01/2045			108,816	108,816	486,244	3,285,000
05/01/2046	275,000	6.63%	108,816	383,816		3,010,000
11/01/2046			99,706	99,706	483,522	3,010,000
05/01/2047	295,000	6.63%	99,706	394,706		2,715,000
11/01/2047			89,934	89,934	484,641	2,715,000
05/01/2048	315,000	6.63%	89,934	404,934		2,400,000
11/01/2048			79,500	79,500	484,434	2,400,000
05/01/2049	335,000	6.63%	79,500	414,500		2,065,000
11/01/2049			68,403	68,403	482,903	2,065,000
05/01/2050	360,000	6.63%	68,403	428,403		1,705,000
11/01/2050			56,478	56,478	484,881	1,705,000
05/01/2051	385,000	6.63%	56,478	441,478		1,320,000
11/01/2051			43,725	43,725	485,203	1,320,000
05/01/2052	410,000	6.63%	43,725	453,725		910,000
11/01/2052			30,144	30,144	483,869	910,000
05/01/2053	440,000	6.63%	30,144	470,144		470,000
11/01/2053			15,569	15,569	485,713	470,000
05/01/2054	470,000	6.63%	15,569	485,569		0
11/01/2054					485,569	0
	6,375,000		8,569,944	14,944,944	14,944,944	

MADS: 486,953

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

STATEMENT 6
NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	DS S2023, Gross	Total FY 2026	Total FY 2025	\$ Varaince
35'	144	0.70	\$1,040.83	\$1,129.03	\$2,169.86	\$2,169.86	\$0.00
50'	224	1.00	\$1,486.90	\$1,612.90	\$3,099.80	\$3,099.80	\$0.00
Total	368						

EXHIBIT 3

[Return to Agenda](#)

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this ____ day of _____, 2025, by and between:

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

_____, a _____, the owner and developer of lands within the boundary of the District, whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2026 ("**FY 2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. 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 of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**NORTH LOOP COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Its: _____

By: _____

Its: _____

EXHIBIT A: FY 2026 Budget

EXHIBIT 4

[Return to Agenda](#)

RESOLUTION 2025-06

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Loop Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. Funding Agreement. [RESERVED.]

b. Operations and Maintenance Assessments.

i. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially

benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- c. **Debt Service Special Assessments.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.
 - ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 4TH day of September , 2025.

ATTEST:

**NORTH LOOP COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

EXHIBIT 5

[Return to Agenda](#)

RESOLUTION 2025 - 07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the North Loop Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of September 2025.

ATTEST:

**NORTH LOOP
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT A
Notice of Meetings Fiscal Year 2026 Annual Meeting Schedule
North Loop Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the North Loop Community Development District shall be held on the 2nd Tuesday of every month at 2:30 p.m. at Punta Gorda Charlotte Library, 401 Shreve Street, Punta Gorda, FL 33950, except where noted. The meeting dates are as follows:

Oct 14, 2025
Nov 11, 2025
Dec 9, 2025
Jan 13, 2026
Feb 10, 2026
Mar 10, 2026
Apr 14, 2026
May 12, 2026
Jun 9, 2026
Jul 14, 2026
Aug 11, 2026
Sep 8, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained by Kai, 2502 Rocky Point Dr Suite 1000 Tampa, FL 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact KAI at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andy Mendenhall,
Kai, District Management

EXHIBIT 6

[Return to Agenda](#)



Quarterly Compliance Audit Report

North Loop

Date: April 2025 - 1st Quarter

Prepared for: Monica Alvarez

Developer: Kai

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

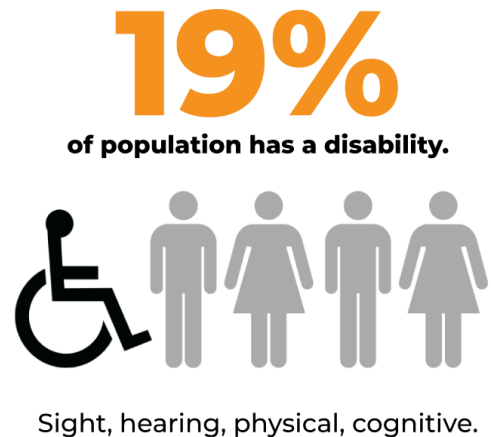
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
X	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

EXHIBIT 7

[Return to Agenda](#)

EXHIBIT 8

[Return to Agenda](#)

1 **MINUTES OF MEETING**

2 **NORTH LOOP**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the North Loop Community
5 Development District was held on Tuesday, June 10, 2025 at 2:30 p.m. at the Punta Gorda Charlotte
6 Library 401 Shreve Street, Punta Gorda, FL 33950.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr, Mendenhall called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Paul Martin	Board Supervisor, Chairman
11 John Leinaweaver	Board Supervisor, Assistant Secretary
12 James “Jim” Manners	Board Supervisor, Assistant Secretary

13 Also, present were:

14 Andy Mendenhall District Manager, Kai

15 *The following is a summary of the discussions and actions taken at the June 10, 2025 North Loop CDD*
16 *Board of Supervisors Regular Meeting.*

17 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual for**
18 **agenda items)**

19 There being no audience present, the next item followed.

20 **THIRD ORDER OF BUSINESS – Business Items**

21 A. Exhibit 1: **Consideration of Resolution 2025-04**; Approving Proposed FY 2025-2026 Budget and
22 Setting Public Hearing

23 ➤ *Exhibit A- North Loop FY 2026 Budget for Presentation*

24 On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board adopted 25 the Resolution 2025-04; Approving Proposed FY 2025-2026 Budget and Setting Public Hearing on 26 August 12, 2025 , for the North Loop Community Development District.

27 **FOURTH ORDER OF BUSINESS – Consent Agenda**

28 A. Consideration for Acceptance – The April 2025 Unaudited Financial Report

29 B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May
30 13, 2025

31 On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board 32 approved Items A and B of the Consent Agenda , for the North Loop Community Development District.
--

33 **FIFTH ORDER OF BUSINESS – Staff Reports**

34 A. District Manager

35 There being none, the next item followed.

36 B. District Attorney

37 There being none, the next item followed.

38 C. District Engineer

39 There being no representative present, the next item followed.

40 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business –** *(limited to 3 minutes per*
41 *individual)*

42 There being no audience present, the next item followed.

43 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

44 There being none, the next item followed.

45 **EIGHTH ORDER OF BUSINESS – Adjournment**

46 Mr. Mendenhall asked for final questions, comments, or corrections before requesting a motion to
47 adjourn the meeting. There being none, Mr. Manners made a motion to adjourn the meeting.

48 On a MOTION by Mr. Manners, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board
49 adjourned the meeting for the North Loop Community Development District.

50 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
51 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
52 *including the testimony and evidence upon which such appeal is to be based.*

53 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
54 **meeting held on _____.**

55

Signature

Signature

56

Printed Name

Printed Name

57 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 9

[Return to Agenda](#)

**North Loop
Community Development District**

**Financial Statements
(Unaudited)**

May 31, 2025

North Loop Community Development District
Balance Sheet
May 31, 2025

	GENERAL	DEBT SERVICE FUND 2023	2023 CONSTRUCTION FUND	TOTAL FUNDS
1 ASSETS				
2 CASH - OPERATING ACCOUNT	\$ -	\$ -	\$ -	\$ -
3 CASH - RESTRICTED CASH FOR DEBT SERVICE	80,115	-	-	80,115
4 DEBT SERVICE REVENUE	-	33,651	-	33,651
5 DEBT SERVICE RESERVE	-	500,924	-	500,924
6 DEBT SERVICE INTEREST	-	620	-	620
7 DEBT SERVICE COST OF ISSUANCE	-	-	-	-
8 ACQUISITION AND CONSTRUCTION	-	-	18,464	18,464
9 DTDF REC FROM GF	-	101,222	-	101,222
10 ACCTS. RECEIVABLE	3,350	-	-	3,350
11 ACCTS. RECEIVABLE EXCESS FEES	-	-	-	-
12 PREPAID ITEMS	313	-	-	313
11 TOTAL ASSETS	\$ 83,778	\$ 636,417	\$ 18,464	\$ 738,659
12 LIABILITIES AND FUND BALANCE				
13 LIABILITIES				
14 ACCOUNTS PAYABLE	\$ 13,300	\$ -	\$ -	\$ 13,300
15 ACCRUED EXPENSES	-	-	-	-
16 GF-DUE TO DS 2023	101,222	-	-	101,222
17 TOTAL LIABILITIES	114,522	-	-	114,522
17 FUND BALANCES				
18 NON-SPENDABLE	313	-	-	313
19 ASSIGNED	-	-	-	-
20 RESTRICTED	-	636,417	18,464	654,881
21 UNRESTRICTED NET ASSETS	75,809	-	-	75,809
22 NET CHANGE IN FUND BALANCE	(106,866)	-	-	(106,866)
23 TOTAL FUND BALANCE	(30,744)	636,417	18,464	624,137
22 TOTAL LIABILITIES & FUND BALANCE	\$ 83,778	\$ 636,417	\$ 18,464	\$ 738,659

North Loop Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUE - DEVELOPER FUNDING	\$ 449,138	\$ 299,425	\$ -	\$ (299,425)
3 LOT CLOSINGS	-	-	81,033	81,033
4 TOTAL REVENUE	449,138	299,425	81,033	(218,392)
5 EXPENDITURES				
6 GENERAL ADMINISTRATIVE				
7 SUPERVISOR COMPENSATION	-	-	-	-
8 PAYROLL TAXES	-	-	-	-
9 PAYROLL PROCESSING	-	-	-	-
10 ENGINEERING FEES	10,000	6,667	-	6,667
11 ADMINISTRATIVE CONTINGENCY	10,000	6,667	50	6,617
12 MANAGEMENT CONSULTING SERVICES	47,000	31,333	31,333	-
13 LEGAL ADVERTISEMENTS	4,500	3,000	90	2,910
14 REGULATORY AND PERMIT FEES	175	175	175	-
15 WEBSITE HOSTING	2,015	1,848	292	1,556
16 LEGAL SERVICES	20,000	13,333	4,155	9,178
17 INSURANCE	5,500	5,500	6,508	(1,008)
18 BANK FEES	500	333	-	333
19 AUDITING SERVICES	-	-	-	-
20 TOTAL GENERAL ADMINISTRATIVE	99,690	68,856	42,603	26,253
21 DEBT ADMINISTRATION				
22 TRUSTEE FEES	4,040	3,438	3,438	-
23 DISSEMINATION AGENT	5,000	5,000	6,500	(1,500)
24 ARBITRAGE	475	-	-	-
25 TOTAL DEBT ADMINISTRATION	9,515	8,438	9,938	(1,500)
26 PHYSICAL ENVIRONMENT				
27 SECURITY	-	-	-	-
28 COMPREHENSIVE FIELD SERVICES	-	-	-	-
29 LANDSCAPE REPLINISHMENT	-	-	-	-
30 POND MAINTENANCE	-	-	-	-
31 AQUATIC MAINTENANCE	40,200	26,800	29,050	(2,250)
32 POND BANK MOWING	24,000	16,000	16,000	-
33 ELECTRICITY (IRRIGATION AND POND PUMPS)	8,000	8,000	12,574	(4,574)
34 LANDSCAPING MAINTENANCE	147,733	98,489	74,149	24,340
35 FOUNTAIN MAINTENANCE	5,000	3,333	-	3,333
36 LANDSCAPE FIELD SERVICES	15,000	10,000	-	10,000
37 STREETLIGHTS	-	-	-	-
38 IRRIGATION MAINTENANCE & REPAIR	-	-	1,002	(1,002)
39 PHYSICAL ENVIRONMENT CONTINGENCY	100,000	66,667	2,583	64,084
40 TOTAL PHYSICAL ENVIRONMENT	339,933	229,289	135,358	93,931
41 TOTAL EXPENDITURES	449,138	306,583	187,899	118,684
42 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ (7,158)	\$ (106,866)	\$ (99,708)
43 FUND BALANCE - BEGINNING	-	76,122	76,122	-
44 FUND BALANCE - ENDING	\$ -	\$ 68,964	\$ (30,744)	\$ (99,708)

North Loop Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through May 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 DEVELOPER FUNDING	\$ -	\$ -	\$ 154,496	\$ 154,496
3 SPECIAL ASSESSMENT - ON ROLL	-	-	-	-
4 SPECIAL ASSESSMENT - OFF ROLL	484,822	323,215	326,797	3,582
5 PREPAYMENT REVENUE	-	-	-	-
6 INTEREST REVENUE	-	-	15,191	15,191
7 ASSESSMENT VIA LOT CLOSINGS	-	-	87,900	87,900
8 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
9 TOTAL REVENUE	484,822	323,215	584,384	261,169
10 EXPENDITURES				
11 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
12 INTEREST EXPENSE				
13 NOVEMBER 1, 2024	203,856	203,856	205,966	(2,109)
14 MAY 1, 2025	205,966	205,966	205,966	0
15 PREPAYMENT	-	-	-	-
16 PRINCIPAL PAYMENT	-	-	-	-
17 MAY 1, 2025	75,000	50,000	75,000	(25,000)
18 COST OF ISSUANCE	-	-	-	-
19 TOTAL EXPENDITURES	484,822	459,822	486,931	(27,109)
20 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ (136,607)	\$ 97,453	\$ 234,060
21 OTHER FINANCING SOURCES (USES)				
22 BOND PROCEEDS	-	-	-	-
23 TRANSFER IN (OUT)	-	-	-	-
24 TOTAL OTHER FINANCING SOURCES (USES)	\$ -	\$ -	\$ -	\$ -
25 FUND BALANCE - BEGINNING	538,964	538,964	538,964	-
26 FUND BALANCE - ENDING	\$ 538,964	\$ 402,357	\$ 636,417	\$ 234,060

North Loop Community Development District
Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through May 31, 2025

	FY 2025	
	Actual	
	Year-to-Date	
1 REVENUE		
2 DEVELOPER FUNDING	\$	-
3 BOND PROCEEDS		-
4 INTEREST		467
5 TOTAL REVENUE		467
6 EXPENDITURES		
7 CONSTRUCTION IN PROGRESS		-
8 TOTAL EXPENDITURES	\$	-
9 EXCESS REVENUE OVER (UNDER) EXPEND.		467
10 TRANSFER IN (OUT)		-
11 FUND BALANCE - BEGINNING		17,997
12 FUND BALANCE - ENDING	\$	18,464

North Loop Community Development District
Cash Reconciliation - General Fund
May 31, 2025

	Bank United
	(Operating Acct)
Ending Balance Per Bank Statement	\$ 91,472.36
Plus: Deposits in transit	0
Less: Outstanding Checks	(11,356.90)
<i>Adjusted Bank Balance</i>	<u>\$ 80,115.46</u>
Beginning Cash Balance Per Books	\$ 125,761.13
Cash Receipts	51,528.19
Cash Disbursements	(97,173.86)
<i>Balance Per Books</i>	<u>\$ 80,115.46</u>

North Loop Community Development District
Check Register - FY 2025

Date	Num	Name	Memo	Receipts	Disbursements	Balance
EOY Balance						85,612.25
10/1/2024	100043	Kai Connected, LLC	Invoice: 4058 (Reference: Column - Advertisement.)		106.91	85,505.34
10/8/2024	100824ACH	FPL	9389 TURTLE GRASS CIR #IRR		13.01	85,492.33
10/8/2024	100824ACH1	FPL	9687 SAND DUNE LN #LAKEB		26.94	85,465.39
10/8/2024	100824ACH2	FPL	9535 TURTLE GRASS CIR #LAKEC Aug 30, 2024 to Sep 7, 2024 (8 days)		20.48	85,444.91
10/8/2024	100824ACH3	FPL	9389 TURTLE GRASS CIR #IRR Aug 31, 2024 to Sep 13, 2024 (13 days)		26.91	85,418.00
10/9/2024	100924ACH	FPL	26550 SEAGRASS BLVD #ENTRY Aug 31, 2024 to Sep 13, 2024 (13 days)		26.91	85,391.09
10/9/2024	100045	Aquapreserve Inc.	Invoice: 10-3169 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE.)		3,350.00	82,041.09
10/9/2024	100046	Kai Connected, LLC	Invoice: 4073 (Reference: Professional Management Services Monthly.)		3,916.67	78,124.42
10/9/2024	100047	Stark Sullen Grading Inc.	Invoice: 12962 (Reference: lake bank mowing.)		2,000.00	76,124.42
10/16/2024	100048	Disclosure Technology Services, LLC	Invoice: 1256 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		1,500.00	74,624.42
10/16/2024	100049	Florida Dept of Economic Opportunity	Invoice: 91705 (Reference: Annual District Filing Fee.)		175.00	74,449.42
Balance as of 10/31/24				0.00	11,162.83	74,449.42
11/1/2024	110124ACH1	FPL	9389 TURTLE GRASS CIR #IRR Sep 13, 2024 to Oct 15, 2024 (32 days)		32.05	74,417.37
11/1/2024	110124ACH2	FPL	9535 TURTLE GRASS CIR #LAKEC Sep 7, 2024 to Oct 7, 2024 (30 days)		32.05	74,385.32
11/1/2024	1101124ACH3	FPL	9687 SAND DUNE LN #LAKEB Sep 13, 2024 to Oct 15, 2024 (32 days)		32.82	74,352.50
11/1/2024	1101124ACH4	FPL	9389 TURTLE GRASS CIR #IRR Sep 17, 2024 to Oct 15, 2024 (28 days)		99.76	74,252.74
11/1/2024	100050	Kai Connected, LLC	Invoice: 4147 (Reference: Fedex 10/29.)		43.21	74,209.53
11/4/2024	100051	IPFS Corporation	Invoice: 110124-9259 (Reference: Payment 2.)		473.26	73,736.27
11/5/2024	103124ACH	FPL	26550 SEAGRASS BLVD #ENTRY Sep 13, 2024 to Oct 15, 2024 (32 days)		32.05	73,704.22
11/7/2024	100052	Kutak Rock LLP	Invoice: 3469246 (Reference: For Professional Legal Services Rendered.)		320.00	73,384.22
11/13/2024	100053	Stark Sullen Grading Inc.	Invoice: 12991 (Reference: lake bank mowing.) Invoice: 12994 (Reference: lake		6,000.00	67,384.22
11/13/2024	100054	Regions Bank Corporate Trust Operations	Invoice: 119773 (Reference: Annual Trustee Fee.)		3,750.00	63,634.22
11/14/2024	111424ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Sep 7, 2024 to Oct 7, 2024 (30 days)		37.05	63,597.17
11/14/2024	111424ACH1	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950		200.00	63,397.17
11/14/2024	111424ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950		250.00	63,147.17
11/14/2024	111424ACH3	FPL	26450 SUNRAY BLVD #GATE, Punta Gorda, FL		250.00	62,897.17
11/15/2024	100055	Kai Connected, LLC	Invoice: 4161 (Reference: Professional Management Services Monthly.)		3,958.34	58,938.83
11/18/2024	Wire	Egis Insurance Advisors LLC	Reference: Policy #1001241036 10/01/2024-10/01/2025 Florida Insurance Alliance.		436.80	58,502.03
11/22/2024	100056	Aquapreserve Inc.	Invoice: 10-3187 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE.) Invoice		6,700.00	51,802.03
11/27/2024	100057	Kutak Rock LLP	Invoice: 3484358 (Reference: For Professional Legal Services Rendered.)		583.00	51,219.03
Balance as of 11/30/24				0.00	23,230.39	51,219.03
12/4/2024	120424ACH	FPL	9389 TURTLE GRASS CIR #IRR Oct 15, 2024 to Nov 13, 2024 (29 days)		32.05	51,186.98
12/4/2024	120424ACH1	FPL	9687 SAND DUNE LN #LAKEB Oct 15, 2024 to Nov 13, 2024 (29 days)		33.22	51,153.76
12/4/2024	120424ACH2	FPL	9389 TURTLE GRASS CIR #IRR Oct 15, 2024 to Nov 13, 2024 (29 days)		134.57	51,019.19
12/4/2024	120424ACH3	FPL	26550 SEAGRASS BLVD #ENTRY Oct 15, 2024 to Nov 13, 2024 (29 days)		331.95	50,687.24
12/9/2024	100058	Kai Connected, LLC	Invoice: 4224 (Reference: Professional Management Services Monthly.) Invoice:		8,958.34	41,728.90
12/9/2024	100059	IPFS Corporation	Invoice: 120324-9259 (Reference: Payment 3.)		473.26	41,255.64
12/9/2024	100060	Egis Insurance Advisors LLC	Invoice: 26527 (Reference: Package - Add Property.)		2,280.00	38,975.64
12/9/2024	100061	Stark Sullen Grading Inc.	Invoice: 13045 (Reference: lake bank mowing.)		2,000.00	36,975.64
12/13/2024	100062	Business Observer	Invoice: 24-00906T (Reference: Fiscal Year 2024/2025.)		72.19	36,903.45
Balance as of 12/31/24				0.00	14,315.58	36,903.45
1/1/2025	010125ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Nov 6, 2024 to Dec 6, 2024 (30 days)		32.05	36,871.40
1/1/2025	010125ACH2	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Nov 20, 2024 to Dec 13, 2024 (2		37.59	36,833.81
1/1/2025	010125ACH3	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Nov 18, 2024 to Dec 13, 2024 (25		66.21	36,767.60
1/3/2025	010125ACH1	FPL	9389 TURTLE GRASS CIR #IRR Nov 13, 2024 to Dec 13, 2024 (30 days)		32.05	36,735.55
1/3/2025	010325ACH2	FPL	9687 SAND DUNE LN #LAKEB Nov 13, 2024 to Dec 13, 2024 (30 days)		51.41	36,684.14
1/3/2025	010325ACH1	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Nov 13, 2024 to Dec 13, 202		145.15	36,538.99
1/3/2025	010325ACH	FPL	26550 SEAGRASS BLVD #ENTRY Nov 13, 2024 to Dec 13, 2024 (30 days)		654.60	35,884.39
1/7/2025	100063	Kai Connected, LLC	Invoice: 4323 (Reference: Professional Management Services Monthly.)		3,958.34	31,926.05
1/10/2025	100064	IPFS Corporation	Invoice: 010625-9259 (Reference: Payment 4.)		473.26	31,452.79
1/21/2025	100065	Kutak Rock LLP	Invoice: 3500413 (Reference: For Professional Legal Services Rendered 11/6-11/15		424.50	31,028.29
1/24/2025	100067	Stark Sullen Grading Inc.	Invoice: 13064 (Reference: lake bank mowing.)		2,000.00	29,028.29
1/24/2025	100066	Aquapreserve Inc.	Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE, 12/24. https://clientname(FI		3,350.00	25,678.29
1/27/2025	012725ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Dec 6, 2024 to Jan 8, 2025 (33 days)		243.48	25,434.81
Balance as of 01/31/25				0.00	11,300.74	25,434.81
2/3/2025	020325ACH	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 : Dec 13, 2024 to Jan 14, 2025		32.05	25,402.76
2/3/2025	020325ACH1	FPL	9389 TURTLE GRASS CIR #IRR Dec 13, 2024 to Jan 14, 2025 (32 days)		32.05	25,370.71
2/3/2025	020325ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Dec 13, 2024 to Jan 14, 2025 (3		155.74	25,214.97
2/3/2025	020325ACH3	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Dec 13, 2024 to Jan 14, 202		226.83	24,988.14

North Loop Community Development District
Check Register - FY 2025

Date	Num	Name	Memo	Receipts	Disbursements	Balance
2/3/2025	020325AH4	FPL	9687 SAND DUNE LN #LAKEB Dec 13, 2024 to Jan 14, 2025 (32 days)		330.48	24,657.66
2/3/2025	020325ACH5	FPL	26550 SEAGRASS BLVD #ENTRY Dec 13, 2024 to Jan 14, 2025 (32 days)		766.33	23,891.33
2/4/2025	100068	Aquapreserve Inc.	Invoice: 10-3240 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE JANUARY.)		3,350.00	20,541.33
2/4/2025	100069	Kutak Rock LLP	Invoice: 3512899 (Reference: For Professional Legal Services Rendered 12/19-12/2		322.50	20,218.83
2/6/2025	030625ACH7	FPL	26550 SEAGRASS BLVD #ENTRY Jan 14, 2025 to Feb 14, 2025 (31 days)		745.75	19,473.08
2/6/2025	596			36,000.00		55,473.08
2/7/2025	100070	Kai Connected, LLC	Invoice: 4406 (Reference: Professional Management Services Monthly.)		3,958.34	51,514.74
2/8/2025			Deposit	33,187.44		84,702.18
2/11/2025	100071	IPFS Corporation	Invoice: 020725-9259 (Reference: Payment 5.)		473.26	84,228.92
2/12/2025	100072	Business Observer	Invoice: 25-00085T (Reference: Fiscal Year 2024/2025.)		89.69	84,139.23
2/12/2025	100073	Stark Sullen Grading Inc.	Invoice: 13086 (Reference: lake bank mowing.)		2,000.00	82,139.23
2/18/2025			Deposit	17,423.46		99,562.69
2/19/2025	021925ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Jan 8, 2025 to Feb 7, 2025 (30 days)		241.03	99,321.66
2/19/2025	100074	Vision Landscapes Services of Florida,Inc	Invoice: 10221 (Reference: Irrigation System Repair.)		614.55	98,707.11
2/26/2025	100075	Kai Connected, LLC	Invoice: 4460 (Reference: Fedex 2/14.)		6.60	98,700.51
2/26/2025	100076	Vision Landscapes Services of Florida,Inc	Invoice: 10320 (Reference: Monthly Landscape Maintenance - February 2025.) In		838.55	97,861.96
Balance as of 02/28/25				86,610.90	14,183.75	97,861.96
3/6/2025	100077	Vision Landscapes Services of Florida,Inc	Invoice: 10311 (Reference: Monthly Landscape Maintenance - February 2025.)		9,192.00	88,669.96
3/6/2025	100078	Kai Connected, LLC	Invoice: 4491 (Reference: Professional Management Services Monthly.)		3,958.34	84,711.62
3/6/2025	030625ACH	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 : Jan 14, 2025 to Feb 14, 2025		32.05	84,679.57
3/6/2025	030625ACH1	FPL	9389 TURTLE GRASS CIR #IRR Jan 14, 2025 to Feb 14, 2025 (31 days)		32.05	84,647.52
3/6/2025	030625ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Dec 26, 2024 to Feb 14, 2025		64.29	84,583.23
3/6/2025	030625ACH3	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Jan 14, 2025 to Feb 14, 202		113.39	84,469.84
3/6/2025	030625ACH4	FPL	9687 SAND DUNE LN #LAKEB Jan 14, 2025 to Feb 14, 2025 (31 days)		319.39	84,150.45
3/6/2025	030625ACH5	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Jan 14, 2025 to Feb 14, 2025 (3		334.83	83,815.62
3/7/2025	100079	IPFS Corporation	Invoice: 030325-59259 (Reference: Payment 6.)		473.26	83,342.36
3/11/2025	100080	Aquapreserve Inc.	Invoice: 10-3255 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE OCTOBER.)		3,350.00	79,992.36
3/11/2025	100081	Stark Sullen Grading Inc.	Invoice: 13125 (Reference: lake bank mowing.)		2,000.00	77,992.36
3/14/2025	596			101,221.80		179,214.16
3/14/2025	596			109,800.00		289,014.16
3/19/2025	100082	Vision Landscapes Services of Florida,Inc	Invoice: 10671 (Reference: Monthly Landscape Maintenance - March 2025.) Invoi		9,314.58	279,699.58
3/27/2025	032725ach1	Regions Bank	wire made out to regions`		36,000.00	243,699.58
3/27/2025	032725ach2	Regions Bank	wire made out to regions`		109,800.00	133,899.58
3/28/2025	032825ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Feb 7, 2025 to Mar 7, 2025 (28 days)		227.63	133,671.95
Balance as of 03/31/25				211,021.80	175,211.81	133,671.95
4/3/2025	100083	IPFS Corporation	Invoice: 040325-59259 (Reference: Payment 7.)		473.26	133,198.69
4/3/2025	040325ACH	FPL	26550 SEAGRASS BLVD #ENTRY Feb 14, 2025 to Mar 14, 2025 (28 days)		686.25	132,512.44
4/3/2025	040325ACH1	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (28		32.05	132,480.39
4/3/2025	040325ACH2	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (32.16	132,448.23
4/3/2025	040325ACH3	FPL	9389 TURTLE GRASS CIR #IRR Feb 14, 2025 to Mar 14, 2025 (28 days)		34.11	132,414.12
4/3/2025	040325ACH4	FPL	9687 SAND DUNE LN #LAKEB Feb 14, 2025 to Mar 14, 2025 (28 days)		289.90	132,124.22
4/3/2025	040325ACH5	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (2		362.61	131,761.61
4/3/2025	040325ACH6	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 202		729.62	131,031.99
4/11/2025	041125ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Mar 7, 2025 to Apr 7, 2025 (31 days)		318.03	130,713.96
4/22/2025	100084	Stark Sullen Grading Inc.	Reference: lake bank mowing. https://clientname(FILLIN).payableslockbox.com/Doc		2,000.00	128,713.96
4/23/2025	042325ACH	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 202		1,047.62	127,666.34
4/23/2025	042325ACH1	FPL	26550 SEAGRASS BLVD #ENTRY Mar 14, 2025 to Apr 14, 2025 (31 days)		1,533.03	126,133.31
4/23/2025	042325ACH2	FPL	9687 SAND DUNE LN #LAKEB Mar 14, 2025 to Apr 14, 2025 (31 days)		372.18	125,761.13
Balance as of 04/30/25				-	7,910.82	125,761.13
5/7/2025			Deposit	30,421.85		156,182.98
5/7/2025	050725ACH	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025 (3		32.05	156,150.93
5/7/2025	050721ACH	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025		32.31	156,118.62
5/7/2025	050725ACH1	FPL	9389 TURTLE GRASS CIR #IRR Mar 14, 2025 to Apr 14, 2025 (31 days)		36.33	156,082.29
5/9/2025	050925ACH	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025 (31		376.03	155,706.26

North Loop Community Development District
Check Register - FY 2025

Date	Num	Name	Memo	Receipts	Disbursements	Balance
5/13/2025	051325ACH	IPFS Corporation	Reference: Payment 8.		478.26	155,228.00
5/15/2025	Wire	Vision Landscapes Services of Florida,Inc	Monthly Landscape Maintenance - October 2024 (Overpayment of \$1,000 in error)		49,460.65	105,767.35
5/19/2025	100086	Vision Landscapes Services of Florida,Inc	Invoice: 10888 (Reference: Monthly Landscape Maintenance - April 2025.) Invoi		9,314.58	96,452.77
5/19/2025	100087	Aquapreserve Inc.	Reference:LAKE, WETLANDS AND UPLANDS MAINTENANCE April		3,350.00	93,102.77
5/22/2025	100088	Kutak Rock LLP	Invoice: 3549904 (Reference: For Professional Legal Services Rendered 2-6 to 2-2		961.50	92,141.27
5/23/2025	100089	Kai Connected, LLC	Invoice: 4524 (Reference: Professional Management Services Monthly.)		3,958.34	88,182.93
5/27/2025	100090	kai Connected, LLC, CDD	Invoice: 4552 (Reference: Professional Management Services Monthly.)		3,958.34	84,224.59
5/27/2025	100091	Stark Sullen Grading Inc.	lake bank mowing		2,000.00	82,224.59
5/28/2025	052825ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Apr 7, 2025 to May 7, 2025 (30 days)		245.27	81,979.32
5/29/2025	100092	Kutak Rock LLP	Invoice: 3554499 (Reference: For Professional Legal Services Rendered 3/3-3/14/		1,863.86	80,115.46
5/31/2025	601		To adjust for the overspending in the operating account. Developer funding rece	21,106.34		101,221.80
5/31/2025	601		To adjust for the overspending in the operating account. Developer funding rece		21,106.34	80,115.46
Balance as of 05/31/25				51,528.19	97,173.86	80,115.46

North Loop Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through May 31, 2025

		FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	Comments
2	GENERAL FUND REVENUE - DEVELOPER FUNDING	449,138	299,425	-	(299,425)	Developer funding requests to be issued to cover shortfall
17	INSURANCE	5,500	5,500	6,508	(1,008)	Added Property (\$2,280) to policy period 10/1/24 - 9/30/25
23	DISSEMINATION AGENT	5,000	5,000	6,500	(1,500)	DTS software subscription of \$1,500 and Kai dissemination agent fee of \$5,000
31	AQUATIC MAINTENANCE	40,200	26,800	29,050	(2,250)	Paid \$2,250 to spray the utility boxes
33	ELECTRICITY (IRRIGATION AND POND PUMPS)	8,000	8,000	12,574	(4,574)	8 meters in use
38	IRRIGATION MAINTENANCE & REPAIR	-	-	1,002	(1,002)	Repair of damaged pop ups

**North Loop
Community Development District**

**Financial Statements
(Unaudited)**

June 30, 2025

North Loop Community Development District
Balance Sheet
June 30, 2025

	GENERAL	DEBT SERVICE FUND 2023	2023 CONSTRUCTION FUND	TOTAL FUNDS
1 ASSETS				
2 CASH - OPERATING ACCOUNT	\$ 3,770	\$ -	\$ -	\$ 3,770
3 CASH - RESTRICTED CASH FOR DEBT SERVICE	101,222	-	-	101,222
4 DEBT SERVICE REVENUE	-	33,664	-	33,664
5 DEBT SERVICE RESERVE	-	502,610	-	502,610
6 DEBT SERVICE INTEREST	-	622	-	622
7 DEBT SERVICE COST OF ISSUANCE	-	-	-	-
8 ACQUISITION AND CONSTRUCTION	-	-	18,526	18,526
9 DTDF REC FROM GF	-	101,222	-	101,222
10 ACCTS. RECEIVABLE	44,716	-	-	44,716
11 ACCTS. RECEIVABLE EXCESS FEES	-	-	-	-
12 PREPAID ITEMS	1,449	-	-	1,449
11 TOTAL ASSETS	\$ 151,157	\$ 638,118	\$ 18,526	\$ 807,801
12 LIABILITIES AND FUND BALANCE				
13 LIABILITIES				
14 ACCOUNTS PAYABLE	\$ 32,801	\$ -	\$ -	\$ 32,801
15 ACCRUED EXPENSES	-	-	-	-
16 GF-DUE TO DS 2023	101,222	-	-	101,222
17 TOTAL LIABILITIES	134,023	-	-	134,023
17 FUND BALANCES				
18 NON-SPENDABLE	313	-	-	313
19 ASSIGNED	-	-	-	-
20 RESTRICTED	-	-	-	-
21 UNRESTRICTED NET ASSETS	75,810	638,118	18,526	732,454
22 NET CHANGE IN FUND BALANCE	(58,989)	-	-	(58,989)
23 TOTAL FUND BALANCE	17,134	638,118	18,526	673,778
22 TOTAL LIABILITIES & FUND BALANCE	\$ 151,157	\$ 638,118	\$ 18,526	\$ 807,801

North Loop Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUE - DEVELOPER FUNDING	\$ 449,138	\$ 336,854	\$ 17,178	\$ (319,676)
3 LOT CLOSINGS	-	-	81,033	81,033
4 OTHER MISCELLANEOUS REVENUES	-	-	54,944	54,944
5 TOTAL REVENUE	449,138	336,854	153,155	(183,699)
6 EXPENDITURES				
7 GENERAL ADMINISTRATIVE				
8 SUPERVISOR COMPENSATION	-	-	-	-
9 PAYROLL TAXES	-	-	-	-
10 PAYROLL PROCESSING	-	-	-	-
11 ENGINEERING FEES	10,000	7,500	-	7,500
12 ADMINISTRATIVE CONTINGENCY	10,000	7,500	429	7,071
13 MANAGEMENT CONSULTING SERVICES	47,000	35,250	35,250	-
14 LEGAL ADVERTISEMENTS	4,500	3,375	90	3,285
15 REGULATORY AND PERMIT FEES	175	175	175	-
16 WEBSITE HOSTING	2,015	1,890	333	1,557
17 LEGAL SERVICES	20,000	15,000	4,518	10,482
18 INSURANCE	5,500	5,500	6,981	(1,481)
19 BANK FEES	500	375	-	375
20 AUDITING SERVICES	-	-	-	-
21 TOTAL GENERAL ADMINISTRATIVE	99,690	76,565	47,776	28,789
22 DEBT ADMINISTRATION				
23 TRUSTEE FEES	4,040	3,438	3,438	-
24 DISSEMINATION AGENT	5,000	5,000	6,500	(1,500)
25 ARBITRAGE	475	-	-	-
26 TOTAL DEBT ADMINISTRATION	9,515	8,438	9,938	(1,500)
27 PHYSICAL ENVIRONMENT				
28 SECURITY	-	-	-	-
29 COMPREHENSIVE FIELD SERVICES	-	-	-	-
30 LANDSCAPE REPLINISHMENT	-	-	-	-
31 POND MAINTENANCE	-	-	-	-
32 AQUATIC MAINTENANCE	40,200	30,150	32,400	(2,250)
33 POND BANK MOWING	24,000	18,000	18,000	-
34 ELECTRICITY (IRRIGATION & POND PUMPS)	8,000	8,000	17,981	(9,981)
35 LANDSCAPING MAINTENANCE	147,733	110,800	82,463	28,337
36 FOUNTAIN MAINTENANCE	5,000	3,750	-	3,750
37 LANDSCAPE FIELD SERVICES	15,000	11,250	-	11,250
38 STREETLIGHTS	-	-	-	-
39 IRRIGATION MAINTENANCE & REPAIR	-	-	1,002	(1,002)
40 PHYSICAL ENVIRONMENT CONTINGENCY	100,000	75,000	2,584	72,416
41 TOTAL PHYSICAL ENVIRONMENT	339,933	256,950	154,430	102,520
42 TOTAL EXPENDITURES	449,138	341,953	212,144	129,809
43 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ (5,100)	\$ (58,989)	\$ (53,890)
44 FUND BALANCE - BEGINNING	-	76,123	76,123	-
45 FUND BALANCE - ENDING	\$ -	\$ 71,024	\$ 17,134	\$ (53,890)

North Loop Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through June 30, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 DEVELOPER FUNDING	\$ -	\$ -	\$ 154,496	\$ 154,496
3 SPECIAL ASSESSMENT - ON ROLL	-	-	-	-
4 SPECIAL ASSESSMENT - OFF ROLL	484,822	363,616	326,797	(36,819)
5 PREPAYMENT REVENUE	-	-	-	-
6 INTEREST REVENUE	-	-	16,893	16,893
7 ASSESSMENT VIA LOT CLOSINGS	-	-	87,900	87,900
8 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
9 TOTAL REVENUE	484,822	363,616	586,086	222,470
10 EXPENDITURES				
11 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
12 INTEREST EXPENSE				
13 NOVEMBER 1, 2024	203,856	152,892	205,966	(53,074)
14 MAY 1, 2025	205,966	154,474	205,966	(51,492)
15 PREPAYMENT	-	-	-	-
16 PRINCIPAL PAYMENT	-	-	-	-
17 MAY 1, 2025	75,000	56,250	75,000	(18,750)
18 COST OF ISSUANCE	-	-	-	-
19 TOTAL EXPENDITURES	484,822	363,616	486,932	(123,316)
20 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ -	\$ 99,154	\$ 99,154
21 OTHER FINANCING SOURCES (USES)				
22 BOND PROCEEDS	-	-	-	-
23 TRANSFER IN (OUT)	-	-	-	-
24 TOTAL OTHER FINANCING SOURCES (USES)	\$ -	\$ -	\$ -	\$ -
25 FUND BALANCE - BEGINNING		538,963	538,963	-
26 FUND BALANCE - ENDING	\$ -	\$ 538,963	\$ 638,117	\$ 99,154

North Loop Community Development District
Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through June 30, 2025

	FY 2025 Actual Year-to-Date
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	529
5 TOTAL REVENUE	<u>529</u>
6 EXPENDITURES	
7 CONSTRUCTION IN PROGRESS	-
8 TOTAL EXPENDITURES	<u>\$ -</u>
9 EXCESS REVENUE OVER (UNDER) EXPEND.	529
10 TRANSFER IN (OUT)	-
11 FUND BALANCE - BEGINNING	17,997
12 FUND BALANCE - ENDING	<u><u>\$ 18,526</u></u>

North Loop Community Development District
Cash Reconciliation - General Fund
June 30, 2025

	Bank United
	(Operating Acct)
Ending Balance Per Bank Statement	\$ 105,896.10
Plus: Deposits in transit	0
Less: Outstanding Checks	(657.96)
<i>Adjusted Bank Balance</i>	<u>\$ 105,238.14</u>
Beginning Cash Balance Per Books	\$ 80,115.46
Cash Receipts	51,862.96
Cash Disbursements	(26,740.28)
<i>Balance Per Books</i>	<u>\$ 105,238.14</u>

**North Loop Community Development District
Check Register - FY 2025**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
9/30/2024			EOY Balance			85,612.25
10/1/2024	100043	Kai Connected, LLC	Invoice: 4058 (Reference: Column - Advertisement.)		106.91	85,505.34
10/8/2024	100824ACH	FPL	9389 TURTLE GRASS CIR #IRR		13.01	85,492.33
10/8/2024	100824ACH1	FPL	9687 SAND DUNE LN #LAKEB		26.94	85,465.39
10/8/2024	100824ACH2	FPL	9535 TURTLE GRASS CIR #LAKEC Aug 30, 2024 to Sep 7, 2024 (8 days)		20.48	85,444.91
10/8/2024	100824ACH3	FPL	9389 TURTLE GRASS CIR #IRR Aug 31, 2024 to Sep 13, 2024 (13 days)		26.91	85,418.00
10/9/2024	100924ACH	FPL	26550 SEAGRASS BLVD #ENTRY Aug 31, 2024 to Sep 13, 2024 (13 days)		26.91	85,391.09
10/9/2024	100045	Aquapreserve Inc.	Invoice: 10-3169 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE.)		3,350.00	82,041.09
10/9/2024	100046	Kai Connected, LLC	Invoice: 4073 (Reference: Professional Management Services Monthly.)		3,916.67	78,124.42
10/9/2024	100047	Stark Sullen Grading Inc.	Invoice: 12962 (Reference: lake bank mowing.)		2,000.00	76,124.42
10/16/2024	100048	Disclosure Technology Services, LLC	Invoice: 1256 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		1,500.00	74,624.42
10/16/2024	100049	Florida Dept of Economic Opportunity	Invoice: 91705 (Reference: Annual District Filing Fee.)		175.00	74,449.42
Balance as of 10/31/24				-	11,162.83	74,449.42
11/1/2024	110124ACH1	FPL			32.05	74,417.37
11/1/2024	110124ACH2	FPL	9535 TURTLE GRASS CIR #LAKEC Sep 7, 2024 to Oct 7, 2024 (30 days)		32.05	74,385.32
11/1/2024	1101124ACH3	FPL	9687 SAND DUNE LN #LAKEB Sep 13, 2024 to Oct 15, 2024 (32 days)		32.82	74,352.50
11/1/2024	1101124ACH4	FPL	9389 TURTLE GRASS CIR #IRR Sep 17, 2024 to Oct 15, 2024 (28 days)		99.76	74,252.74
11/1/2024	100050	Kai Connected, LLC	Invoice: 4147 (Reference: Fedex 10/29.)		43.21	74,209.53
11/4/2024	100051	IPFS Corporation	Invoice: 110124-9259 (Reference: Payment 2.)		473.26	73,736.27
11/5/2024	103124ACH	FPL	26550 SEAGRASS BLVD #ENTRY Sep 13, 2024 to Oct 15, 2024 (32 days)		32.05	73,704.22
11/7/2024	100052	Kutak Rock LLP	Invoice: 3469246 (Reference: For Professional Legal Services Rendered.)		320.00	73,384.22
11/13/2024	100053	Stark Sullen Grading Inc.	Invoice: 12991 (Reference: lake bank mowing.) Invoice: 12994 (Reference: lake		6,000.00	67,384.22
11/13/2024	100054	Regions Bank Corporate Trust Operations	Invoice: 119773 (Reference: Annual Trustee Fee.)		3,750.00	63,634.22
11/14/2024	111424ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Sep 7, 2024 to Oct 7, 2024 (30 days)		37.05	63,597.17
11/14/2024	111424ACH1	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950		200.00	63,397.17
11/14/2024	111424ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950		250.00	63,147.17
11/14/2024	111424ACH3	FPL	26450 SUNRAY BLVD #GATE, Punta Gorda, FL		250.00	62,897.17
11/15/2024	100055	Kai Connected, LLC	Invoice: 4161 (Reference: Professional Management Services Monthly.)		3,958.34	58,938.83
11/18/2024	Wire	Egis Insurance Advisors LLC	Reference: Policy #1001241036 10/01/2024-10/01/2025 Florida Insurance Alliance.		436.80	58,502.03
11/22/2024	100056	Aquapreserve Inc.	Invoice: 10-3187 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE.) Invoice		6,700.00	51,802.03
11/27/2024	100057	Kutak Rock LLP	Invoice: 3484358 (Reference: For Professional Legal Services Rendered.)		583.00	51,219.03
Balance as of 11/30/24				-	23,230.39	51,219.03
12/4/2024	120424ACH	FPL			32.05	51,186.98
12/4/2024	120424ACH1	FPL	9687 SAND DUNE LN #LAKEB Oct 15, 2024 to Nov 13, 2024 (29 days)		33.22	51,153.76
12/4/2024	120424ACH2	FPL	9389 TURTLE GRASS CIR #IRR Oct 15, 2024 to Nov 13, 2024 (29 days)		134.57	51,019.19
12/4/2024	120424ACH3	FPL	26550 SEAGRASS BLVD #ENTRY Oct 15, 2024 to Nov 13, 2024 (29 days)		331.95	50,687.24
12/9/2024	100058	Kai Connected, LLC	Invoice: 4224 (Reference: Professional Management Services Monthly.) Invoice:		8,958.34	41,728.90
12/9/2024	100059	IPFS Corporation	Invoice: 120324-9259 (Reference: Payment 3.)		473.26	41,255.64
12/9/2024	100060	Egis Insurance Advisors LLC	Invoice: 26527 (Reference: Package - Add Property.)		2,280.00	38,975.64
12/9/2024	100061	Stark Sullen Grading Inc.	Invoice: 13045 (Reference: lake bank mowing.)		2,000.00	36,975.64
12/13/2024	100062	Business Observer	Invoice: 24-00906T (Reference: Fiscal Year 2024/2025.)		72.19	36,903.45
Balance as of 12/31/24				-	14,315.58	36,903.45
1/1/2025	010125ACH	FPL			32.05	36,871.40
1/1/2025	010125ACH2	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Nov 20, 2024 to Dec 13, 2024 (2		37.59	36,833.81
1/1/2025	010125ACH3	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Nov 18, 2024 to Dec 13, 2024 (25		66.21	36,767.60
1/3/2025	010125ACH1	FPL	9389 TURTLE GRASS CIR #IRR Nov 13, 2024 to Dec 13, 2024 (30 days)		32.05	36,735.55
1/3/2025	010325ACH2	FPL	9687 SAND DUNE LN #LAKEB Nov 13, 2024 to Dec 13, 2024 (30 days)		51.41	36,684.14
1/3/2025	010325ACH1	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Nov 13, 2024 to Dec 13, 202		145.15	36,538.99
1/3/2025	010325ACH	FPL	26550 SEAGRASS BLVD #ENTRY Nov 13, 2024 to Dec 13, 2024 (30 days)		654.60	35,884.39
1/7/2025	100063	Kai Connected, LLC	Invoice: 4323 (Reference: Professional Management Services Monthly.)		3,958.34	31,926.05
1/10/2025	100064	IPFS Corporation	Invoice: 010625-9259 (Reference: Payment 4.)		473.26	31,452.79
1/21/2025	100065	Kutak Rock LLP	Invoice: 3500413 (Reference: For Professional Legal Services Rendered 11/6-11/15		424.50	31,028.29
1/24/2025	100067	Stark Sullen Grading Inc.	Invoice: 13064 (Reference: lake bank mowing.)		2,000.00	29,028.29
1/24/2025	100066	Aquapreserve Inc.	Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE, 12/24. https://clientname(FI		3,350.00	25,678.29
1/27/2025	012725ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Dec 6, 2024 to Jan 8, 2025 (33 days)		243.48	25,434.81
Balance as of 01/31/25				-	11,300.74	25,434.81
2/3/2025	020325ACH	FPL			32.05	25,402.76
2/3/2025	020325ACH1	FPL	9389 TURTLE GRASS CIR #IRR Dec 13, 2024 to Jan 14, 2025 (32 days)		32.05	25,370.71
2/3/2025	020325ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Dec 13, 2024 to Jan 14, 2025 (3		155.74	25,214.97
2/3/2025	020325ACH3	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Dec 13, 2024 to Jan 14, 202		226.83	24,988.14
2/3/2025	020325AH4	FPL	9687 SAND DUNE LN #LAKEB Dec 13, 2024 to Jan 14, 2025 (32 days)		330.48	24,657.66

**North Loop Community Development District
Check Register - FY 2025**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
2/3/2025	020325ACH5	FPL	26550 SEAGRASS BLVD #ENTRY Dec 13, 2024 to Jan 14, 2025 (32 days)		766.33	23,891.33
2/4/2025	100068	Aquapreserve Inc.	Invoice: 10-3240 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE JANUARY.)		3,350.00	20,541.33
2/4/2025	100069	Kutak Rock LLP	Invoice: 3512899 (Reference: For Professional Legal Services Rendered 12/19-12/2		322.50	20,218.83
2/6/2025	030625ACH7	FPL	26550 SEAGRASS BLVD #ENTRY Jan 14, 2025 to Feb 14, 2025 (31 days)		745.75	19,473.08
2/6/2025	596			36,000.00		55,473.08
2/7/2025	100070	Kai Connected, LLC	Invoice: 4406 (Reference: Professional Management Services Monthly.)		3,958.34	51,514.74
2/8/2025			Deposit	33,187.44		84,702.18
2/11/2025	100071	IPFS Corporation	Invoice: 020725-9259 (Reference: Payment 5.)		473.26	84,228.92
2/12/2025	100072	Business Observer	Invoice: 25-00085T (Reference: Fiscal Year 2024/2025.)		89.69	84,139.23
2/12/2025	100073	Stark Sullen Grading Inc.	Invoice: 13086 (Reference: lake bank mowing.)		2,000.00	82,139.23
2/18/2025			Deposit	17,423.46		99,562.69
2/19/2025	021925ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Jan 8, 2025 to Feb 7, 2025 (30 days)		241.03	99,321.66
2/19/2025	100074	Vision Landscapes Services of Florida,Inc	Invoice: 10221 (Reference: Irrigation System Repair.)		614.55	98,707.11
2/26/2025	100075	Kai Connected, LLC	Invoice: 4460 (Reference: Fedex 2/14.)		6.60	98,700.51
2/26/2025	100076	Vision Landscapes Services of Florida,Inc	Invoice: 10320 (Reference: Monthly Landscape Maintenance - February 2025.) In		838.55	97,861.96
Balance as of 02/28/25				86,610.90	14,183.75	97,861.96
3/6/2025	100077	Vision Landscapes Services of Florida,Inc			9,192.00	88,669.96
3/6/2025	100078	Kai Connected, LLC	Invoice: 4491 (Reference: Professional Management Services Monthly.)		3,958.34	84,711.62
3/6/2025	030625ACH	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 : Jan 14, 2025 to Feb 14, 2025		32.05	84,679.57
3/6/2025	030625ACH1	FPL	9389 TURTLE GRASS CIR #IRR Jan 14, 2025 to Feb 14, 2025 (31 days)		32.05	84,647.52
3/6/2025	030625ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Dec 26, 2024 to Feb 14, 2025		64.29	84,583.23
3/6/2025	030625ACH3	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Jan 14, 2025 to Feb 14, 202		113.39	84,469.84
3/6/2025	030625ACH4	FPL	9687 SAND DUNE LN #LAKEB Jan 14, 2025 to Feb 14, 2025 (31 days)		319.39	84,150.45
3/6/2025	030625ACH5	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Jan 14, 2025 to Feb 14, 2025 (3		334.83	83,815.62
3/7/2025	100079	IPFS Corporation	Invoice: 030325-59259 (Reference: Payment 6.)		473.26	83,342.36
3/11/2025	100080	Aquapreserve Inc.	Invoice: 10-3255 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE OCTOBER.)		3,350.00	79,992.36
3/11/2025	100081	Stark Sullen Grading Inc.	Invoice: 13125 (Reference: lake bank mowing.)		2,000.00	77,992.36
3/14/2025	596			101,221.80		179,214.16
3/14/2025	596			109,800.00		289,014.16
3/19/2025	100082	Vision Landscapes Services of Florida,Inc	Invoice: 10671 (Reference: Monthly Landscape Maintenance - March 2025.) Invoi		9,314.58	279,699.58
3/27/2025	032725ach1	Regions Bank	wire made out to regions'		36,000.00	243,699.58
3/27/2025	032725ach2	Regions Bank	wire made out to regions'		109,800.00	133,899.58
3/28/2025	032825ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Feb 7, 2025 to Mar 7, 2025 (28 days)		227.63	133,671.95
Balance as of 03/31/25				211,021.80	175,211.81	133,671.95
4/3/2025	100083	IPFS Corporation			473.26	133,198.69
4/3/2025	040325ACH	FPL	26550 SEAGRASS BLVD #ENTRY Feb 14, 2025 to Mar 14, 2025 (28 days)		686.25	132,512.44
4/3/2025	040325ACH1	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (28		32.05	132,480.39
4/3/2025	040325ACH2	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (32.16	132,448.23
4/3/2025	040325ACH3	FPL	9389 TURTLE GRASS CIR #IRR Feb 14, 2025 to Mar 14, 2025 (28 days)		34.11	132,414.12
4/3/2025	040325ACH4	FPL	9687 SAND DUNE LN #LAKEB Feb 14, 2025 to Mar 14, 2025 (28 days)		289.90	132,124.22
4/3/2025	040325ACH5	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (2		362.61	131,761.61
4/3/2025	040325ACH6	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 202		729.62	131,031.99
4/11/2025	041125ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Mar 7, 2025 to Apr 7, 2025 (31 days)		318.03	130,713.96
4/22/2025	100084	Stark Sullen Grading Inc.	Reference: lake bank mowing. https://clientname(FILLIN).payableslockbox.com/Doc		2,000.00	128,713.96
4/23/2025	042325ACH	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 202		1,047.62	127,666.34
4/23/2025	042325ACH1	FPL	26550 SEAGRASS BLVD #ENTRY Mar 14, 2025 to Apr 14, 2025 (31 days)		1,533.03	126,133.31
4/23/2025	042325ACH2	FPL	9687 SAND DUNE LN #LAKEB Mar 14, 2025 to Apr 14, 2025 (31 days)		372.18	125,761.13
Balance as of 04/30/25				-	7,910.82	125,761.13
5/7/2025				30,421.85		156,182.98
5/7/2025	050725ACH	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025 (3		32.05	156,150.93
5/7/2025	050721ACH	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025		32.31	156,118.62
5/7/2025	050725ACH1	FPL	9389 TURTLE GRASS CIR #IRR Mar 14, 2025 to Apr 14, 2025 (31 days)		36.33	156,082.29
5/9/2025	050925ACH	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025 (31		376.03	155,706.26
5/13/2025	051325ACH	IPFS Corporation	Reference: Payment 8.		478.26	155,228.00
5/15/2025	Wire	Vision Landscapes Services of Florida,Inc	Monthly Landscape Maintenance - October 2024 (Overpayment of \$1,000 in error)		49,460.65	105,767.35
5/19/2025	100086	Vision Landscapes Services of Florida,Inc	Invoice: 10888 (Reference: Monthly Landscape Maintenance - April 2025.) Invoi		9,314.58	96,452.77
5/19/2025	100087	Aquapreserve Inc.	Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE April		3,350.00	93,102.77
5/22/2025	100088	Kutak Rock LLP	Invoice: 3549904 (Reference: For Professional Legal Services Rendered 2-6 to 2-2		961.50	92,141.27
5/23/2025	100089	Kai Connected, LLC	Invoice: 4524 (Reference: Professional Management Services Monthly.)		3,958.34	88,182.93
5/27/2025	100090	kai Connected, LLC, CDD	Invoice: 4552 (Reference: Professional Management Services Monthly.)		3,958.34	84,224.59
5/27/2025	100091	Stark Sullen Grading Inc.	lake bank mowing		2,000.00	82,224.59

**North Loop Community Development District
Check Register - FY 2025**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
5/28/2025	052825ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Apr 7, 2025 to May 7, 2025 (30 days)		245.27	81,979.32
5/29/2025	100092	Kutak Rock LLP	Invoice: 3554499 (Reference: For Professional Legal Services Rendered 3/3-3/14/		1,863.86	80,115.46
5/31/2025	601		To adjust for the overspending in the operating account. Developer funding rece	21,106.34		101,221.80
5/31/2025	601		To adjust for the overspending in the operating account. Developer funding rece		21,106.34	80,115.46
Balance as of 05/31/25				51,528.19	97,173.86	80,115.46
6/1/2025	601R				21,106.34	59,009.12
6/1/2025	601R		To adjust for the overspending in the operating account. Developer funding rece	21,106.34		80,115.46
6/11/2025	061125ACH	FPL	26550 SEAGRASS BLVD #ENTRY Reconnection Fee		85.65	80,029.81
6/19/2025	061925ACH	FPL	9687 SAND DUNE LN #LAKEB May 14, 2025 to Jun 13, 2025 (30 days)		618.59	79,411.22
6/19/2025	061925ACH1	FPL	9389 TURTLE GRASS CIR #IRR May 14, 2025 to Jun 13, 2025 (30 days)		76.72	79,334.50
6/19/2025	061925ACH2	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 14, 2025 to Jun 13, 2025 (3		1,185.30	78,149.20
6/19/2025	061925ACH3	FPL	26550 SEAGRASS BLVD #ENTRY May 14, 2025 to Jun 13, 2025 (30 days)		1,491.32	76,657.88
6/19/2025	061925ACH4	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 May 14, 2025 to Jun 13, 2025 (30		1,552.25	75,105.63
6/19/2025	061925ACH5	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 May 14, 2025 to Jun 13, 2025		76.57	75,029.06
6/19/2025	061925ACH6	FPL	26450 SUNRAY BLVD # GATE May 14, 2025 to Jun 13, 2025 (30 days)		74.28	74,954.78
6/19/2025	chk # 0004020	BF-KL Seagrass LLC		30,756.62		105,711.40
6/27/2025	100093	IPFS Corporation	Invoice: 062625-59259 (Reference: Payment 9.)		473.26	105,238.14
Balance as of 06/30/25				51,862.96	26,740.28	105,238.14

North Loop Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through June 30, 2025

		FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	Comments
2	GENERAL FUND REVENUE - DEVELOPER FUNDING	449,138	336,854	17,178	(319,676)	Developer funding requests to be issued to cover shortfall
18	INSURANCE	5,500	5,500	6,981	(1,481)	Added Property (\$2,280) to policy period 10/1/24 - 9/30/25
24	DISSEMINATION AGENT	5,000	5,000	6,500	(1,500)	DTS software subscription of \$1,500 and Kai dissemination agent fee of \$5,000
32	AQUATIC MAINTENANCE	40,200	30,150	32,400	(2,250)	Paid an invoice twice and paid \$2,250 to spray the utility boxes
34	ELECTRICITY (IRRIGATION & POND PUMPS)	8,000	8,000	17,981	(9,981)	8 meters in use
39	IRRIGATION MAINTENANCE & REPAIR	-	-	1,002	(1,002)	Repair of damaged pop ups

**North Loop
Community Development District**

**Financial Statements
(Unaudited)**

July 31, 2025

North Loop Community Development District
Balance Sheet
July 31, 2025

	GENERAL	DEBT SERVICE FUND 2023	2023 CONSTRUCTION FUND	TOTAL FUNDS
1 ASSETS				
2 CASH - OPERATING ACCOUNT	\$ 34,886	\$ -	\$ -	\$ 34,886
3 CASH - RESTRICTED CASH FOR DEBT SERVICE	101,222	-	-	101,222
4 DEBT SERVICE REVENUE	-	33,773	-	33,773
5 DEBT SERVICE RESERVE	-	504,243	-	504,243
6 DEBT SERVICE INTEREST	-	624	-	624
7 DEBT SERVICE COST OF ISSUANCE	-	-	-	-
8 ACQUISITION AND CONSTRUCTION	-	-	18,586	18,586
9 DTF REC FROM GF	-	101,222	-	101,222
10 ACCTS. RECEIVABLE	10,853	-	-	10,853
11 ACCTS. RECEIVABLE EXCESS FEES	-	-	-	-
12 PREPAID ITEMS	2,779	-	-	2,779
13 TOTAL ASSETS	\$ 149,740	\$ 639,862	\$ 18,586	\$ 808,188
14 LIABILITIES AND FUND BALANCE				
15 LIABILITIES				
16 ACCOUNTS PAYABLE	\$ 10,602	\$ -	\$ -	\$ 10,602
17 ACCRUED EXPENSES	3,958	-	-	3,958
18 GF-DUE TO DS 2023	101,222	-	-	101,222
19 TOTAL LIABILITIES	115,782	-	-	115,782
20 FUND BALANCES				
21 NON-SPENDABLE	313	-	-	313
22 ASSIGNED	-	-	-	-
23 RESTRICTED	-	-	-	-
24 UNRESTRICTED NET ASSETS	75,810	538,963	17,997	632,770
25 NET CHANGE IN FUND BALANCE	(42,165)	100,899	589	59,323
26 TOTAL FUND BALANCE	33,958	639,862	18,586	692,406
27 TOTAL LIABILITIES & FUND BALANCE	\$ 149,740	\$ 639,862	\$ 18,586	\$ 808,188

North Loop Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUE - DEVELOPER FUNDING	\$ 449,138	\$ 374,282	\$ 82,975	\$ (291,307)
3 LOT CLOSINGS	-	-	111,455	111,455
4 OTHER MISCELLANEOUS REVENUES	-	-	-	-
5 TOTAL REVENUE	449,138	374,282	194,430	(179,852)
6 EXPENDITURES				
7 GENERAL ADMINISTRATIVE				
8 SUPERVISOR COMPENSATION	-	-	400	(400)
9 PAYROLL TAXES	-	-	31	(31)
10 PAYROLL PROCESSING	-	-	100	(100)
11 ENGINEERING FEES	10,000	8,333	-	8,333
12 ADMINISTRATIVE CONTINGENCY	10,000	8,333	50	8,283
13 MANAGEMENT CONSULTING SERVICES	47,000	39,167	39,167	-
14 LEGAL ADVERTISEMENTS	4,500	3,750	90	3,660
15 REGULATORY AND PERMIT FEES	175	175	175	-
16 WEBSITE HOSTING	2,015	1,932	501	1,431
17 LEGAL SERVICES	20,000	16,667	4,760	11,907
18 INSURANCE	5,500	5,500	7,002	(1,502)
19 BANK FEES	500	417	-	417
20 AUDITING SERVICES	-	-	-	-
21 TOTAL GENERAL ADMINISTRATIVE	99,690	84,274	52,276	31,998
22 DEBT ADMINISTRATION				
23 TRUSTEE FEES	4,040	2,813	2,813	-
24 DISSEMINATION AGENT	5,000	5,000	6,500	(1,500)
25 ARBITRAGE	475	-	-	-
26 TOTAL DEBT ADMINISTRATION	9,515	7,813	9,313	(1,500)
27 PHYSICAL ENVIRONMENT				
28 SECURITY	-	-	-	-
29 COMPREHENSIVE FIELD SERVICES	-	-	-	-
30 LANDSCAPE REPLINISHMENT	-	-	-	-
31 POND MAINTENANCE	-	-	-	-
32 AQUATIC MAINTENANCE	40,200	33,500	35,750	(2,250)
33 POND BANK MOWING	24,000	20,000	20,000	-
34 ELECTRICITY (IRRIGATION & POND PUMPS)	8,000	8,000	20,382	(12,382)
35 LANDSCAPING MAINTENANCE	147,733	123,111	91,778	31,333
36 FOUNTAIN MAINTENANCE	5,000	4,167	2,311	1,856
37 LANDSCAPE FIELD SERVICES	15,000	12,500	-	12,500
38 STREETLIGHTS	-	-	-	-
39 IRRIGATION MAINTENANCE & REPAIR	-	-	2,201	(2,201)
40 PHYSICAL ENVIRONMENT CONTINGENCY	100,000	83,333	2,584	80,749
41 TOTAL PHYSICAL ENVIRONMENT	339,933	284,611	175,006	109,605
42 TOTAL EXPENDITURES	449,138	376,698	236,595	140,103
43 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ (2,416)	\$ (42,165)	\$ (39,749)
44 FUND BALANCE - BEGINNING	-	76,123	76,123	-
45 FUND BALANCE - ENDING	\$ -	\$ 73,707	\$ 33,958	\$ (39,749)

North Loop Community Development District
Debt Service Fund - Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 DEVELOPER FUNDING	\$ -	\$ -	\$ 154,497	\$ 154,497
3 SPECIAL ASSESSMENT - ON ROLL	-	-	-	-
4 SPECIAL ASSESSMENT - OFF ROLL	484,822	404,018	326,797	(77,221)
5 PREPAYMENT REVENUE	-	-	-	-
6 INTEREST REVENUE	-	-	18,637	18,637
7 ASSESSMENT VIA LOT CLOSINGS	-	-	87,900	87,900
8 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
9 TOTAL REVENUE	484,822	404,018	587,831	183,813
10 EXPENDITURES				
11 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
12 INTEREST EXPENSE				
13 NOVEMBER 1, 2024	203,856	203,856	205,966	(2,110)
14 MAY 1, 2025	205,966	205,966	205,966	(0)
15 PREPAYMENT	-	-	-	-
16 PRINCIPAL PAYMENT	-	-	-	-
17 MAY 1, 2025	75,000	62,500	75,000	(12,500)
18 COST OF ISSUANCE	-	-	-	-
19 TOTAL EXPENDITURES	484,822	472,322	486,932	(14,610)
20 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ (68,304)	\$ 100,899	\$ 169,203
21 OTHER FINANCING SOURCES (USES)				
22 BOND PROCEEDS	-	-	-	-
23 TRANSFER IN (OUT)	-	-	-	-
24 TOTAL OTHER FINANCING SOURCES (USES)	\$ -	\$ -	\$ -	\$ -
25 FUND BALANCE - BEGINNING		538,963	538,963	-
26 FUND BALANCE - ENDING	\$ -	\$ 470,659	\$ 639,862	\$ 169,203

North Loop Community Development District
Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Beginning October 1, 2024 Through July 31, 2025

	FY 2025 Actual Year-to-Date
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	589
5 TOTAL REVENUE	589
6 EXPENDITURES	
7 CONSTRUCTION IN PROGRESS	-
8 TOTAL EXPENDITURES	\$ -
9 EXCESS REVENUE OVER (UNDER) EXPEND.	589
10 TRANSFER IN (OUT)	-
11 FUND BALANCE - BEGINNING	17,997
12 FUND BALANCE - ENDING	\$ 18,586

North Loop Community Development District
Cash Reconciliation - General Fund
July 31, 2025

	Bank United
	(Operating Acct)
Ending Balance Per Bank Statement	\$ 150,487.98
Plus: Deposits in transit	\$ -
Less: Outstanding Checks	(14,380.35)
<i>Adjusted Bank Balance</i>	<u>\$ 136,107.63</u>
Beginning Cash Balance Per Books	\$ 105,238.14
Cash Receipts	71,972.05
Cash Disbursements	(41,102.56)
<i>Balance Per Books</i>	<u>\$ 136,107.63</u>

**North Loop Community Development District
Check Register - FY 2025**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
9/30/2024			EOY Balance			85,612.25
10/1/2024	100043	Kai Connected, LLC	Invoice: 4058 (Reference: Column - Advertisement.)		106.91	85,505.34
10/8/2024	100824ACH	FPL	9389 TURTLE GRASS CIR #IRR		13.01	85,492.33
10/8/2024	100824ACH1	FPL	9687 SAND DUNE LN #LAKEB		26.94	85,465.39
10/8/2024	100824ACH2	FPL	9535 TURTLE GRASS CIR #LAKEC Aug 30, 2024 to Sep 7, 2024 (8 days)		20.48	85,444.91
10/8/2024	100824ACH3	FPL	9389 TURTLE GRASS CIR #IRR Aug 31, 2024 to Sep 13, 2024 (13 days)		26.91	85,418.00
10/9/2024	100924ACH	FPL	26550 SEAGRASS BLVD #ENTRY Aug 31, 2024 to Sep 13, 2024 (13 days)		26.91	85,391.09
10/9/2024	100045	Aquapreserve Inc.	Invoice: 10-3169 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE.)		3,350.00	82,041.09
10/9/2024	100046	Kai Connected, LLC	Invoice: 4073 (Reference: Professional Management Services Monthly.)		3,916.67	78,124.42
10/9/2024	100047	Stark Sullen Grading Inc.	Invoice: 12962 (Reference: lake bank mowing.)		2,000.00	76,124.42
10/16/2024	100048	Disclosure Technology Services, LLC	Invoice: 1256 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription.)		1,500.00	74,624.42
10/16/2024	100049	Florida Dept of Economic Opportunity	Invoice: 91705 (Reference: Annual District Filing Fee.)		175.00	74,449.42
Balance as of 10/31/24				-	11,162.83	74,449.42
11/1/2024	110124ACH1	FPL			32.05	74,417.37
11/1/2024	110124ACH2	FPL	9535 TURTLE GRASS CIR #LAKEC Sep 7, 2024 to Oct 7, 2024 (30 days)		32.05	74,385.32
11/1/2024	110124ACH3	FPL	9687 SAND DUNE LN #LAKEB Sep 13, 2024 to Oct 15, 2024 (32 days)		32.82	74,352.50
11/1/2024	110124ACH4	FPL	9389 TURTLE GRASS CIR #IRR Sep 17, 2024 to Oct 15, 2024 (28 days)		99.76	74,252.74
11/1/2024	100050	Kai Connected, LLC	Invoice: 4147 (Reference: Fedex 10/29.)		43.21	74,209.53
11/4/2024	100051	IPFS Corporation	Invoice: 110124-9259 (Reference: Payment 2.)		473.26	73,736.27
11/5/2024	103124ACH	FPL	26550 SEAGRASS BLVD #ENTRY Sep 13, 2024 to Oct 15, 2024 (32 days)		32.05	73,704.22
11/7/2024	100052	Kutak Rock LLP	Invoice: 3469246 (Reference: For Professional Legal Services Rendered.)		320.00	73,384.22
11/13/2024	100053	Stark Sullen Grading Inc.	Invoice: 12991 (Reference: lake bank mowing.) Invoice: 12994 (Reference: lake		6,000.00	67,384.22
11/13/2024	100054	Regions Bank Corporate Trust Operations	Invoice: 119773 (Reference: Annual Trustee Fee.)		3,750.00	63,634.22
11/14/2024	111424ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Sep 7, 2024 to Oct 7, 2024 (30 days)		37.05	63,597.17
11/14/2024	111424ACH1	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950		200.00	63,397.17
11/14/2024	111424ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950		250.00	63,147.17
11/14/2024	111424ACH3	FPL	26450 SUNRAY BLVD #GATE, Punta Gorda, FL		250.00	62,897.17
11/15/2024	100055	Kai Connected, LLC	Invoice: 4161 (Reference: Professional Management Services Monthly.)		3,958.34	58,938.83
11/18/2024	Wire	Egis Insurance Advisors LLC	Reference: Policy #1001241036 10/01/2024-10/01/2025 Florida Insurance Alliance.		436.80	58,502.03
11/22/2024	100056	Aquapreserve Inc.	Invoice: 10-3187 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE.) Invoice		6,700.00	51,802.03
11/27/2024	100057	Kutak Rock LLP	Invoice: 3484358 (Reference: For Professional Legal Services Rendered.)		583.00	51,219.03
Balance as of 11/30/24				-	23,230.39	51,219.03
12/4/2024	120424ACH	FPL			32.05	51,186.98
12/4/2024	120424ACH1	FPL	9687 SAND DUNE LN #LAKEB Oct 15, 2024 to Nov 13, 2024 (29 days)		33.22	51,153.76
12/4/2024	120424ACH2	FPL	9389 TURTLE GRASS CIR #IRR Oct 15, 2024 to Nov 13, 2024 (29 days)		134.57	51,019.19
12/4/2024	120424ACH3	FPL	26550 SEAGRASS BLVD #ENTRY Oct 15, 2024 to Nov 13, 2024 (29 days)		331.95	50,687.24
12/9/2024	100058	Kai Connected, LLC	Invoice: 4224 (Reference: Professional Management Services Monthly.) Invoice:		8,958.34	41,728.90
12/9/2024	100059	IPFS Corporation	Invoice: 120324-9259 (Reference: Payment 3.)		473.26	41,255.64
12/9/2024	100060	Egis Insurance Advisors LLC	Invoice: 26527 (Reference: Package - Add Property.)		2,280.00	38,975.64
12/9/2024	100061	Stark Sullen Grading Inc.	Invoice: 13045 (Reference: lake bank mowing.)		2,000.00	36,975.64
12/13/2024	100062	Business Observer	Invoice: 24-00906T (Reference: Fiscal Year 2024/2025.)		72.19	36,903.45
Balance as of 12/31/24				-	14,315.58	36,903.45
1/1/2025	010125ACH	FPL			32.05	36,871.40
1/1/2025	010125ACH2	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Nov 20, 2024 to Dec 13, 2024 (2		37.59	36,833.81
1/1/2025	010125ACH3	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Nov 18, 2024 to Dec 13, 2024 (25		66.21	36,767.60
1/3/2025	010125ACH1	FPL	9389 TURTLE GRASS CIR #IRR Nov 13, 2024 to Dec 13, 2024 (30 days)		32.05	36,735.55
1/3/2025	010325ACH2	FPL	9687 SAND DUNE LN #LAKEB Nov 13, 2024 to Dec 13, 2024 (30 days)		51.41	36,684.14
1/3/2025	010325ACH1	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Nov 13, 2024 to Dec 13, 202		145.15	36,538.99
1/3/2025	010325ACH	FPL	26550 SEAGRASS BLVD #ENTRY Nov 13, 2024 to Dec 13, 2024 (30 days)		654.60	35,884.39
1/7/2025	100063	Kai Connected, LLC	Invoice: 4323 (Reference: Professional Management Services Monthly.)		3,958.34	31,926.05
1/10/2025	100064	IPFS Corporation	Invoice: 010625-9259 (Reference: Payment 4.)		473.26	31,452.79

**North Loop Community Development District
Check Register - FY 2025**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
1/21/2025	100065	Kutak Rock LLP	Invoice: 3500413 (Reference: For Professional Legal Services Rendered 11/6-11/15		424.50	31,028.29
1/24/2025	100067	Stark Sullen Grading Inc.	Invoice: 13064 (Reference: lake bank mowing.)		2,000.00	29,028.29
1/24/2025	100066	Aquapreserve Inc.	Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE, 12/24. https://clientname(FI		3,350.00	25,678.29
1/27/2025	012725ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Dec 6, 2024 to Jan 8, 2025 (33 days)		243.48	25,434.81
Balance as of 01/31/25				-	11,300.74	25,434.81
2/3/2025	020325ACH	FPL			32.05	25,402.76
2/3/2025	020325ACH1	FPL	9389 TURTLE GRASS CIR #IRR Dec 13, 2024 to Jan 14, 2025 (32 days)		32.05	25,370.71
2/3/2025	020325ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Dec 13, 2024 to Jan 14, 2025 (3		155.74	25,214.97
2/3/2025	020325ACH3	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Dec 13, 2024 to Jan 14, 202		226.83	24,988.14
2/3/2025	020325AH4	FPL	9687 SAND DUNE LN #LAKEB Dec 13, 2024 to Jan 14, 2025 (32 days)		330.48	24,657.66
2/3/2025	020325ACH5	FPL	26550 SEAGRASS BLVD #ENTRY Dec 13, 2024 to Jan 14, 2025 (32 days)		766.33	23,891.33
2/4/2025	100068	Aquapreserve Inc.	Invoice: 10-3240 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE JANUARY.)		3,350.00	20,541.33
2/4/2025	100069	Kutak Rock LLP	Invoice: 3512899 (Reference: For Professional Legal Services Rendered 12/19-12/2		322.50	20,218.83
2/6/2025	030625ACH7	FPL	26550 SEAGRASS BLVD #ENTRY Jan 14, 2025 to Feb 14, 2025 (31 days)		745.75	19,473.08
2/6/2025	596			36,000.00		55,473.08
2/7/2025	100070	Kai Connected, LLC	Invoice: 4406 (Reference: Professional Management Services Monthly.)		3,958.34	51,514.74
2/8/2025			Deposit	33,187.44		84,702.18
2/11/2025	100071	IPFS Corporation	Invoice: 020725-9259 (Reference: Payment 5.)		473.26	84,228.92
2/12/2025	100072	Business Observer	Invoice: 25-00085T (Reference: Fiscal Year 2024/2025.)		89.69	84,139.23
2/12/2025	100073	Stark Sullen Grading Inc.	Invoice: 13086 (Reference: lake bank mowing.)		2,000.00	82,139.23
2/18/2025			Deposit	17,423.46		99,562.69
2/19/2025	021925ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Jan 8, 2025 to Feb 7, 2025 (30 days)		241.03	99,321.66
2/19/2025	100074	Vision Landscapes Services of Florida,Inc	Invoice: 10221 (Reference: Irrigation System Repair.)		614.55	98,707.11
2/26/2025	100075	Kai Connected, LLC	Invoice: 4460 (Reference: Fedex 2/14.)		6.60	98,700.51
2/26/2025	100076	Vision Landscapes Services of Florida,Inc	Invoice: 10320 (Reference: Monthly Landscape Maintenance - February 2025.) In		838.55	97,861.96
Balance as of 02/28/25				86,610.90	14,183.75	97,861.96
3/6/2025	100077	Vision Landscapes Services of Florida,Inc			9,192.00	88,669.96
3/6/2025	100078	Kai Connected, LLC	Invoice: 4491 (Reference: Professional Management Services Monthly.)		3,958.34	84,711.62
3/6/2025	030625ACH	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 : Jan 14, 2025 to Feb 14, 2025		32.05	84,679.57
3/6/2025	030625ACH1	FPL	9389 TURTLE GRASS CIR #IRR Jan 14, 2025 to Feb 14, 2025 (31 days)		32.05	84,647.52
3/6/2025	030625ACH2	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Dec 26, 2024 to Feb 14, 2025		64.29	84,583.23
3/6/2025	030625ACH3	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Jan 14, 2025 to Feb 14, 202		113.39	84,469.84
3/6/2025	030625ACH4	FPL	9687 SAND DUNE LN #LAKEB Jan 14, 2025 to Feb 14, 2025 (31 days)		319.39	84,150.45
3/6/2025	030625ACH5	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Jan 14, 2025 to Feb 14, 2025 (3		334.83	83,815.62
3/7/2025	100079	IPFS Corporation	Invoice: 030325-59259 (Reference: Payment 6.)		473.26	83,342.36
3/11/2025	100080	Aquapreserve Inc.	Invoice: 10-3255 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE OCTOBER.)		3,350.00	79,992.36
3/11/2025	100081	Stark Sullen Grading Inc.	Invoice: 13125 (Reference: lake bank mowing.)		2,000.00	77,992.36
3/14/2025	596			101,221.80		179,214.16
3/14/2025	596			109,800.00		289,014.16
3/19/2025	100082	Vision Landscapes Services of Florida,Inc	Invoice: 10671 (Reference: Monthly Landscape Maintenance - March 2025.) Invoi		9,314.58	279,699.58
3/27/2025	032725ach1	Regions Bank	wire made out to regions`		36,000.00	243,699.58
3/27/2025	032725ach2	Regions Bank	wire made out to regions`		109,800.00	133,899.58
3/28/2025	032825ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Feb 7, 2025 to Mar 7, 2025 (28 days)		227.63	133,671.95
Balance as of 03/31/25				211,021.80	175,211.81	133,671.95
4/3/2025	100083	IPFS Corporation			473.26	133,198.69
4/3/2025	040325ACH	FPL	26550 SEAGRASS BLVD #ENTRY Feb 14, 2025 to Mar 14, 2025 (28 days)		686.25	132,512.44
4/3/2025	040325ACH1	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (28		32.05	132,480.39
4/3/2025	040325ACH2	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (32.16	132,448.23
4/3/2025	040325ACH3	FPL	9389 TURTLE GRASS CIR #IRR Feb 14, 2025 to Mar 14, 2025 (28 days)		34.11	132,414.12
4/3/2025	040325ACH4	FPL	9687 SAND DUNE LN #LAKEB Feb 14, 2025 to Mar 14, 2025 (28 days)		289.90	132,124.22
4/3/2025	040325ACH5	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 2025 (2		362.61	131,761.61

**North Loop Community Development District
Check Register - FY 2025**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
4/3/2025	040325ACH6	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Feb 14, 2025 to Mar 14, 202		729.62	131,031.99
4/11/2025	041125ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Mar 7, 2025 to Apr 7, 2025 (31 days)		318.03	130,713.96
4/22/2025	100084	Stark Sullen Grading Inc.	Reference: lake bank mowing. https://clientname(FILLIN).payableslockbox.com/Doc		2,000.00	128,713.96
4/23/2025	042325ACH	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 202		1,047.62	127,666.34
4/23/2025	042325ACH1	FPL	26550 SEAGRASS BLVD #ENTRY Mar 14, 2025 to Apr 14, 2025 (31 days)		1,533.03	126,133.31
4/23/2025	042325ACH2	FPL	9687 SAND DUNE LN #LAKEB Mar 14, 2025 to Apr 14, 2025 (31 days)		372.18	125,761.13
Balance as of 04/30/25				-	7,910.82	125,761.13
5/7/2025				30,421.85		156,182.98
5/7/2025	050725ACH	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025 (3		32.05	156,150.93
5/7/2025	050721ACH	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025		32.31	156,118.62
5/7/2025	050725ACH1	FPL	9389 TURTLE GRASS CIR #IRR Mar 14, 2025 to Apr 14, 2025 (31 days)		36.33	156,082.29
5/9/2025	050925ACH	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 Mar 14, 2025 to Apr 14, 2025 (31		376.03	155,706.26
5/13/2025	051325ACH	IPFS Corporation	Reference: Payment 8.		478.26	155,228.00
5/15/2025	Wire	Vision Landscapes Services of Florida,Inc	Monthly Landscape Maintenance - October 2024 (Overpayment of \$1,000 in error)		49,460.65	105,767.35
5/19/2025	100086	Vision Landscapes Services of Florida,Inc	Invoice: 10888 (Reference: Monthly Landscape Maintenance - April 2025.) Invoi		9,314.58	96,452.77
5/19/2025	100087	Aquapreserve Inc.	Reference:LAKE, WETLANDS AND UPLANDS MAINTENANCE April		3,350.00	93,102.77
5/22/2025	100088	Kutak Rock LLP	Invoice: 3549904 (Reference: For Professional Legal Services Rendered 2-6 to 2-2		961.50	92,141.27
5/23/2025	100089	Kai Connected, LLC	Invoice: 4524 (Reference: Professional Management Services Monthly.)		3,958.34	88,182.93
5/27/2025	100090	kai Connected, LLC, CDD	Invoice: 4552 (Reference: Professional Management Services Monthly.)		3,958.34	84,224.59
5/27/2025	100091	Stark Sullen Grading Inc.	lake bank mowing		2,000.00	82,224.59
5/28/2025	052825ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Apr 7, 2025 to May 7, 2025 (30 days)		245.27	81,979.32
5/29/2025	100092	Kutak Rock LLP	Invoice: 3554499 (Reference: For Professional Legal Services Rendered 3/3-3/14/		1,863.86	80,115.46
5/31/2025	601		To adjust for the overspending in the operating account. Developer funding rece	21,106.34		101,221.80
5/31/2025	601		To adjust for the overspending in the operating account. Developer funding rece		21,106.34	80,115.46
Balance as of 05/31/25				51,528.19	97,173.86	80,115.46
6/1/2025	601R				21,106.34	59,009.12
6/1/2025	601R		To adjust for the overspending in the operating account. Developer funding rece	21,106.34		80,115.46
6/11/2025	061125ACH	FPL	26550 SEAGRASS BLVD #ENTRY Reconnection Fee		85.65	80,029.81
6/19/2025	061925ACH	FPL	9687 SAND DUNE LN #LAKEB May 14, 2025 to Jun 13, 2025 (30 days)		618.59	79,411.22
6/19/2025	061925ACH1	FPL	9389 TURTLE GRASS CIR #IRR May 14, 2025 to Jun 13, 2025 (30 days)		76.72	79,334.50
6/19/2025	061925ACH2	FPL	9575 TURTLE GRASS CIR # IRR PUNTA GORDA, FL 33950 14, 2025 to Jun 13, 2025 (3		1,185.30	78,149.20
6/19/2025	061925ACH3	FPL	26550 SEAGRASS BLVD #ENTRY May 14, 2025 to Jun 13, 2025 (30 days)		1,491.32	76,657.88
6/19/2025	061925ACH4	FPL	9425 SUNBEAM CIR # IRR PUNTA GORDA, FL 33950 May 14, 2025 to Jun 13, 2025 (30		1,552.25	75,105.63
6/19/2025	061925ACH5	FPL	26270 TERRACAP DR #GATE PUNTA GORDA, FL 33950 May 14, 2025 to Jun 13, 2025		76.57	75,029.06
6/19/2025	061925ACH6	FPL	26450 SUNRAY BLVD # GATE May 14, 2025 to Jun 13, 2025 (30 days)		74.28	74,954.78
6/19/2025	chk # 0004020	BF-KL Seagrass LLC		30,756.62		105,711.40
6/27/2025	100093	IPFS Corporation	Invoice: 062625-59259 (Reference: Payment 9.)		473.26	105,238.14
Balance as of 06/30/25				51,862.96	26,740.28	105,238.14
7/2/2025	070225ACH	FPL	9535 TURTLE GRASS CIR #LAKEC May 7, 2025 to Jun 6, 2025 (30 days)		246.73	104,991.41
7/8/2025	chk # 40875	BF-KL Seagrass LLC		27,129.58		132,120.99
7/9/2025	100094	SchoolNow	Invoice: INV-SS-2448 (Reference: Subscription 7/1/2025 to 6/30/2026.)		1,515.00	130,605.99
7/11/2025	100095	Vision Landscapes Services of Florida,Inc	Invoice: 11539 (Reference: Monthly Landscape Maintenance - June 2025.) Invoi		8,314.58	122,291.41
7/11/2025	100096	Stark Sullen Grading Inc.	Invoice: 13237 (Reference: lake bank mowing.) Invoice: 13266 (Reference: lake		4,000.00	118,291.41
7/11/2025	100097	Aquapreserve Inc.	Invoice: 10-3297 (Reference: LAKE, WETLANDS AND UPLANDS MAINTENANCE.) Invoice		12,300.00	105,991.41
7/14/2025	600		To void Ck #1 dated 12/1/23 to John Leinaweaver which was never cashed	184.70		106,176.11
7/16/2025	5	John Leinaweaver	BOS MTG-dummy inv for org pmt not cleared		184.70	105,991.41
7/23/2025	chk # 0004168	BF-KL Seagrass LLC		14,235.92		120,227.33
7/23/2025	100098	Kai Connected, LLC	Invoice: 4584 (Reference: Professional Management Services Monthly.)		3,958.34	116,268.99
7/24/2025	100099	IPFS Corporation	Invoice: 072125-59259 (Reference: Payment 10.)		473.26	115,795.73
7/24/2025	100100	Vision Landscapes Services of Florida,Inc	Invoice: 11833 (Reference: Monthly Landscape Maintenance - July 2025.) Invoi		9,314.58	106,481.15
7/28/2025			Deposit	30,421.85		136,903.00

North Loop Community Development District
Check Register - FY 2025

Date	Num	Name	Memo	Receipts	Disbursements	Balance
7/31/2025	073125ACH	FPL	9535 TURTLE GRASS CIR #LAKEC Jun 6, 2025 to Jul 8, 2025 (32 days)		264.77	136,638.23
7/31/2025	073125ach1	Engage PEO	bos mtg 5-13-25		80.60	136,557.63
7/31/2025		7 John Leinaweaver	BOS MTG 5-13-25		184.70	136,372.93
7/31/2025	073125ach2	Engage PEO	bos mtg 6-10-25		80.60	136,292.33
7/31/2025		6 John Leinaweaver	BOS MTG 6-10-25		184.70	136,107.63
Balance as of 07/31/25				71,972.05	41,102.56	136,107.63

Items for Resolution:

- 1- Vision Landscapes Invoice 11539 was short paid by \$1,000 due to a previous overpayment of \$1,000 on 5/15/25
- 2- FPL Some of the addresses are missing the July bills - Emailed Kat 8/28/25