

**District:** NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

**Date:** Tuesday, August 11, 2026  
**Time:** 4:00 P.M.  
**Location:** Punta Gorda Charlotte Library  
401 Shreve Street,  
Punta Gorda, FL 33950

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

[Teams](#)

**Dial In:** +1 312-667-7136

**Phone ID:** 722 132 105#

**Meeting ID:** 222 464 597 366 85

**Passcode:** rG3W9EU2

## ***Regular Meeting Agenda***

*For the full agenda packet, please contact: [andy@hikai.com](mailto: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. Consideration for Adoption – **Resolution 2026-04**, Adopting Final Budget for FY 2026-2027 **Exhibit 1**
  - 1. Exhibit A –Fiscal Year 2026/2027 Budget
- B. Consideration for Adoption – **Resolution 2026-05**, Levying O&M Assessment for FY 2026-2027 **Exhibit 2**
  - 1. Exhibit A –Fiscal Year 2026/2027 Budget
- C. Consideration for Adoption – **Resolution 2026-06**, Adopting Meeting Schedule for FY 2026-2027 **Exhibit 3**
- D. Consideration for Adoption – **Resolution 2026-07**, Accepting Amenity Center Improvements (Sea Cove) **Exhibit 4**
  - 1. Exhibit A – Special Warranty Deed
  - 2. Exhibit B – Bill of Sale
  - 3. Exhibit C – Engineer’s Certificate
- E. Consideration for Adoption – **Resolution 2026-08**, Accepting Amenity Center Improvements (Seagrass) **Exhibit 5**
  - 1. Exhibit A – Special Warranty Deed
  - 2. Exhibit B – Bill of Sale
  - 3. Exhibit C – Engineer’s Certificate
- F. Consideration for Adoption – **Resolution 2026-09**, Designating Bank Signatories **Exhibit 6**
- G. Consideration for Adoption – **Resolution 2026-10**, Designating Officers **Exhibit 7**

### **IV. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 12, 2026 **Exhibit 8**
- B. Consideration for Acceptance – The April 2026 Unaudited Financial Report **Exhibit 9**
- C. Consideration for Acceptance – The May 2026 Unaudited Financial Report **Exhibit 10**
- D. Consideration for Acceptance – The June 2026 Unaudited Financial Report **Exhibit 11**

## **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 2026-04

**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, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2026, 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, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") 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 1<sup>st</sup> 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, 2027."
- 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 2026/2027, 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 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 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 11<sup>th</sup> DAY OF AUGUST, 2026.**

**ATTEST:**

**NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:**      Fiscal Year 2026/2027 Budget(s)

# *North Loop*

## *Community Development District*

Proposed Budget  
FY 2026–2027

Presented at the August 11, 2026 Meeting

**North Loop Community Development District  
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**North Loop Community Development District  
Fiscal Year 2027 Annual Budget  
General Fund (Operations & Maintenance)**

| Account Description                                    | Actual<br>FY 2024 | Actual<br>FY 2025 | Adopted<br>FY 2026 | Actual<br>Thru<br>6/30/26 | Projected<br>July-<br>9/30/2026 | Total<br>Projected<br>FY 2026 | Annual<br>FY 2027<br>Budget |
|--------------------------------------------------------|-------------------|-------------------|--------------------|---------------------------|---------------------------------|-------------------------------|-----------------------------|
| <b>I. Revenue</b>                                      |                   |                   |                    |                           |                                 |                               |                             |
| Operations & Maintenance Assessments - On-Roll         | \$ -              | \$ -              | \$ 287,349         | \$ 289,902                | \$ -                            | \$ 289,902                    | \$ 516,967                  |
| Operations & Maintenance Assessments - Off-Roll        | -                 | 101,222           | 161,789            | -                         | 152,456                         | 152,456                       | -                           |
| Operations & Maintenance Assessments - Lot Closings    | 106,787           | 111,455           | -                  | 8,297                     | -                               | 8,297                         | -                           |
| Developer Funding Agreement                            | 70,287            | 107,766           | -                  | -                         | -                               | -                             | -                           |
| Interest                                               | -                 | -                 | -                  | 1,036                     | -                               | 1,036                         | -                           |
| <b>Total Revenue</b>                                   | <b>177,074</b>    | <b>320,443</b>    | <b>449,138</b>     | <b>299,234</b>            | <b>152,456</b>                  | <b>451,691</b>                | <b>516,967</b>              |
| <b>II. Expenditures</b>                                |                   |                   |                    |                           |                                 |                               |                             |
| <b>General Administrative</b>                          |                   |                   |                    |                           |                                 |                               |                             |
| P/R- Board of Supervisors                              | 1,785             | 600               | 2,400              | 600                       | 200                             | 800                           | 2,000                       |
| Payroll Taxes                                          | 122               | 46                | 184                | 46                        | 15                              | 61                            | 153                         |
| Payroll Processing                                     | 200               | 150               | 715                | 150                       | 50                              | 200                           | 736                         |
| Professional Services - Management Consulting Services | 43,083            | 47,000            | 47,000             | 35,250                    | 11,750                          | 47,000                        | 49,400                      |
| Professional Services - Auditing Services              | -                 | 3,900             | -                  | -                         | -                               | -                             | 4,900                       |
| Professional Services - Engineering Services           | 3,263             | -                 | 10,000             | 1,080                     | 551                             | 1,631                         | 10,000                      |
| Professional Services - Legal Services                 | 9,894             | 6,061             | 20,000             | 4,673                     | 3,304                           | 7,978                         | 19,900                      |
| Legal Advertisements                                   | 929               | 567               | 4,500              | 317                       | 431                             | 748                           | 4,500                       |
| Insurance                                              | 3,664             | 7,951             | 10,000             | 6,413                     | 2,096                           | 8,509                         | 9,700                       |
| Regulatory & Permit Fees                               | 175               | 175               | 175                | 175                       | -                               | 175                           | 175                         |
| Bank Fees                                              | -                 | -                 | 500                | 85                        | 28                              | 113                           | 600                         |
| Website Compliance                                     | 1,515             | 879               | 2,015              | 1,511                     | 504                             | 2,015                         | 1,515                       |
| Administrative Contingency                             | 961               | 75                | 10,000             | 72                        | 518                             | 590                           | 5,000                       |
| <b>Total Administrative</b>                            | <b>65,591</b>     | <b>67,404</b>     | <b>107,489</b>     | <b>50,372</b>             | <b>19,448</b>                   | <b>69,820</b>                 | <b>108,880</b>              |
| <b>Debt Administration</b>                             |                   |                   |                    |                           |                                 |                               |                             |
| Dissemination Agent                                    | 5,000             | 6,500             | 6,500              | 6,500                     | -                               | 6,500                         | 6,500                       |
| Trustee Fees                                           | -                 | 3,438             | 4,040              | 2,813                     | 1,228                           | 4,040                         | 4,040                       |
| Arbitrage                                              | -                 | -                 | 475                | -                         | 475                             | 475                           | 475                         |
| <b>Total Debt Administration</b>                       | <b>5,000</b>      | <b>9,938</b>      | <b>11,015</b>      | <b>9,313</b>              | <b>1,703</b>                    | <b>11,015</b>                 | <b>11,015</b>               |
| <b>Physical Environment</b>                            |                   |                   |                    |                           |                                 |                               |                             |
| <b>Utilities</b>                                       |                   |                   |                    |                           |                                 |                               |                             |
| Electricity (Irrigation & Pond Pumps)                  | 1,514             | 26,842            | 25,000             | 39,727                    | 13,242                          | 52,969                        | 51,000                      |
| Water                                                  | -                 | -                 | -                  | 4,514                     | 1,505                           | 6,019                         | 1,200                       |
| <b>Total Utilities</b>                                 | <b>1,514</b>      | <b>26,842</b>     | <b>25,000</b>      | <b>44,241</b>             | <b>14,747</b>                   | <b>58,988</b>                 | <b>52,200</b>               |
| <b>Common Areas &amp; Right of Ways</b>                |                   |                   |                    |                           |                                 |                               |                             |
| Professional Services - Comprehensive Field Services   | -                 | -                 | 15,000             | -                         | 15,000                          | 15,000                        | 15,000                      |

**North Loop Community Development District  
Fiscal Year 2027 Annual Budget  
General Fund (Operations & Maintenance)**

| Account Description                                          | Actual<br>FY 2024 | Actual<br>FY 2025 | Adopted<br>FY 2026 | Actual<br>Thru<br>6/30/26 | Projected<br>July-<br>9/30/2026 | Total<br>Projected<br>FY 2026 | Annual<br>FY 2027<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|--------------------|---------------------------|---------------------------------|-------------------------------|-----------------------------|
| Contracts - Landscape Maintenance                            | -                 | 118,075           | 147,733            | 82,728                    | 27,576                          | 110,304                       | 147,733                     |
| Landscape Replacement & Replenishment                        | -                 | -                 | -                  | 11,420                    | -                               | 11,420                        | 10,000                      |
| R&M - Irrigation                                             | -                 | 17,696            | 14,664             | 22,034                    | 7,345                           | 29,379                        | 20,000                      |
| <b>Total Common Areas &amp; Right of Ways</b>                | <b>-</b>          | <b>135,771</b>    | <b>177,397</b>     | <b>116,182</b>            | <b>49,921</b>                   | <b>166,103</b>                | <b>192,733</b>              |
| <b>Flood Control/Stormwater Management</b>                   |                   |                   |                    |                           |                                 |                               |                             |
| Contracts - Aquatic Maintenance                              | 20,100            | 42,450            | 40,200             | 30,150                    | 10,050                          | 40,200                        | 40,200                      |
| Contract- Pond Mowings                                       | 10,000            | 24,000            | 24,000             | 18,000                    | 6,000                           | 24,000                        | 24,000                      |
| R&M - Fountain                                               | -                 | 2,463             | 5,000              | 2,082                     | 694                             | 2,775                         | 5,000                       |
| <b>Total Flood Control/Stormwater Management</b>             | <b>30,100</b>     | <b>68,913</b>     | <b>69,200</b>      | <b>50,232</b>             | <b>16,744</b>                   | <b>66,975</b>                 | <b>69,200</b>               |
| <b>Capital &amp; Contingency Reserves</b>                    |                   |                   |                    |                           |                                 |                               |                             |
| Physical Environment Contingency                             | -                 | -                 | 59,037             | 448                       | 149                             | 597                           | 50,000                      |
| <b>Total Capital &amp; Contingency Reserves</b>              | <b>-</b>          | <b>-</b>          | <b>59,037</b>      | <b>448</b>                | <b>149</b>                      | <b>597</b>                    | <b>50,000</b>               |
| <b>Total Physical Environment</b>                            | <b>31,614</b>     | <b>231,525</b>    | <b>330,634</b>     | <b>211,103</b>            | <b>81,561</b>                   | <b>292,663</b>                | <b>364,133</b>              |
| <b>Amenity Center Operations</b>                             |                   |                   |                    |                           |                                 |                               |                             |
| Utility - Amenity Center Internet                            | -                 | -                 | -                  | 951                       | 210                             | 1,161                         | 839                         |
| Contract - Pool Service                                      | -                 | -                 | -                  | 18,469                    | 5,400                           | 23,869                        | 21,600                      |
| Contract - Amenity Center Cleaning Services                  | -                 | -                 | -                  | 7,182                     | 2,100                           | 9,282                         | 8,400                       |
| Misc. Amenity Center Janitorial Supplies                     | -                 | -                 | -                  | 1,275                     | 425                             | 1,700                         | 2,100                       |
| <b>Total Amenity Center Operations</b>                       | <b>-</b>          | <b>-</b>          | <b>-</b>           | <b>27,877</b>             | <b>8,135</b>                    | <b>36,012</b>                 | <b>32,939</b>               |
| <b>Total Expenditures</b>                                    | <b>102,205</b>    | <b>308,866</b>    | <b>449,138</b>     | <b>298,664</b>            | <b>110,846</b>                  | <b>409,510</b>                | <b>516,967</b>              |
| Excess (Deficiency) of Revenues<br>Over (Under) Expenditures | 74,869            | 11,576            | -                  | 570                       | 41,610                          | 42,181                        | -                           |
| <b>IV. Net Change in Fund Balance</b>                        | <b>74,869</b>     | <b>11,576</b>     | <b>-</b>           | <b>570</b>                | <b>41,610</b>                   | <b>42,181</b>                 | <b>-</b>                    |
| Fund Balance - Beginning                                     | 1,254             | 76,122            | 87,698             | 87,698                    | -                               | 87,698                        | 129,879                     |
| <b>Fund Balance - Ending</b>                                 | <b>\$ 76,122</b>  | <b>\$ 87,698</b>  | <b>\$ 87,698</b>   | <b>\$ 88,269</b>          | <b>\$ 41,610</b>                | <b>\$ 129,879</b>             | <b>\$ 129,879</b>           |

## NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT FY 2026 - 2027 BUDGET NARRATIVE

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### **REVENUES**

#### **SPECIAL ASSESSMENTS - ON-ROLL**

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

### **EXPENDITURES**

#### **GENERAL ADMINISTRATIVE**

##### **P/R - BOARD OF SUPERVISORS**

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

##### **PAYROLL TAXES**

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

##### **PAYROLL PROCESSING**

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

##### **PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES**

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

##### **PROFESSIONAL SERVICES - AUDITING SERVICES**

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by the expected contracted auditing vendor in accordance with government auditing standards.

##### **PROFESSIONAL SERVICES - ENGINEERING SERVICES**

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by the expected contracted engineering vendor and the budget reflects expected usage and prior-year activity.

##### **PROFESSIONAL SERVICES - LEGAL SERVICES**

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Kutak Rock LLP and the budget reflects anticipated legal activity.

#### **LEGAL ADVERTISEMENTS**

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

#### **INSURANCE**

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors and premiums are renewed annually based on current rates and exposures.

#### **REGULATORY & PERMIT FEES**

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

#### **BANK FEES**

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

#### **WEBSITE COMPLIANCE**

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA compliance services are provided by SchoolNow to maintain the District's public-records obligations.

#### **ADMINISTRATIVE CONTINGENCY**

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

#### **DEBT ADMINISTRATION EXPENDITURES**

#### **DISSEMINATION AGENT**

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai Connected, LLC and include preparation and filing of required annual financial information and material event notices.

#### **TRUSTEE FEES**

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by Regions Bank and include trust accounting, disbursement, and reporting functions.

#### **ARBITRAGE**

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

## **PHYSICAL ENVIRONMENT EXPENDITURES**

### **UTILITIES**

#### **ELECTRICITY (IRRIGATION & POND PUMPS)**

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by Florida Power & Light Company based on usage and applicable utility rates.

#### **WATER**

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by City of Punta Gorda and charged based on usage and prevailing utility rates.

### **COMMON AREAS & RIGHT OF WAYS**

#### **PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES**

Directs day-to-day operations and oversees the field services technician. Responsibilities include scheduling vendors, inspecting work, interacting with new homeowners, coordinating general security, and monitoring irrigation schedules. Services are performed by the expected contracted landscape field services vendor for an annual amount of \$15,000.

#### **CONTRACTS - LANDSCAPE MAINTENANCE**

Provides for the contracted landscape maintenance services for the District. Services are performed by the expected contracted landscape maintenance vendor for an annual amount of \$147,733 under the terms of the landscape maintenance agreement.

#### **LANDSCAPE REPLACEMENT & REPLENISHMENT**

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

#### **R&M - IRRIGATION**

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

### **FLOOD CONTROL/STORMWATER MANAGEMENT**

#### **CONTRACTS - AQUATIC MAINTENANCE**

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Aquapreserve Inc. for an annual amount of \$40,200.

#### **CONTRACT - POND MOWINGS**

Provides for routine mowing and maintenance of the District's pond banks and adjacent vegetated buffers. Services are performed by Stark Sullen Grading Inc. for an annual amount of \$24,000.

#### **R&M - FOUNTAIN**

Provides funding for repairs and non-routine maintenance of the District's pond and lake fountains, including pump or aerator service, electrical work on fountain circuits, and minor remediation work.

## **CAPITAL & CONTINGENCY RESERVES**

### **PHYSICAL ENVIRONMENT CONTINGENCY**

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

### **AMENITY CENTER OPERATIONS**

#### **UTILITY - AMENITY CENTER INTERNET**

Provides for internet and data-communication services supporting amenity-center operations such as point-of-sale systems, access control, and staff administrative work. Service is provided by Blue Stream Fiber on a recurring monthly schedule.

#### **CONTRACTS - POOL SERVICE**

Provides for a professional service vendor to clean, treat, and inspect the community pool on a routine basis to ensure compliance with health and safety standards. Services are performed by Clean Sweep Property Maintenance for an annual amount of \$21,600.

#### **CONTRACTS - AMENITY CENTER CLEANING SERVICES**

Provides for contracted cleaning and routine maintenance services at the amenity center. Services are performed by Clean Sweep Property Maintenance for an annual amount of \$8,400 and cover restrooms, lobby, fitness area, and common spaces.

#### **MISC. AMENITY CENTER JANITORIAL SUPPLIES**

Provides for the purchase of paper products, cleaning supplies, and other consumables required to support the regular cleaning and operation of the District's amenity center.

**North Loop Community Development District**  
**Fiscal Year 2027 Annual Budget**  
**Series 2023 Debt Service Fund**

| Account Description                                          | Actual<br>FY 2025 | Adopted<br>FY 2026 | Actual<br>Thru<br>6/30/26 | Projected<br>July-<br>9/30/2026 | Total<br>Projected<br>FY 2026 | Annual<br>FY 2027<br>Budget |
|--------------------------------------------------------------|-------------------|--------------------|---------------------------|---------------------------------|-------------------------------|-----------------------------|
| <b>I. Revenue</b>                                            |                   |                    |                           |                                 |                               |                             |
| Debt Service Assessments - On-Roll                           | \$ -              | \$ 311,700         | \$ 314,470                | \$ -                            | \$ 314,470                    | \$ 487,199                  |
| Debt Service Assessments - Off-Roll                          | 413,071           | 175,253            | 136,157                   | 14,293                          | 150,450                       | 1,013                       |
| Debt Service Assessments - Lot Closings                      | 87,900            | -                  | 9,000                     | -                               | 9,000                         | -                           |
| Interest                                                     | 22,336            | -                  | 13,793                    | -                               | 13,793                        | -                           |
| <b>Total Revenue</b>                                         | <b>523,307</b>    | <b>486,953</b>     | <b>473,419</b>            | <b>14,293</b>                   | <b>487,712</b>                | <b>488,212</b>              |
| <b>II. Expenditures</b>                                      |                   |                    |                           |                                 |                               |                             |
| <b>Debt Service</b>                                          |                   |                    |                           |                                 |                               |                             |
| Principal Debt Retirement                                    | 75,000            | 80,000             | 80,000                    | -                               | 80,000                        | 85,000                      |
| Interest Expense                                             | 411,931           | 405,463            | 407,713                   | -                               | 407,713                       | 403,212                     |
| <b>Total Debt Service</b>                                    | <b>486,931</b>    | <b>485,463</b>     | <b>487,713</b>            | <b>-</b>                        | <b>487,713</b>                | <b>488,212</b>              |
| <b>Total Expenditures</b>                                    | <b>486,931</b>    | <b>485,463</b>     | <b>487,713</b>            | <b>-</b>                        | <b>487,713</b>                | <b>488,212</b>              |
| Excess (Deficiency) of Revenues<br>Over (Under) Expenditures | 36,376            | 1,491              | (14,294)                  | 14,293                          | (1)                           | -                           |
| <b>III. Other Financing Sources (Uses)</b>                   |                   |                    |                           |                                 |                               |                             |
| Interfund Transfer-In (Out)                                  | -                 | -                  | (29,481)                  | -                               | (29,481)                      | -                           |
| <b>Total Other Sources (Uses)</b>                            | <b>-</b>          | <b>-</b>           | <b>(29,481)</b>           | <b>-</b>                        | <b>(29,481)</b>               | <b>-</b>                    |
| <b>IV. Net Change in Fund Balance</b>                        | <b>36,376</b>     | <b>1,491</b>       | <b>(43,775)</b>           | <b>14,293</b>                   | <b>(29,482)</b>               | <b>-</b>                    |
| Fund Balance - Beginning                                     | 538,963           | 575,338            | 575,338                   | -                               | 575,338                       | 545,857                     |
| <b>Fund Balance - Ending</b>                                 | <b>\$ 575,338</b> | <b>\$ 576,829</b>  | <b>\$ 531,564</b>         | <b>\$ 14,293</b>                | <b>\$ 545,857</b>             | <b>\$ 545,857</b>           |

**North Loop Community Development District**  
**\$6,375,000 Special Assessment Bonds, Series 2023**

| Period Ending | Principal        | Coupon | Interest         | Debt Service      | Annual Debt Service | Total Bond Value |
|---------------|------------------|--------|------------------|-------------------|---------------------|------------------|
| 5/1/24        |                  |        | 199,100          | 199,100           | 199,100             | 6,375,000        |
| 11/1/24       |                  |        | 205,966          | 205,966           |                     | 6,375,000        |
| 5/1/25        | 75,000           | 5.63%  | 205,966          | 280,966           | 486,932             | 6,300,000        |
| 11/1/25       |                  |        | 203,856          | 203,856           |                     | 6,300,000        |
| 5/1/26        | 80,000           | 5.63%  | 203,856          | 283,856           | 487,712             | 6,220,000        |
| 11/1/26       |                  |        | 201,606          | 201,606           |                     | 6,220,000        |
| 5/1/27        | 85,000           | 5.63%  | 201,606          | 286,606           | 488,212             | 6,135,000        |
| 11/1/27       |                  |        | 199,216          | 199,216           |                     | 6,135,000        |
| 5/1/28        | 90,000           | 5.63%  | 199,216          | 289,216           | 488,432             | 6,045,000        |
| 11/1/28       |                  |        | 196,684          | 196,684           |                     | 6,045,000        |
| 5/1/29        | 95,000           | 5.63%  | 196,684          | 291,684           | 488,368             | 5,950,000        |
| 11/1/29       |                  |        | 194,013          | 194,013           |                     | 5,950,000        |
| 5/1/30        | 100,000          | 5.63%  | 194,013          | 294,013           | 488,026             | 5,850,000        |
| 11/1/30       |                  |        | 191,200          | 191,200           |                     | 5,850,000        |
| 5/1/31        | 105,000          | 6.38%  | 191,200          | 296,200           | 487,400             | 5,745,000        |
| 11/1/31       |                  |        | 187,853          | 187,853           |                     | 5,745,000        |
| 5/1/32        | 110,000          | 6.38%  | 187,853          | 297,853           | 485,706             | 5,635,000        |
| 11/1/32       |                  |        | 184,347          | 184,347           |                     | 5,635,000        |
| 5/1/33        | 120,000          | 6.38%  | 184,347          | 304,347           | 488,694             | 5,515,000        |
| 11/1/33       |                  |        | 180,522          | 180,522           |                     | 5,515,000        |
| 5/1/34        | 130,000          | 6.38%  | 180,522          | 310,522           | 491,044             | 5,385,000        |
| 11/1/34       |                  |        | 176,378          | 176,378           |                     | 5,385,000        |
| 5/1/35        | 135,000          | 6.38%  | 176,378          | 311,378           | 487,756             | 5,250,000        |
| 11/1/35       |                  |        | 172,075          | 172,075           |                     | 5,250,000        |
| 5/1/36        | 145,000          | 6.38%  | 172,075          | 317,075           | 489,150             | 5,105,000        |
| 11/1/36       |                  |        | 167,453          | 167,453           |                     | 5,105,000        |
| 5/1/37        | 155,000          | 6.38%  | 167,453          | 322,453           | 489,906             | 4,950,000        |
| 11/1/37       |                  |        | 162,513          | 162,513           |                     | 4,950,000        |
| 5/1/38        | 165,000          | 6.38%  | 162,513          | 327,513           | 490,026             | 4,785,000        |
| 11/1/38       |                  |        | 157,253          | 157,253           |                     | 4,785,000        |
| 5/1/39        | 175,000          | 6.38%  | 157,253          | 332,253           | 489,506             | 4,610,000        |
| 11/1/39       |                  |        | 151,675          | 151,675           |                     | 4,610,000        |
| 5/1/40        | 185,000          | 6.38%  | 151,675          | 336,675           | 488,350             | 4,425,000        |
| 11/1/40       |                  |        | 145,778          | 145,778           |                     | 4,425,000        |
| 5/1/41        | 200,000          | 6.38%  | 145,778          | 345,778           | 491,556             | 4,225,000        |
| 11/1/41       |                  |        | 139,403          | 139,403           |                     | 4,225,000        |
| 5/1/42        | 215,000          | 6.38%  | 139,403          | 354,403           | 493,806             | 4,010,000        |
| 11/1/42       |                  |        | 132,550          | 132,550           |                     | 4,010,000        |
| 5/1/43        | 225,000          | 6.38%  | 132,550          | 357,550           | 490,100             | 3,785,000        |
| 11/1/43       |                  |        | 125,378          | 125,378           |                     | 3,785,000        |
| 5/1/44        | 240,000          | 6.63%  | 125,378          | 365,378           | 490,756             | 3,545,000        |
| 11/1/44       |                  |        | 117,428          | 117,428           |                     | 3,545,000        |
| 5/1/45        | 260,000          | 6.63%  | 117,428          | 377,428           | 494,856             | 3,285,000        |
| 11/1/45       |                  |        | 108,816          | 108,816           |                     | 3,285,000        |
| 5/1/46        | 275,000          | 6.63%  | 108,816          | 383,816           | 492,632             | 3,010,000        |
| 11/1/46       |                  |        | 99,706           | 99,706            |                     | 3,010,000        |
| 5/1/47        | 295,000          | 6.63%  | 99,706           | 394,706           | 494,412             | 2,715,000        |
| 11/1/47       |                  |        | 89,934           | 89,934            |                     | 2,715,000        |
| 5/1/48        | 315,000          | 6.63%  | 89,934           | 404,934           | 494,868             | 2,400,000        |
| 11/1/48       |                  |        | 79,500           | 79,500            |                     | 2,400,000        |
| 5/1/49        | 335,000          | 6.63%  | 79,500           | 414,500           | 494,000             | 2,065,000        |
| 11/1/49       |                  |        | 68,403           | 68,403            |                     | 2,065,000        |
| 5/1/50        | 360,000          | 6.63%  | 68,403           | 428,403           | 496,806             | 1,705,000        |
| 11/1/50       |                  |        | 56,478           | 56,478            |                     | 1,705,000        |
| 5/1/51        | 385,000          | 6.63%  | 56,478           | 441,478           | 497,956             | 1,320,000        |
| 11/1/51       |                  |        | 43,725           | 43,725            |                     | 1,320,000        |
| 5/1/52        | 410,000          | 6.63%  | 43,725           | 453,725           | 497,450             | 910,000          |
| 11/1/52       |                  |        | 30,144           | 30,144            |                     | 910,000          |
| 5/1/53        | 440,000          | 6.63%  | 30,144           | 470,144           | 500,288             | 470,000          |
| 11/1/53       |                  |        | 15,569           | 15,569            |                     | 470,000          |
| 5/1/54        | 470,000          | 6.63%  | 15,569           | 485,569           | 501,138             | 0                |
| 11/1/54       |                  |        | 0                | 0                 |                     | 0                |
| <b>Total</b>  | <b>6,375,000</b> |        | <b>8,569,944</b> | <b>14,944,944</b> | <b>14,944,944</b>   |                  |

**North Loop Community Development District  
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

|                                                    |                     |           |
|----------------------------------------------------|---------------------|-----------|
| AR = Total Expenditures - Net:                     | <b>\$516,966.93</b> |           |
| Plus: Early Payment Discount (4.0%)                | <b>\$22,235.14</b>  |           |
| Plus: County Collection Charges (3.0%)             | <b>\$16,676.35</b>  |           |
| <b>Total Expenditures - GROSS</b>                  | <b>\$555,878.42</b> | [a]       |
| Total ERU:                                         | <b>324.80</b>       | [b]       |
| <b>Total AR / ERU - GROSS (as if all On-Roll):</b> | <b>\$1,711.45</b>   | [a] / [b] |
| Total AR / ERU - NET:                              | <b>\$1,591.65</b>   |           |

**1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments**

| Product <sup>1</sup> | Units      | ERU  | Total ERU     | % ERU          | Net Assmt/Unit | Total Net Assmt     | Gross Assmt/Unit | Total Gross Assmt   |
|----------------------|------------|------|---------------|----------------|----------------|---------------------|------------------|---------------------|
| 35'                  | 144        | 0.70 | 100.80        | 31.03%         | \$1,114.15     | \$160,438.01        | \$1,198.01       | \$172,513.99        |
| 50'                  | 224        | 1.00 | 224.00        | 68.97%         | \$1,591.65     | \$356,528.92        | \$1,711.45       | \$383,364.43        |
| <b>Total</b>         | <b>368</b> |      | <b>324.80</b> | <b>100.00%</b> |                | <b>\$516,966.93</b> |                  | <b>\$555,878.42</b> |

**2. Assessment Comparison Summary By Fiscal Year**

| Product      | Units      | Operations & Maintenance <sup>2</sup> |            |          | Series 2023 Debt Service <sup>2</sup> |            |          | Total <sup>2</sup> |            |           |          |
|--------------|------------|---------------------------------------|------------|----------|---------------------------------------|------------|----------|--------------------|------------|-----------|----------|
|              |            | FY 2027                               | FY 2026    | % Change | FY 2027                               | FY 2026    | % Change | FY 2027            | FY 2026    | \$ Change | % Change |
| 35'          | 144        | \$1,198.01                            | \$1,040.83 | 15%      | \$1,129.03                            | \$1,129.03 | 0%       | \$2,327.04         | \$2,169.86 | \$157.19  | 7%       |
| 50'          | 224        | \$1,711.45                            | \$1,486.90 | 15%      | \$1,612.90                            | \$1,612.90 | 0%       | \$3,324.35         | \$3,099.80 | \$224.55  | 7%       |
| <b>Total</b> | <b>368</b> |                                       |            |          |                                       |            |          |                    |            |           |          |

1. The Product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect Product types that did not exist in the prior year or were created in the current year.

2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

# **EXHIBIT 2**

**[Return to Agenda](#)**

## RESOLUTION 2026-05

### [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 2026/2027; 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, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), 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.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 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 **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. 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 1<sup>st</sup> and no later than September 30<sup>th</sup> of FY 2027.
  - ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2026; 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 11<sup>th</sup> day of August, 2026.

ATTEST:

**NORTH LOOP COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:**      Budget  
**Exhibit B:**      Assessment Roll

# *North Loop*

## *Community Development District*

Proposed Budget  
FY 2026–2027

Presented at the August 11, 2026 Meeting

**North Loop Community Development District  
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**North Loop Community Development District  
Fiscal Year 2027 Annual Budget  
General Fund (Operations & Maintenance)**

| Account Description                                    | Actual<br>FY 2024 | Actual<br>FY 2025 | Adopted<br>FY 2026 | Actual<br>Thru<br>6/30/26 | Projected<br>July-<br>9/30/2026 | Total<br>Projected<br>FY 2026 | Annual<br>FY 2027<br>Budget |
|--------------------------------------------------------|-------------------|-------------------|--------------------|---------------------------|---------------------------------|-------------------------------|-----------------------------|
| <b>I. Revenue</b>                                      |                   |                   |                    |                           |                                 |                               |                             |
| Operations & Maintenance Assessments - On-Roll         | \$ -              | \$ -              | \$ 287,349         | \$ 289,902                | \$ -                            | \$ 289,902                    | \$ 516,967                  |
| Operations & Maintenance Assessments - Off-Roll        | -                 | 101,222           | 161,789            | -                         | 152,456                         | 152,456                       | -                           |
| Operations & Maintenance Assessments - Lot Closings    | 106,787           | 111,455           | -                  | 8,297                     | -                               | 8,297                         | -                           |
| Developer Funding Agreement                            | 70,287            | 107,766           | -                  | -                         | -                               | -                             | -                           |
| Interest                                               | -                 | -                 | -                  | 1,036                     | -                               | 1,036                         | -                           |
| <b>Total Revenue</b>                                   | <b>177,074</b>    | <b>320,443</b>    | <b>449,138</b>     | <b>299,234</b>            | <b>152,456</b>                  | <b>451,691</b>                | <b>516,967</b>              |
| <b>II. Expenditures</b>                                |                   |                   |                    |                           |                                 |                               |                             |
| <b>General Administrative</b>                          |                   |                   |                    |                           |                                 |                               |                             |
| P/R- Board of Supervisors                              | 1,785             | 600               | 2,400              | 600                       | 200                             | 800                           | 2,000                       |
| Payroll Taxes                                          | 122               | 46                | 184                | 46                        | 15                              | 61                            | 153                         |
| Payroll Processing                                     | 200               | 150               | 715                | 150                       | 50                              | 200                           | 736                         |
| Professional Services - Management Consulting Services | 43,083            | 47,000            | 47,000             | 35,250                    | 11,750                          | 47,000                        | 49,400                      |
| Professional Services - Auditing Services              | -                 | 3,900             | -                  | -                         | -                               | -                             | 4,900                       |
| Professional Services - Engineering Services           | 3,263             | -                 | 10,000             | 1,080                     | 551                             | 1,631                         | 10,000                      |
| Professional Services - Legal Services                 | 9,894             | 6,061             | 20,000             | 4,673                     | 3,304                           | 7,978                         | 19,900                      |
| Legal Advertisements                                   | 929               | 567               | 4,500              | 317                       | 431                             | 748                           | 4,500                       |
| Insurance                                              | 3,664             | 7,951             | 10,000             | 6,413                     | 2,096                           | 8,509                         | 9,700                       |
| Regulatory & Permit Fees                               | 175               | 175               | 175                | 175                       | -                               | 175                           | 175                         |
| Bank Fees                                              | -                 | -                 | 500                | 85                        | 28                              | 113                           | 600                         |
| Website Compliance                                     | 1,515             | 879               | 2,015              | 1,511                     | 504                             | 2,015                         | 1,515                       |
| Administrative Contingency                             | 961               | 75                | 10,000             | 72                        | 518                             | 590                           | 5,000                       |
| <b>Total Administrative</b>                            | <b>65,591</b>     | <b>67,404</b>     | <b>107,489</b>     | <b>50,372</b>             | <b>19,448</b>                   | <b>69,820</b>                 | <b>108,880</b>              |
| <b>Debt Administration</b>                             |                   |                   |                    |                           |                                 |                               |                             |
| Dissemination Agent                                    | 5,000             | 6,500             | 6,500              | 6,500                     | -                               | 6,500                         | 6,500                       |
| Trustee Fees                                           | -                 | 3,438             | 4,040              | 2,813                     | 1,228                           | 4,040                         | 4,040                       |
| Arbitrage                                              | -                 | -                 | 475                | -                         | 475                             | 475                           | 475                         |
| <b>Total Debt Administration</b>                       | <b>5,000</b>      | <b>9,938</b>      | <b>11,015</b>      | <b>9,313</b>              | <b>1,703</b>                    | <b>11,015</b>                 | <b>11,015</b>               |
| <b>Physical Environment</b>                            |                   |                   |                    |                           |                                 |                               |                             |
| <b>Utilities</b>                                       |                   |                   |                    |                           |                                 |                               |                             |
| Electricity (Irrigation & Pond Pumps)                  | 1,514             | 26,842            | 25,000             | 39,727                    | 13,242                          | 52,969                        | 51,000                      |
| Water                                                  | -                 | -                 | -                  | 4,514                     | 1,505                           | 6,019                         | 1,200                       |
| <b>Total Utilities</b>                                 | <b>1,514</b>      | <b>26,842</b>     | <b>25,000</b>      | <b>44,241</b>             | <b>14,747</b>                   | <b>58,988</b>                 | <b>52,200</b>               |
| <b>Common Areas &amp; Right of Ways</b>                |                   |                   |                    |                           |                                 |                               |                             |
| Professional Services - Comprehensive Field Services   | -                 | -                 | 15,000             | -                         | 15,000                          | 15,000                        | 15,000                      |

**North Loop Community Development District  
Fiscal Year 2027 Annual Budget  
General Fund (Operations & Maintenance)**

| Account Description                                          | Actual<br>FY 2024 | Actual<br>FY 2025 | Adopted<br>FY 2026 | Actual<br>Thru<br>6/30/26 | Projected<br>July-<br>9/30/2026 | Total<br>Projected<br>FY 2026 | Annual<br>FY 2027<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|--------------------|---------------------------|---------------------------------|-------------------------------|-----------------------------|
| Contracts - Landscape Maintenance                            | -                 | 118,075           | 147,733            | 82,728                    | 27,576                          | 110,304                       | 147,733                     |
| Landscape Replacement & Replenishment                        | -                 | -                 | -                  | 11,420                    | -                               | 11,420                        | 10,000                      |
| R&M - Irrigation                                             | -                 | 17,696            | 14,664             | 22,034                    | 7,345                           | 29,379                        | 20,000                      |
| <b>Total Common Areas &amp; Right of Ways</b>                | <b>-</b>          | <b>135,771</b>    | <b>177,397</b>     | <b>116,182</b>            | <b>49,921</b>                   | <b>166,103</b>                | <b>192,733</b>              |
| <b>Flood Control/Stormwater Management</b>                   |                   |                   |                    |                           |                                 |                               |                             |
| Contracts - Aquatic Maintenance                              | 20,100            | 42,450            | 40,200             | 30,150                    | 10,050                          | 40,200                        | 40,200                      |
| Contract- Pond Mowings                                       | 10,000            | 24,000            | 24,000             | 18,000                    | 6,000                           | 24,000                        | 24,000                      |
| R&M - Fountain                                               | -                 | 2,463             | 5,000              | 2,082                     | 694                             | 2,775                         | 5,000                       |
| <b>Total Flood Control/Stormwater Management</b>             | <b>30,100</b>     | <b>68,913</b>     | <b>69,200</b>      | <b>50,232</b>             | <b>16,744</b>                   | <b>66,975</b>                 | <b>69,200</b>               |
| <b>Capital &amp; Contingency Reserves</b>                    |                   |                   |                    |                           |                                 |                               |                             |
| Physical Environment Contingency                             | -                 | -                 | 59,037             | 448                       | 149                             | 597                           | 50,000                      |
| <b>Total Capital &amp; Contingency Reserves</b>              | <b>-</b>          | <b>-</b>          | <b>59,037</b>      | <b>448</b>                | <b>149</b>                      | <b>597</b>                    | <b>50,000</b>               |
| <b>Total Physical Environment</b>                            | <b>31,614</b>     | <b>231,525</b>    | <b>330,634</b>     | <b>211,103</b>            | <b>81,561</b>                   | <b>292,663</b>                | <b>364,133</b>              |
| <b>Amenity Center Operations</b>                             |                   |                   |                    |                           |                                 |                               |                             |
| Utility - Amenity Center Internet                            | -                 | -                 | -                  | 951                       | 210                             | 1,161                         | 839                         |
| Contract - Pool Service                                      | -                 | -                 | -                  | 18,469                    | 5,400                           | 23,869                        | 21,600                      |
| Contract - Amenity Center Cleaning Services                  | -                 | -                 | -                  | 7,182                     | 2,100                           | 9,282                         | 8,400                       |
| Misc. Amenity Center Janitorial Supplies                     | -                 | -                 | -                  | 1,275                     | 425                             | 1,700                         | 2,100                       |
| <b>Total Amenity Center Operations</b>                       | <b>-</b>          | <b>-</b>          | <b>-</b>           | <b>27,877</b>             | <b>8,135</b>                    | <b>36,012</b>                 | <b>32,939</b>               |
| <b>Total Expenditures</b>                                    | <b>102,205</b>    | <b>308,866</b>    | <b>449,138</b>     | <b>298,664</b>            | <b>110,846</b>                  | <b>409,510</b>                | <b>516,967</b>              |
| Excess (Deficiency) of Revenues<br>Over (Under) Expenditures | 74,869            | 11,576            | -                  | 570                       | 41,610                          | 42,181                        | -                           |
| <b>IV. Net Change in Fund Balance</b>                        | 74,869            | 11,576            | -                  | 570                       | 41,610                          | 42,181                        | -                           |
| Fund Balance - Beginning                                     | 1,254             | 76,122            | 87,698             | 87,698                    | -                               | 87,698                        | 129,879                     |
| <b>Fund Balance - Ending</b>                                 | <b>\$ 76,122</b>  | <b>\$ 87,698</b>  | <b>\$ 87,698</b>   | <b>\$ 88,269</b>          | <b>\$ 41,610</b>                | <b>\$ 129,879</b>             | <b>\$ 129,879</b>           |

## NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT FY 2026 - 2027 BUDGET NARRATIVE

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### **REVENUES**

#### **SPECIAL ASSESSMENTS - ON-ROLL**

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

### **EXPENDITURES**

#### **GENERAL ADMINISTRATIVE**

##### **P/R - BOARD OF SUPERVISORS**

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

##### **PAYROLL TAXES**

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

##### **PAYROLL PROCESSING**

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

##### **PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES**

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

##### **PROFESSIONAL SERVICES - AUDITING SERVICES**

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by the expected contracted auditing vendor in accordance with government auditing standards.

##### **PROFESSIONAL SERVICES - ENGINEERING SERVICES**

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by the expected contracted engineering vendor and the budget reflects expected usage and prior-year activity.

##### **PROFESSIONAL SERVICES - LEGAL SERVICES**

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Kutak Rock LLP and the budget reflects anticipated legal activity.

#### **LEGAL ADVERTISEMENTS**

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

#### **INSURANCE**

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors and premiums are renewed annually based on current rates and exposures.

#### **REGULATORY & PERMIT FEES**

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

#### **BANK FEES**

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

#### **WEBSITE COMPLIANCE**

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA compliance services are provided by SchoolNow to maintain the District's public-records obligations.

#### **ADMINISTRATIVE CONTINGENCY**

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

#### **DEBT ADMINISTRATION EXPENDITURES**

#### **DISSEMINATION AGENT**

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai Connected, LLC and include preparation and filing of required annual financial information and material event notices.

#### **TRUSTEE FEES**

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by Regions Bank and include trust accounting, disbursement, and reporting functions.

#### **ARBITRAGE**

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

## **PHYSICAL ENVIRONMENT EXPENDITURES**

### **UTILITIES**

#### **ELECTRICITY (IRRIGATION & POND PUMPS)**

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by Florida Power & Light Company based on usage and applicable utility rates.

#### **WATER**

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by City of Punta Gorda and charged based on usage and prevailing utility rates.

### **COMMON AREAS & RIGHT OF WAYS**

#### **PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES**

Directs day-to-day operations and oversees the field services technician. Responsibilities include scheduling vendors, inspecting work, interacting with new homeowners, coordinating general security, and monitoring irrigation schedules. Services are performed by the expected contracted landscape field services vendor for an annual amount of \$15,000.

#### **CONTRACTS - LANDSCAPE MAINTENANCE**

Provides for the contracted landscape maintenance services for the District. Services are performed by the expected contracted landscape maintenance vendor for an annual amount of \$147,733 under the terms of the landscape maintenance agreement.

#### **LANDSCAPE REPLACEMENT & REPLENISHMENT**

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

#### **R&M - IRRIGATION**

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

### **FLOOD CONTROL/STORMWATER MANAGEMENT**

#### **CONTRACTS - AQUATIC MAINTENANCE**

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Aquapreserve Inc. for an annual amount of \$40,200.

#### **CONTRACT - POND MOWINGS**

Provides for routine mowing and maintenance of the District's pond banks and adjacent vegetated buffers. Services are performed by Stark Sullen Grading Inc. for an annual amount of \$24,000.

#### **R&M - FOUNTAIN**

Provides funding for repairs and non-routine maintenance of the District's pond and lake fountains, including pump or aerator service, electrical work on fountain circuits, and minor remediation work.

## **CAPITAL & CONTINGENCY RESERVES**

### **PHYSICAL ENVIRONMENT CONTINGENCY**

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

### **AMENITY CENTER OPERATIONS**

#### **UTILITY - AMENITY CENTER INTERNET**

Provides for internet and data-communication services supporting amenity-center operations such as point-of-sale systems, access control, and staff administrative work. Service is provided by Blue Stream Fiber on a recurring monthly schedule.

#### **CONTRACTS - POOL SERVICE**

Provides for a professional service vendor to clean, treat, and inspect the community pool on a routine basis to ensure compliance with health and safety standards. Services are performed by Clean Sweep Property Maintenance for an annual amount of \$21,600.

#### **CONTRACTS - AMENITY CENTER CLEANING SERVICES**

Provides for contracted cleaning and routine maintenance services at the amenity center. Services are performed by Clean Sweep Property Maintenance for an annual amount of \$8,400 and cover restrooms, lobby, fitness area, and common spaces.

#### **MISC. AMENITY CENTER JANITORIAL SUPPLIES**

Provides for the purchase of paper products, cleaning supplies, and other consumables required to support the regular cleaning and operation of the District's amenity center.

**North Loop Community Development District**  
**Fiscal Year 2027 Annual Budget**  
**Series 2023 Debt Service Fund**

| Account Description                                          | Actual<br>FY 2025 | Adopted<br>FY 2026 | Actual<br>Thru<br>6/30/26 | Projected<br>July-<br>9/30/2026 | Total<br>Projected<br>FY 2026 | Annual<br>FY 2027<br>Budget |
|--------------------------------------------------------------|-------------------|--------------------|---------------------------|---------------------------------|-------------------------------|-----------------------------|
| <b>I. Revenue</b>                                            |                   |                    |                           |                                 |                               |                             |
| Debt Service Assessments - On-Roll                           | \$ -              | \$ 311,700         | \$ 314,470                | \$ -                            | \$ 314,470                    | \$ 487,199                  |
| Debt Service Assessments - Off-Roll                          | 413,071           | 175,253            | 136,157                   | 14,293                          | 150,450                       | 1,013                       |
| Debt Service Assessments - Lot Closings                      | 87,900            | -                  | 9,000                     | -                               | 9,000                         | -                           |
| Interest                                                     | 22,336            | -                  | 13,793                    | -                               | 13,793                        | -                           |
| <b>Total Revenue</b>                                         | <b>523,307</b>    | <b>486,953</b>     | <b>473,419</b>            | <b>14,293</b>                   | <b>487,712</b>                | <b>488,212</b>              |
| <b>II. Expenditures</b>                                      |                   |                    |                           |                                 |                               |                             |
| <b>Debt Service</b>                                          |                   |                    |                           |                                 |                               |                             |
| Principal Debt Retirement                                    | 75,000            | 80,000             | 80,000                    | -                               | 80,000                        | 85,000                      |
| Interest Expense                                             | 411,931           | 405,463            | 407,713                   | -                               | 407,713                       | 403,212                     |
| <b>Total Debt Service</b>                                    | <b>486,931</b>    | <b>485,463</b>     | <b>487,713</b>            | <b>-</b>                        | <b>487,713</b>                | <b>488,212</b>              |
| <b>Total Expenditures</b>                                    | <b>486,931</b>    | <b>485,463</b>     | <b>487,713</b>            | <b>-</b>                        | <b>487,713</b>                | <b>488,212</b>              |
| Excess (Deficiency) of Revenues<br>Over (Under) Expenditures | 36,376            | 1,491              | (14,294)                  | 14,293                          | (1)                           | -                           |
| <b>III. Other Financing Sources (Uses)</b>                   |                   |                    |                           |                                 |                               |                             |
| Interfund Transfer-In (Out)                                  | -                 | -                  | (29,481)                  | -                               | (29,481)                      | -                           |
| <b>Total Other Sources (Uses)</b>                            | <b>-</b>          | <b>-</b>           | <b>(29,481)</b>           | <b>-</b>                        | <b>(29,481)</b>               | <b>-</b>                    |
| <b>IV. Net Change in Fund Balance</b>                        | <b>36,376</b>     | <b>1,491</b>       | <b>(43,775)</b>           | <b>14,293</b>                   | <b>(29,482)</b>               | <b>-</b>                    |
| Fund Balance - Beginning                                     | 538,963           | 575,338            | 575,338                   | -                               | 575,338                       | 545,857                     |
| <b>Fund Balance - Ending</b>                                 | <b>\$ 575,338</b> | <b>\$ 576,829</b>  | <b>\$ 531,564</b>         | <b>\$ 14,293</b>                | <b>\$ 545,857</b>             | <b>\$ 545,857</b>           |

**North Loop Community Development District**  
**\$6,375,000 Special Assessment Bonds, Series 2023**

| Period Ending | Principal        | Coupon | Interest         | Debt Service      | Annual Debt Service | Total Bond Value |
|---------------|------------------|--------|------------------|-------------------|---------------------|------------------|
| 5/1/24        |                  |        | 199,100          | 199,100           | 199,100             | 6,375,000        |
| 11/1/24       |                  |        | 205,966          | 205,966           |                     | 6,375,000        |
| 5/1/25        | 75,000           | 5.63%  | 205,966          | 280,966           | 486,932             | 6,300,000        |
| 11/1/25       |                  |        | 203,856          | 203,856           |                     | 6,300,000        |
| 5/1/26        | 80,000           | 5.63%  | 203,856          | 283,856           | 487,712             | 6,220,000        |
| 11/1/26       |                  |        | 201,606          | 201,606           |                     | 6,220,000        |
| 5/1/27        | 85,000           | 5.63%  | 201,606          | 286,606           | 488,212             | 6,135,000        |
| 11/1/27       |                  |        | 199,216          | 199,216           |                     | 6,135,000        |
| 5/1/28        | 90,000           | 5.63%  | 199,216          | 289,216           | 488,432             | 6,045,000        |
| 11/1/28       |                  |        | 196,684          | 196,684           |                     | 6,045,000        |
| 5/1/29        | 95,000           | 5.63%  | 196,684          | 291,684           | 488,368             | 5,950,000        |
| 11/1/29       |                  |        | 194,013          | 194,013           |                     | 5,950,000        |
| 5/1/30        | 100,000          | 5.63%  | 194,013          | 294,013           | 488,026             | 5,850,000        |
| 11/1/30       |                  |        | 191,200          | 191,200           |                     | 5,850,000        |
| 5/1/31        | 105,000          | 6.38%  | 191,200          | 296,200           | 487,400             | 5,745,000        |
| 11/1/31       |                  |        | 187,853          | 187,853           |                     | 5,745,000        |
| 5/1/32        | 110,000          | 6.38%  | 187,853          | 297,853           | 485,706             | 5,635,000        |
| 11/1/32       |                  |        | 184,347          | 184,347           |                     | 5,635,000        |
| 5/1/33        | 120,000          | 6.38%  | 184,347          | 304,347           | 488,694             | 5,515,000        |
| 11/1/33       |                  |        | 180,522          | 180,522           |                     | 5,515,000        |
| 5/1/34        | 130,000          | 6.38%  | 180,522          | 310,522           | 491,044             | 5,385,000        |
| 11/1/34       |                  |        | 176,378          | 176,378           |                     | 5,385,000        |
| 5/1/35        | 135,000          | 6.38%  | 176,378          | 311,378           | 487,756             | 5,250,000        |
| 11/1/35       |                  |        | 172,075          | 172,075           |                     | 5,250,000        |
| 5/1/36        | 145,000          | 6.38%  | 172,075          | 317,075           | 489,150             | 5,105,000        |
| 11/1/36       |                  |        | 167,453          | 167,453           |                     | 5,105,000        |
| 5/1/37        | 155,000          | 6.38%  | 167,453          | 322,453           | 489,906             | 4,950,000        |
| 11/1/37       |                  |        | 162,513          | 162,513           |                     | 4,950,000        |
| 5/1/38        | 165,000          | 6.38%  | 162,513          | 327,513           | 490,026             | 4,785,000        |
| 11/1/38       |                  |        | 157,253          | 157,253           |                     | 4,785,000        |
| 5/1/39        | 175,000          | 6.38%  | 157,253          | 332,253           | 489,506             | 4,610,000        |
| 11/1/39       |                  |        | 151,675          | 151,675           |                     | 4,610,000        |
| 5/1/40        | 185,000          | 6.38%  | 151,675          | 336,675           | 488,350             | 4,425,000        |
| 11/1/40       |                  |        | 145,778          | 145,778           |                     | 4,425,000        |
| 5/1/41        | 200,000          | 6.38%  | 145,778          | 345,778           | 491,556             | 4,225,000        |
| 11/1/41       |                  |        | 139,403          | 139,403           |                     | 4,225,000        |
| 5/1/42        | 215,000          | 6.38%  | 139,403          | 354,403           | 493,806             | 4,010,000        |
| 11/1/42       |                  |        | 132,550          | 132,550           |                     | 4,010,000        |
| 5/1/43        | 225,000          | 6.38%  | 132,550          | 357,550           | 490,100             | 3,785,000        |
| 11/1/43       |                  |        | 125,378          | 125,378           |                     | 3,785,000        |
| 5/1/44        | 240,000          | 6.63%  | 125,378          | 365,378           | 490,756             | 3,545,000        |
| 11/1/44       |                  |        | 117,428          | 117,428           |                     | 3,545,000        |
| 5/1/45        | 260,000          | 6.63%  | 117,428          | 377,428           | 494,856             | 3,285,000        |
| 11/1/45       |                  |        | 108,816          | 108,816           |                     | 3,285,000        |
| 5/1/46        | 275,000          | 6.63%  | 108,816          | 383,816           | 492,632             | 3,010,000        |
| 11/1/46       |                  |        | 99,706           | 99,706            |                     | 3,010,000        |
| 5/1/47        | 295,000          | 6.63%  | 99,706           | 394,706           | 494,412             | 2,715,000        |
| 11/1/47       |                  |        | 89,934           | 89,934            |                     | 2,715,000        |
| 5/1/48        | 315,000          | 6.63%  | 89,934           | 404,934           | 494,868             | 2,400,000        |
| 11/1/48       |                  |        | 79,500           | 79,500            |                     | 2,400,000        |
| 5/1/49        | 335,000          | 6.63%  | 79,500           | 414,500           | 494,000             | 2,065,000        |
| 11/1/49       |                  |        | 68,403           | 68,403            |                     | 2,065,000        |
| 5/1/50        | 360,000          | 6.63%  | 68,403           | 428,403           | 496,806             | 1,705,000        |
| 11/1/50       |                  |        | 56,478           | 56,478            |                     | 1,705,000        |
| 5/1/51        | 385,000          | 6.63%  | 56,478           | 441,478           | 497,956             | 1,320,000        |
| 11/1/51       |                  |        | 43,725           | 43,725            |                     | 1,320,000        |
| 5/1/52        | 410,000          | 6.63%  | 43,725           | 453,725           | 497,450             | 910,000          |
| 11/1/52       |                  |        | 30,144           | 30,144            |                     | 910,000          |
| 5/1/53        | 440,000          | 6.63%  | 30,144           | 470,144           | 500,288             | 470,000          |
| 11/1/53       |                  |        | 15,569           | 15,569            |                     | 470,000          |
| 5/1/54        | 470,000          | 6.63%  | 15,569           | 485,569           | 501,138             | 0                |
| 11/1/54       |                  |        |                  | 0                 |                     | 0                |
| <b>Total</b>  | <b>6,375,000</b> |        | <b>8,569,944</b> | <b>14,944,944</b> | <b>14,944,944</b>   |                  |

**North Loop Community Development District  
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

|                                                    |                     |           |
|----------------------------------------------------|---------------------|-----------|
| AR = Total Expenditures - Net:                     | <b>\$516,966.93</b> |           |
| Plus: Early Payment Discount (4.0%)                | <b>\$22,235.14</b>  |           |
| Plus: County Collection Charges (3.0%)             | <b>\$16,676.35</b>  |           |
| <b>Total Expenditures - GROSS</b>                  | <b>\$555,878.42</b> | [a]       |
| Total ERU:                                         | <b>324.80</b>       | [b]       |
| <b>Total AR / ERU - GROSS (as if all On-Roll):</b> | <b>\$1,711.45</b>   | [a] / [b] |
| Total AR / ERU - NET:                              | <b>\$1,591.65</b>   |           |

**1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments**

| Product <sup>1</sup> | Units      | ERU  | Total ERU     | % ERU          | Net Assmt/Unit | Total Net Assmt     | Gross Assmt/Unit | Total Gross Assmt   |
|----------------------|------------|------|---------------|----------------|----------------|---------------------|------------------|---------------------|
| 35'                  | 144        | 0.70 | 100.80        | 31.03%         | \$1,114.15     | \$160,438.01        | \$1,198.01       | \$172,513.99        |
| 50'                  | 224        | 1.00 | 224.00        | 68.97%         | \$1,591.65     | \$356,528.92        | \$1,711.45       | \$383,364.43        |
| <b>Total</b>         | <b>368</b> |      | <b>324.80</b> | <b>100.00%</b> |                | <b>\$516,966.93</b> |                  | <b>\$555,878.42</b> |

**2. Assessment Comparison Summary By Fiscal Year**

| Product      | Units      | Operations & Maintenance <sup>2</sup> |            |          | Series 2023 Debt Service <sup>2</sup> |            |          | Total <sup>2</sup> |            |           |          |
|--------------|------------|---------------------------------------|------------|----------|---------------------------------------|------------|----------|--------------------|------------|-----------|----------|
|              |            | FY 2027                               | FY 2026    | % Change | FY 2027                               | FY 2026    | % Change | FY 2027            | FY 2026    | \$ Change | % Change |
| 35'          | 144        | \$1,198.01                            | \$1,040.83 | 15%      | \$1,129.03                            | \$1,129.03 | 0%       | \$2,327.04         | \$2,169.86 | \$157.19  | 7%       |
| 50'          | 224        | \$1,711.45                            | \$1,486.90 | 15%      | \$1,612.90                            | \$1,612.90 | 0%       | \$3,324.35         | \$3,099.80 | \$224.55  | 7%       |
| <b>Total</b> | <b>368</b> |                                       |            |          |                                       |            |          |                    |            |           |          |

1. The Product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect Product types that did not exist in the prior year or were created in the current year.

2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

# **EXHIBIT 3**

**[Return to Agenda](#)**

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027 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 2026-2027 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 2026-2027 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 11<sup>th</sup> day of August, 2026.

ATTEST:

**NORTH LOOP COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**Comp. Exhibit A:** Fiscal Year 2026-2027 Annual Meeting Schedule

## EXHIBIT "A"

### BOARD OF SUPERVISORS MEETING DATES NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the North Loop Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at the **Punta Gorda Charlotte Library, 401 Shreve St. Punta Gorda, FL 33950, at 2:30 p.m.** unless otherwise indicated as follows:

October 6, 2026  
November 10, 2026  
December 8, 2026  
January 12, 2027  
February 9, 2027  
March 9, 2027  
April 13, 2027  
May 11, 2027  
June 8, 2027  
July 13, 2027  
August 10, 2027  
September 7, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Kai, 2502 N. Rocky Point Dr., Suite 1000, Tampa, FL 33607 or by calling (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.

District Manager,  
Andy Mendenhall

# **EXHIBIT 4**

**[Return to Agenda](#)**

## RESOLUTION 2026-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING, CONFIRMING, AND APPROVING THE CONVEYANCE OF SEA COVE AMENITY CENTER IMPROVEMENTS TO THE DISTRICT; AND ADDRESSING SEVERABILITY AND 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* ("**Act**"); and

**WHEREAS**, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

**WHEREAS**, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District, which plan is detailed in the *Engineer's Report*, dated June 2023; and

**WHEREAS**, D.R. Horton, Inc. ("**Developer**") has constructed certain Sea Cove Amenity Center improvements ("**Improvements**") located on Tract C-4, Sea Cove, as recorded in Plat Book 27, Pages 11A – 11F, of the Official Records of Charlotte County, Florida ("**Property**") within the District, and desires to convey the Improvements to the District; and

**WHEREAS**, the Property has been previously conveyed to the District pursuant to a special warranty deed attached hereto as **Exhibit A**;

**WHEREAS**, the District agrees to accept a conveyance of the Improvements located on the Property and assume operation and maintenance responsibilities for the same.

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

**SECTION 1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF IMPROVEMENTS.** The Board of Supervisors ("**Board**") hereby authorizes the conveyance to the District of certain improvements on the Property by the bill of sale set forth in **Exhibit B**, subject to the certificate by the District's Engineer as set forth in **Exhibit C**. Furthermore, the Board finds that the acceptance of such conveyance is hereby declared and affirmed as being in the best interests of the District and is hereby authorized, approved, and confirmed by the Board.

**SECTION 2. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of August, 2026.

ATTEST:

**NORTH LOOP COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Special Warranty Deed

**Exhibit B:** Bill of Sale

**Exhibit C:** Engineer's Certificate

**Exhibit A:**  
Special Warranty Deed

This instrument was prepared by:

Jere Earlywine, Esq.  
Kutak Rock LLP  
107 W College Avenue  
Tallahassee, Florida 32301

(This space reserved for Clerk)

**SPECIAL WARRANTY DEED**  
**[SEACOVE]**

**THIS SPECIAL WARRANTY DEED** is made to be effective as of the 9<sup>th</sup> day of October  
2025, by and between:

**Seacove of Punta Gorda Homeowners Association, Inc.**, a Florida not-for-profit corporation, whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Grantor**"); and

**North Loop Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Charlotte County, Florida, and whose mailing address is c/o Breeze Connected, LLC, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 ("**Grantee**").

**SPECIAL WARRANTY GRANT OF FEE TITLE**

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Charlotte, State of Florida, and more particularly below ("**Property**"):

**Tract A-1 (Private Roadway) and Tract C-4 (Open Space, Amenity Facilities, Irrigation, Landscaping, Surface Water Management and other Property Purposes), Seacove, as recorded in Plat Book 27, Pages 11A – 11F, of the Official Records of Charlotte County, Florida.**

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrant the title to said land and will defend the same

against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

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

WITNESS

SEACOVE OF PUNTA GORDA HOMEOWNERS  
ASSOCIATION, INC.

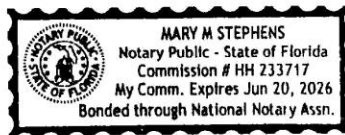
By: [Signature]  
Name: MATTHEW J. MCHES  
Address: 6801 PROFESSIONAL BLVD, SUITE 103  
SARASOTA, FL 34240

By: [Signature]  
Name: Paul Martin  
Title: President

By: [Signature]  
Name: JACKLYN ROGERS  
Address: 3721 SW 12th PL  
CAPE CORAL FL 33914

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of October, 2025, by Paul Martin as President of Seacove of Punta Gorda Homeowners Association, Inc., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



(NOTARY SEAL)

[Signature]  
NOTARY PUBLIC, STATE OF Florida

Name: Mary M. Stephens  
(Name of Notary Public, Printed, Stamped  
or Typed as Commissioned)

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

**Exhibit B:**  
Bill of Sale

**BILL OF SALE AND LIMITED ASSIGNMENT**  
**[SEA COVE AMENITY CENTER IMPROVEMENTS & WORK PRODUCT]**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026, by and between **D.R. Horton, Inc.**, a Delaware corporation, with an address of 1341 Horton Circle, Arlington, Texas 76011 ("**Grantor**"), and **North Loop Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

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

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

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

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown,

suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

**[CONTINUED ON FOLLOWING PAGE]**

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

Signed, sealed and delivered by:

**WITNESSES**

**D.R. HORTON, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Sea Cove Amenity Center Improvements & Work Product**

***Sea Cove Amenity Center Improvements*** - All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, fixtures, interior furniture and decorations, pools, pool furnishings, fencing and gates, playground, pickleball courts, half-court basketball court, dumpster enclosure, landscape (including sod), hardscape (including signage and monumentation), irrigation, mechanical, electrical and security improvements, mailbox kiosks, and other improvements, located on Tract C-4, Sea Cove, as recorded in Plat Book 27, Pages 11A – 11F, of the Official Records of Charlotte County, Florida.

**Exhibit C:**  
Engineer's Certificate

**CERTIFICATE OF DISTRICT REGARDING  
SEA COVE AMENITY CENTER IMPROVEMENTS**

\_\_\_\_\_, 2026

Board of Supervisors  
North Loop Community Development District

Re: Sea Cove Amenity Center Improvements

Dear Board Members:

The undersigned, a representative of Atwell, LLC ("**District Engineer**"), as District Engineer for the North Loop Community Development District ("**District**"), hereby makes the following certifications in connection with acceptance of Sea Cove Amenity Center improvements (collectively, "**Improvements**"), as described in **Exhibit A** attached hereto. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, the forms of agreement, plans, as-builts, applicable permits, and other documents. I, or my authorized agent, have conducted on-site observations of the Improvements.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the *Engineer's Report*, dated June 2023 ("**Engineer's Report**") for the District and specially benefit property within the District as further described in such Engineer's Report.
3. To the best of my knowledge and belief, the Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from defects, and are functional for their intended purpose.
4. Copies of plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and to the best of my knowledge and belief have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

5. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

**ATWELL, LLC**

\_\_\_\_\_  
\_\_\_\_\_, P.E.  
Florida Registration No. \_\_\_\_\_  
District Engineer

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ as \_\_\_\_\_ of Atwell, LLC., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Sea Cove Amenity Center Improvements**

***Sea Cove Amenity Center Improvements*** - All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, fixtures, interior furniture and decorations, pools, pool furnishings, fencing and gates, playground, pickleball courts, half-court basketball court, dumpster enclosure, landscape (including sod), hardscape (including signage and monumentation), irrigation, mechanical, electrical and security improvements, mailbox kiosks, and other improvements, located on Tract C-4, Sea Cove, as recorded in Plat Book 27, Pages 11A – 11F, of the Official Records of Charlotte County, Florida.

# **EXHIBIT 5**

**[Return to Agenda](#)**

## RESOLUTION 2026-08

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING, CONFIRMING, AND APPROVING THE CONVEYANCE OF SEAGRASS - PHASE I AMENITY CENTER IMPROVEMENTS TO THE DISTRICT; AND ADDRESSING SEVERABILITY AND 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* ("**Act**"); and

**WHEREAS**, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

**WHEREAS**, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District, which plan is detailed in the *Engineer's Report*, dated June 2023; and

**WHEREAS**, BF-KL Seagrass LLC ("**Developer**") has constructed certain Seagrass - Phase I Amenity Center improvements ("**Improvements**") located on Tract C-8, Seagrass – Phase I, as recorded in Plat Book 27, Pages 10A – 10I, of the Official Records of Charlotte County, Florida ("**Property**") within the District, and desires to convey the Improvements to the District; and

**WHEREAS**, the Property has been previously conveyed to the District pursuant to a special warranty deed attached hereto as **Exhibit A**;

**WHEREAS**, the District agrees to accept a conveyance of the Improvements located on the Property and assume operation and maintenance responsibilities for the same.

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

**SECTION 1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF IMPROVEMENTS.** The Board of Supervisors ("**Board**") hereby authorizes the conveyance to the District of certain improvements on the Property by the bill of sale set forth in **Exhibit B**, subject to the certificate by the District's Engineer as set forth in **Exhibit C**. Furthermore, the Board finds that the acceptance of such conveyance is hereby declared and affirmed as being in the best interests of the District and is hereby authorized, approved, and confirmed by the Board.

**SECTION 2. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 11th day of August, 2026.

ATTEST:

**NORTH LOOP COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Special Warranty Deed

**Exhibit B:** Bill of Sale

**Exhibit C:** Engineer's Certificate

**Exhibit A:**  
Special Warranty Deed

This instrument was prepared by:

Jere Earlywine, Esq.  
Kutak Rock LLP  
107 W College Avenue  
Tallahassee, Florida 32301

(This space reserved for Clerk)

**SPECIAL WARRANTY DEED**  
**[SEAGRASS – PHASE I]**

**THIS SPECIAL WARRANTY DEED** is made to be effective as of the 9<sup>th</sup> day of October 2025, by and between:

**Seagrass of Punta Gorda Homeowners Association, Inc.**, a Florida not-for-profit corporation, whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Grantor**"); and

**North Loop Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Charlotte County, Florida, and whose mailing address is c/o Breeze Connected, LLC, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 ("**Grantee**").

**SPECIAL WARRANTY GRANT OF FEE TITLE**

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Charlotte, State of Florida, and more particularly below ("Property"):

**Tract A-1 (Private Roadway) and Tract C-8 (Common Area, Open Space, Amenity Facilities, Irrigation, Landscaping, and Surface Water Management), *Seagrass – Phase I*, as recorded in Plat Book 27, Pages 10A – 10I, of the Official Records of Charlotte County, Florida.**

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrant the title to said land and will defend the same

against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

[CONTINUED ON FOLLOWING PAGE]

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

WITNESS

SEAGRASS OF PUNTA GORDA HOMEOWNERS  
ASSOCIATION, INC.

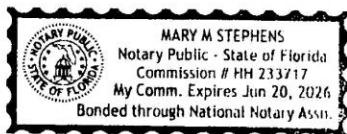
By: [Signature]  
Name: MATTHEW J. MORAS  
Address: 6901 PROFESSIONAL BLVD, SUITE 103  
SARASOTA, FL 34240

By: [Signature]  
Name: Paul Martin  
Title: President

By: [Signature]  
Name: Jacklyn Royers  
Address: 5721 SW 12th PL  
Cape Coral FL 33914

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of October, 2025, by Paul Martin as President of Seagrass of Punta Gorda Homeowners Association, Inc., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



(NOTARY SEAL)

[Signature]  
NOTARY PUBLIC, STATE OF Florida

Name: Mary M. Stephens  
(Name of Notary Public, Printed, Stamped  
or Typed as Commissioned)

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

**Exhibit B:**  
Bill of Sale

**BILL OF SALE AND LIMITED ASSIGNMENT**  
**[SEAGRASS - PHASE I AMENITY CENTER IMPROVEMENTS & WORK PRODUCT]**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026, by and between **BF-KL Seagrass LLC**, a limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Grantor**"), and **North Loop Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607.

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

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

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

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and

unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

**[CONTINUED ON FOLLOWING PAGE]**

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

Signed, sealed and delivered by:

**WITNESSES**

**BF-KL SEAGRASS LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Seagrass - Phase I Amenity Center Improvements & Work Product**

***Seagrass - Phase I Amenity Center Improvements*** - All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, fixtures, interior furniture and decorations, pools, pool furnishings, fencing and gates, playground, pickleball courts, half-court basketball court, dumpster enclosure, landscape (including sod), hardscape (including signage and monumentation), irrigation, mechanical, electrical and security improvements, mailbox kiosks and other improvements, located on Tract C-8, Seagrass – Phase I, as recorded in Plat Book 27, Pages 10A – 10I, of the Official Records of Charlotte County, Florida.

**Exhibit C:**  
Engineer's Certificate

**CERTIFICATE OF DISTRICT REGARDING  
SEAGRASS - PHASE I AMENITY CENTER IMPROVEMENTS**

\_\_\_\_\_, 2026

Board of Supervisors  
North Loop Community Development District

Re: Seagrass - Phase I Amenity Center Improvements

Dear Board Members:

The undersigned, a representative of Atwell, LLC ("**District Engineer**"), as District Engineer for the North Loop Community Development District ("**District**"), hereby makes the following certifications in connection with acceptance of Seagrass - Phase I Amenity Center improvements (collectively, "**Improvements**"), as described in **Exhibit A** attached hereto. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, the forms of agreement, plans, as-builts, applicable permits, and other documents. I, or my authorized agent, have conducted on-site observations of the Improvements.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the *Engineer's Report*, dated June 2023 ("**Engineer's Report**") for the District and specially benefit property within the District as further described in such Engineer's Report.
3. To the best of my knowledge and belief, the Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from defects, and are functional for their intended purpose.
4. Copies of plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and to the best of my knowledge and belief have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

5. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

**ATWELL, LLC**

\_\_\_\_\_  
\_\_\_\_\_, P.E.  
Florida Registration No. \_\_\_\_\_  
District Engineer

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ as \_\_\_\_\_ of Atwell, LLC., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Seagrass - Phase I Amenity Center Improvements**

***Seagrass - Phase I Amenity Center Improvements*** - All site work (including but not limited to earthwork, storm drainage, sanitary sewer, water and paving/curbing), concrete, masonry, structural steel/metal fabrications, carpentry, moisture protection, doors and windows, finishes, fixtures, interior furniture and decorations, pools, pool furnishings, fencing and gates, playground, pickleball courts, half-court basketball court, dumpster enclosure, landscape (including sod), hardscape (including signage and monumentation), irrigation, mechanical, electrical and security improvements, mailbox kiosks and other improvements, located on Tract C-8, Seagrass – Phase I, as recorded in Plat Book 27, Pages 10A – 10I, of the Official Records of Charlotte County, Florida.

# **EXHIBIT 6**

**[Return to Agenda](#)**

## RESOLUTION 2026-09

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

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

**WHEREAS**, the Board of Supervisors of the District (the "**Board**") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

**WHEREAS**, the Board desires to designate new authorized officers for the District's accounts.

#### NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Andrew Mendenhall (Secretary), Ken Joines (Treasurer), and Sonia Valentin (Assistant Treasurer) are authorized to administer the District's accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District's accounts will be automatically removed effective as of August 11, 2026.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF AUGUST, 2026.**

**ATTEST:**

**NORTH LOOP COMMUNITY  
DEVELOPMENT DISTRICT**

Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

# **EXHIBIT 7**

**[Return to Agenda](#)**

## RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF NORTH LOOP  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, North Loop Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Charlotte, Florida; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

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

|                          |                     |
|--------------------------|---------------------|
| <u>Paul Martin</u>       | Chair               |
| <u>Bill Fife</u>         | Vice-Chair          |
| <u>Andrew Mendenhall</u> | Secretary           |
| <u>Ken Joines</u>        | Treasurer           |
| <u>Sonia Valentin</u>    | Assistant Treasurer |
| <u>John Leinaweaver</u>  | Assistant Treasurer |
| <u>Jim Manners</u>       | Assistant Secretary |
| <u>Rebecca Sarver</u>    | Assistant Secretary |
|                          | Assistant Secretary |

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

**PASSED AND ADOPTED** this 11<sup>th</sup> day of August 2026.

**ATTEST:**

# NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

Name: \_\_\_\_\_  
Secretary / Assistant Secretary

Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

# **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 Development  
5 District was held on Tuesday, May 12, 2026 at 2:30 p.m. at the Punta Gorda Charlotte Library 401 Shreve  
6 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 Jim Manners                       | Board Supervisor, Assistant Secretary |
| 13 Rebecca Sarver ( <i>Virtual</i> ) | Board Supervisor, Assistant Secretary |

14 Also, present were:

|                                      |                              |
|--------------------------------------|------------------------------|
| 15 Andy Mendenhall                   | District Manager, Kai        |
| 16 Jere Earlywine ( <i>Virtual</i> ) | District Counsel, Kutak Rock |

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

19 None

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

21 A. Exhibit 1: Consideration for Adoption – Resolution 2026-03, Approving Proposed FY 2026-2027  
22 Budget and Setting Public Hearing

23 1. Exhibit A: Proposed Budget for Fiscal Year 2026/2027

24 On a MOTION by Mr. Manners, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board  
25 adopted **Resolution 2026-03, Approving Proposed FY 2026-2027 Budget and Setting Public Hearing,**  
26 **for the North Loop Community Development District.**

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

28 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
29 Held January 13, 2026

30 B. Exhibit 3: Consideration for Acceptance – The December 2025 Unaudited Financial Report

31 C. Exhibit 4: Consideration for Acceptance – The January 2026 Unaudited Financial Report

32 D. Exhibit 5: Consideration for Acceptance – The February 2026 Unaudited Financial Report

33 E. Exhibit 6: Consideration for Acceptance – The March 2026 Unaudited Financial Report

34 F. Exhibit 7: Ratification of DMHB – Audit Engagement Letter

35 On a MOTION by Mr. Manners, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board approved  
36 **the Consent Agenda items A - F, for the North Loop Community Development District.**

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

38 A. District Manager

39 1. Exhibit 8: Presentation of Qualified Registered Electors – 25

40 For presentation purposes only.

41 B. District Attorney

42 There being no question, the next item followed.

43 C. District Engineer

44 None

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

47 None

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

49 None

50 **EIGHTH ORDER OF BUSINESS – Adjournment**

51 On a MOTION by Mr. Manners, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board  
52 adjourned **the meeting** for the North Loop Community Development District.

53 \_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

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

# **EXHIBIT 9**

**[Return to Agenda](#)**



## Financial Reporting Package

North Loop Community Development District

Period Ending: 04/30/2026

# North Loop Community Development District

Balance Sheet as of 4/30/2026

| Assets                                                  | Operating           | 301 - Debt Service 2023 Fund | 501 - Acquisition & Construction 2023 Fund | Total                 |
|---------------------------------------------------------|---------------------|------------------------------|--------------------------------------------|-----------------------|
| <b>Cash - Operating</b>                                 |                     |                              |                                            |                       |
| 101001 - Operating VNB - #1534                          | \$169,785.96        |                              |                                            | \$169,785.96          |
| <b>Total Cash - Operating</b>                           | <b>\$169,785.96</b> |                              |                                            | <b>\$169,785.96</b>   |
| <b>Cash - Money Market, Reserves and Other</b>          |                     |                              |                                            |                       |
| 101201 - Reserve BU - #4046                             | \$11,786.58         |                              |                                            | \$11,786.58           |
| <b>Total Cash - Money Market, Reserves and Other</b>    | <b>\$11,786.58</b>  |                              |                                            | <b>\$11,786.58</b>    |
| <b>Accounts Receivable &amp; Other Assets</b>           |                     |                              |                                            |                       |
| 115100 - Accounts Receivable - Other                    | \$0.24              |                              |                                            | \$0.24                |
| 131101 - Due From 101 General Fund                      |                     | \$3,173.18                   |                                            | \$3,173.18            |
| 155000 - Prepaid Items                                  | \$9,704.15          |                              |                                            | \$9,704.15            |
| 156900 - Deposits - Non-Current                         | \$2,822.00          |                              |                                            | \$2,822.00            |
| <b>Total Accounts Receivable &amp; Other Assets</b>     | <b>\$12,526.39</b>  | <b>\$3,173.18</b>            |                                            | <b>\$15,699.57</b>    |
| <b>Investments</b>                                      |                     |                              |                                            |                       |
| 151100 - Series 2023 Revenue Account                    |                     | \$116,956.12                 |                                            | \$116,956.12          |
| 151101 - Series 2023 Interest Account                   |                     | \$203,921.33                 |                                            | \$203,921.33          |
| 151104 - Series 2023 Debt Service Reserve Account       |                     | \$488,351.34                 |                                            | \$488,351.34          |
| 151107 - Series 2023 Acquisition & Construction Account |                     |                              | \$8,811.56                                 | \$8,811.56            |
| <b>Total Investments</b>                                |                     | <b>\$809,228.79</b>          | <b>\$8,811.56</b>                          | <b>\$818,040.35</b>   |
| <b>Total Assets</b>                                     | <b>\$194,098.93</b> | <b>\$812,401.97</b>          | <b>\$8,811.56</b>                          | <b>\$1,015,312.46</b> |

# North Loop Community Development District

Balance Sheet as of 4/30/2026

| Liabilities / Equity                         | Operating           | 301 - Debt Service 2023 Fund | 501 - Acquisition & Construction 2023 Fund | Total                 |
|----------------------------------------------|---------------------|------------------------------|--------------------------------------------|-----------------------|
| <b>Current Liability</b>                     |                     |                              |                                            |                       |
| 202000 - Accounts Payable                    | \$30,945.16         |                              |                                            | \$30,945.16           |
| 207301 - Due To 301 - Debt Service 2023 Fund | \$3,173.18          |                              |                                            | \$3,173.18            |
| 218000 - Accrued Expenses                    | \$3,982.76          |                              |                                            | \$3,982.76            |
| <b>Total Current Liability</b>               | <b>\$38,101.10</b>  |                              |                                            | <b>\$38,101.10</b>    |
| <b>Fund Balance</b>                          |                     |                              |                                            |                       |
| 280000 - Fund Balance - Nonspendable         | \$12,526.15         |                              |                                            | \$12,526.15           |
| 281000 - Fund Balance - Restricted           |                     | \$575,338.47                 | \$18,711.43                                | \$594,049.90          |
| 284000 - Fund Balance - Unassigned           | \$75,172.30         |                              |                                            | \$75,172.30           |
| <b>Total Fund Balance</b>                    | <b>\$87,698.45</b>  | <b>\$575,338.47</b>          | <b>\$18,711.43</b>                         | <b>\$681,748.35</b>   |
| <b>Net Change in Fund Balance</b>            |                     |                              |                                            |                       |
| 33750 - Net Income                           | \$68,299.38         | \$237,063.50                 | (\$9,899.87)                               | \$295,463.01          |
| <b>Total Net Change in Fund Balance</b>      | <b>\$68,299.38</b>  | <b>\$237,063.50</b>          | <b>(\$9,899.87)</b>                        | <b>\$295,463.01</b>   |
| <b>Total Liabilities / Equity</b>            | <b>\$194,098.93</b> | <b>\$812,401.97</b>          | <b>\$8,811.56</b>                          | <b>\$1,015,312.46</b> |

# North Loop Community Development District

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

|                                                         | Current Period |           |             | Year To Date |            |             | Annual Budget |
|---------------------------------------------------------|----------------|-----------|-------------|--------------|------------|-------------|---------------|
|                                                         | Actual         | Budget    | Variance    | Actual       | Budget     | Variance    |               |
| Operating Income                                        |                |           |             |              |            |             |               |
| Revenue                                                 |                |           |             |              |            |             |               |
| 325201 - Special Assessments - On-Roll                  | 2,925.27       | 23,945.75 | (21,020.48) | 289,901.90   | 167,620.25 | 122,281.65  | 287,349.00    |
| 325202 - Special Assessments - Off-Roll                 | -              | 13,482.42 | (13,482.42) | -            | 94,376.94  | (94,376.94) | 161,789.00    |
| 325203 - Special Assessments - Lot Closings assessments | -              | -         | -           | 8,296.88     | -          | 8,296.88    | -             |
| 361100 - Interest                                       | 178.74         | -         | 178.74      | 178.74       | -          | 178.74      | -             |
| 369900 - Miscellaneous Revenues                         | (69.95)        | -         | (69.95)     | -            | -          | -           | -             |
| Total Revenue                                           | 3,034.06       | 37,428.17 | (34,394.11) | 298,377.52   | 261,997.19 | 36,380.33   | 449,138.00    |
| Total Income                                            | 3,034.06       | 37,428.17 | (34,394.11) | 298,377.52   | 261,997.19 | 36,380.33   | 449,138.00    |

## Operating Expense

|                                                                 |                 |                 |                 |                  |                  |                  |                   |
|-----------------------------------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|-------------------|
| <b>General Administrative</b>                                   |                 |                 |                 |                  |                  |                  |                   |
| 513001 - P/R - Board Of Supervisors                             | -               | 200.00          | 200.00          | 400.00           | 1,400.00         | 1,000.00         | 2,400.00          |
| 513002 - Payroll Taxes                                          | -               | 15.33           | 15.33           | 30.60            | 107.31           | 76.71            | 184.00            |
| 513003 - Payroll Processing Fees                                | -               | 59.58           | 59.58           | 100.00           | 417.06           | 317.06           | 715.00            |
| 513101 - Professional Services - Management Consulting Services | 3,916.67        | 3,916.67        | -               | 27,416.69        | 27,416.69        | -                | 47,000.00         |
| 513107 - Professional Services - Engineering Services           | -               | 833.33          | 833.33          | 1,080.00         | 5,833.31         | 4,753.31         | 10,000.00         |
| 513108 - Professional Services - Legal Services                 | 493.50          | 1,666.67        | 1,173.17        | 4,673.40         | 11,666.69        | 6,993.29         | 20,000.00         |
| 513201 - Legal Advertisements                                   | 214.38          | 375.00          | 160.62          | 317.19           | 2,625.00         | 2,307.81         | 4,500.00          |
| 513202 - Insurance                                              | 698.75          | 833.33          | 134.58          | 5,015.25         | 5,833.31         | 818.06           | 10,000.00         |
| 513204 - Regulatory And Permit Fees                             | -               | 14.58           | 14.58           | 175.00           | 102.06           | (72.94)          | 175.00            |
| 513205 - Bank Fees                                              | -               | 41.67           | 41.67           | 84.89            | 291.69           | 206.80           | 500.00            |
| 513209 - Website Compliance (dev & hosting)                     | 167.92          | 167.92          | -               | 1,175.44         | 1,175.44         | -                | 2,015.00          |
| 513901 - Administrative Contingency                             | -               | 833.33          | 833.33          | 71.64            | 5,833.31         | 5,761.67         | 10,000.00         |
| <b>Total General Administrative</b>                             | <b>5,491.22</b> | <b>8,957.41</b> | <b>3,466.19</b> | <b>40,540.10</b> | <b>62,701.87</b> | <b>22,161.77</b> | <b>107,489.00</b> |

|                                  |               |               |               |                 |                 |                   |                  |
|----------------------------------|---------------|---------------|---------------|-----------------|-----------------|-------------------|------------------|
| <b>Debt Administration</b>       |               |               |               |                 |                 |                   |                  |
| 517101 - Dissemination Agent     | -             | 541.67        | 541.67        | 6,500.00        | 3,791.69        | (2,708.31)        | 6,500.00         |
| 517102 - Trustee Fees            | 312.50        | 336.67        | 24.17         | 2,187.50        | 2,356.69        | 169.19            | 4,040.00         |
| 517103 - Arbitrage               | -             | 39.58         | 39.58         | -               | 277.06          | 277.06            | 475.00           |
| <b>Total Debt Administration</b> | <b>312.50</b> | <b>917.92</b> | <b>605.42</b> | <b>8,687.50</b> | <b>6,425.44</b> | <b>(2,262.06)</b> | <b>11,015.00</b> |

|                                                                |        |          |          |          |           |            |           |
|----------------------------------------------------------------|--------|----------|----------|----------|-----------|------------|-----------|
| <b>Electricity</b>                                             |        |          |          |          |           |            |           |
| 531101 - Electricity - #44004-98467 9535 Turtle Grass #LAKE C  | 231.91 | 2,083.33 | 1,851.42 | 1,712.90 | 14,583.31 | 12,870.41  | 25,000.00 |
| 531102 - Electricity - #97277-79572 26550 Seagrass Blvd #ENTRY | 771.00 | -        | (771.00) | 5,426.70 | -         | (5,426.70) | -         |
| 531103 - Electricity - #77634-61584 26270 Terracap Dr. #Gate   | 55.46  | -        | (55.46)  | 316.09   | -         | (316.09)   | -         |
| 531104 - Electricity - #82638-61588 26450 Sunray Blvd #Gate    | 57.83  | -        | (57.83)  | 318.39   | -         | (318.39)   | -         |

# North Loop Community Development District

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

|                                                                               | Current Period |           |             | Year To Date |            |             | Annual Budget |
|-------------------------------------------------------------------------------|----------------|-----------|-------------|--------------|------------|-------------|---------------|
|                                                                               | Actual         | Budget    | Variance    | Actual       | Budget     | Variance    |               |
| Operating Expense                                                             |                |           |             |              |            |             |               |
| 531105 - Electricity - #61225-14323 9575 Turtle Grass Cir #IRR                | 1,236.95       | -         | (1,236.95)  | 4,812.88     | -          | (4,812.88)  | -             |
| 531106 - Electricity - #67722-71588 9425 Sunbeam Cir #IRR                     | 1,199.14       | -         | (1,199.14)  | 4,903.17     | -          | (4,903.17)  | -             |
| 531107 - Electricity - #16813-21293 7630 Shoal Blvd #Entry                    | 56.72          | -         | (56.72)     | 295.24       | -          | (295.24)    | -             |
| 531108 - Electricity - #62926-34042 9425 Sunbeam #Cabana                      | 476.69         | -         | (476.69)    | 5,719.57     | -          | (5,719.57)  | -             |
| 531109 - Electricity - #06589-72047 9687 Turtle Grass #Fountain               | (90.96)        | -         | 90.96       | 2,922.78     | -          | (2,922.78)  | -             |
| 531110 - Electricity - #67196-73201 9732 Turtle Grass #LOC 6                  | 258.71         | -         | (258.71)    | 1,407.62     | -          | (1,407.62)  | -             |
| 531111 - Electricity - #16154-83201 9975 Seagrape #LOC 5                      | 786.54         | -         | (786.54)    | 2,312.42     | -          | (2,312.42)  | -             |
| 531112 - Electricity - #73979-66370 9575 Turtle Grass Cir #Amenity            | 543.16         | -         | (543.16)    | 595.87       | -          | (595.87)    | -             |
| 531113 - Electricity - 26159 Jones Loop #Light                                | (24.00)        | -         | 24.00       | -            | -          | -           | -             |
| Total Electricity                                                             | 5,559.15       | 2,083.33  | (3,475.82)  | 30,743.63    | 14,583.31  | (16,160.32) | 25,000.00     |
| Physical Environment                                                          |                |           |             |              |            |             |               |
| 533101 - Water - #52513-32775 9425 Sunbeam Cir                                | 395.31         | -         | (395.31)    | 928.56       | -          | (928.56)    | -             |
| 538101 - Contracts - Aquatic Maintenance                                      | 3,350.00       | 3,350.00  | -           | 23,450.00    | 23,450.00  | -           | 40,200.00     |
| 538103 - Contracts - Fountain                                                 | -              | 416.67    | 416.67      | -            | 2,916.69   | 2,916.69    | 5,000.00      |
| 538201 - Pond Mowings                                                         | 2,000.00       | 2,000.00  | -           | 14,000.00    | 14,000.00  | -           | 24,000.00     |
| 538303 - R&M - Fountain                                                       | 728.50         | -         | (728.50)    | 1,031.50     | -          | (1,031.50)  | -             |
| 539001 - Professional Services - Comprehensive Field Services                 | -              | 1,250.00  | 1,250.00    | -            | 8,750.00   | 8,750.00    | 15,000.00     |
| 539101 - Contracts - Landscaping Maintenance                                  | 9,192.00       | 12,311.08 | 3,119.08    | 64,344.00    | 86,177.56  | 21,833.56   | 147,733.00    |
| 539201 - Landscape Replacement & Replenishment                                | -              | -         | -           | 11,420.40    | -          | (11,420.40) | -             |
| 539301 - R&M - Irrigation                                                     | 1,198.31       | 1,222.00  | 23.69       | 17,508.20    | 8,554.00   | (8,954.20)  | 14,664.00     |
| 539990 - Physical Environment Contingency                                     | -              | 4,919.75  | 4,919.75    | 447.83       | 34,438.25  | 33,990.42   | 59,037.00     |
| 579231 - Utility - Amenity Center Internet Service 9401 Sunbeam Cir  Aptments | (69.95)        | -         | 69.95       | 440.57       | -          | (440.57)    | -             |
| 579232 - Utility - Amenity Center Internet Service 9575 Turtle Grass Cir      | 209.85         | -         | (209.85)    | 209.85       | -          | (209.85)    | -             |
| 579301 - Contract - Pool Service                                              | 2,269.00       | -         | (2,269.00)  | 11,269.00    | -          | (11,269.00) | -             |
| 579304 - Contract - Amenity Center Cleaning & Maintenance                     | 882.00         | -         | (882.00)    | 4,382.00     | -          | (4,382.00)  | -             |
| 579601 - Amenity Center Office/Janitorial Supplies                            | -              | -         | -           | 675.00       | -          | (675.00)    | -             |
| Total Physical Environment                                                    | 20,155.02      | 25,469.50 | 5,314.48    | 150,106.91   | 178,286.50 | 28,179.59   | 305,634.00    |
| Total Expense                                                                 | 31,517.89      | 37,428.16 | 5,910.27    | 230,078.14   | 261,997.12 | 31,918.98   | 449,138.00    |
| Operating Net Total                                                           | (28,483.83)    | .01       | (28,483.84) | 68,299.38    | .07        | 68,299.31   |               |

# North Loop Community Development District

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

|                                                         | Current Period |           |             | Year To Date |            |             | Annual Budget |
|---------------------------------------------------------|----------------|-----------|-------------|--------------|------------|-------------|---------------|
|                                                         | Actual         | Budget    | Variance    | Actual       | Budget     | Variance    |               |
| 301 - Debt Service 2023 Fund Income                     |                |           |             |              |            |             |               |
| Revenue                                                 |                |           |             |              |            |             |               |
| 325201 - Special Assessments - On-Roll                  | 3,173.18       | 25,975.00 | (22,801.82) | 314,469.50   | 181,825.00 | 132,644.50  | 311,700.00    |
| 325202 - Special Assessments - Off-Roll                 | -              | 14,604.43 | (14,604.43) | 136,156.64   | 102,231.01 | 33,925.63   | 175,253.13    |
| 325203 - Special Assessments - Lot Closings assessments | -              | -         | -           | 9,000.00     | -          | 9,000.00    | -             |
| 361100 - Interest                                       | 1,425.15       | -         | 1,425.15    | 10,774.76    | -          | 10,774.76   | -             |
| Total Revenue                                           | 4,598.33       | 40,579.43 | (35,981.10) | 470,400.90   | 284,056.01 | 186,344.89  | 486,953.13    |
| Total Income                                            | 4,598.33       | 40,579.43 | (35,981.10) | 470,400.90   | 284,056.01 | 186,344.89  | 486,953.13    |
|                                                         |                |           |             |              |            |             |               |
| 301 - Debt Service 2023 Fund Expense                    |                |           |             |              |            |             |               |
| Debt Administration                                     |                |           |             |              |            |             |               |
| 517301 - Principal Debt Retirement                      | -              | -         | -           | -            | -          | -           | 80,000.00     |
| 517311 - Interest Expense                               | -              | -         | -           | 203,856.26   | 201,606.00 | (2,250.26)  | 405,462.00    |
| Total Debt Administration                               | -              | -         | -           | 203,856.26   | 201,606.00 | (2,250.26)  | 485,462.00    |
|                                                         |                |           |             |              |            |             |               |
| Other Financing Uses                                    |                |           |             |              |            |             |               |
| 581000 - Inter-Fund Transfer Out                        | 29,481.14      | -         | (29,481.14) | 29,481.14    | -          | (29,481.14) | -             |
| 581501 - Inter-Fund Group Transfers Out To 501          | (20,685.48)    | -         | 20,685.48   | -            | -          | -           | -             |
| Total Other Financing Uses                              | 8,795.66       | -         | (8,795.66)  | 29,481.14    | -          | (29,481.14) | -             |
| Total Expense                                           | 8,795.66       | -         | (8,795.66)  | 233,337.40   | 201,606.00 | (31,731.40) | 485,462.00    |
|                                                         |                |           |             |              |            |             |               |
| 301 - Debt Service 2023 Fund Net Total                  | (4,197.33)     | 40,579.43 | (44,776.76) | 237,063.50   | 82,450.01  | 154,613.49  | 1,491.13      |

# North Loop Community Development District

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

|                                                   | Current Period |        |             | Year To Date |        |           | Annual Budget |
|---------------------------------------------------|----------------|--------|-------------|--------------|--------|-----------|---------------|
|                                                   | Actual         | Budget | Variance    | Actual       | Budget | Variance  |               |
| 501 - Acquisition & Construction 2023 Fund Income |                |        |             |              |        |           |               |
| Revenue                                           |                |        |             |              |        |           |               |
| 361100 - Interest                                 | .04            | -      | .04         | 316.28       | -      | 316.28    | -             |
| Total Revenue                                     | .04            | -      | .04         | 316.28       | -      | 316.28    | -             |
| Other Financing Sources                           |                |        |             |              |        |           |               |
| 381000 - Inter-Fund Transfer In                   | 29,481.14      | -      | 29,481.14   | 29,481.14    | -      | 29,481.14 | -             |
| 381301 - Inter-Fund Group Transfers In From 301   | (20,685.48)    | -      | (20,685.48) | -            | -      | -         | -             |
| Total Other Financing Sources                     | 8,795.66       | -      | 8,795.66    | 29,481.14    | -      | 29,481.14 | -             |
| Total Income                                      | 8,795.70       | -      | 8,795.70    | 29,797.42    | -      | 29,797.42 | -             |

## 501 - Acquisition & Construction 2023 Fund Expense

|                                                                 |                    |                  |                    |                   |                  |                    |                 |
|-----------------------------------------------------------------|--------------------|------------------|--------------------|-------------------|------------------|--------------------|-----------------|
| <b>Physical Environment</b>                                     |                    |                  |                    |                   |                  |                    |                 |
| 539999 - Construction in Progress                               | -                  | -                | -                  | 39,697.29         | -                | (39,697.29)        | -               |
| <b>Total Physical Environment</b>                               | <b>-</b>           | <b>-</b>         | <b>-</b>           | <b>39,697.29</b>  | <b>-</b>         | <b>(39,697.29)</b> | <b>-</b>        |
| <b>Total Expense</b>                                            | <b>-</b>           | <b>-</b>         | <b>-</b>           | <b>39,697.29</b>  | <b>-</b>         | <b>(39,697.29)</b> | <b>-</b>        |
| <b>501 - Acquisition &amp; Construction 2023 Fund Net Total</b> | <b>8,795.70</b>    | <b>-</b>         | <b>8,795.70</b>    | <b>(9,899.87)</b> | <b>-</b>         | <b>(9,899.87)</b>  | <b>-</b>        |
| <b>Net Total</b>                                                | <b>(23,885.46)</b> | <b>40,579.44</b> | <b>(64,464.90)</b> | <b>295,463.01</b> | <b>82,450.08</b> | <b>213,012.93</b>  | <b>1,491.13</b> |

# North Loop Community Development District

## Bank Register Report 4/1/2026 - 4/30/2026

| Date                                          | Description                                                                     | Type                        | R | Check No   | Amount                |
|-----------------------------------------------|---------------------------------------------------------------------------------|-----------------------------|---|------------|-----------------------|
| Operating VNB - #1534                         |                                                                                 |                             |   |            |                       |
|                                               | <b>Balance as of 4/1/2026</b>                                                   |                             |   |            | <b>\$0.00</b>         |
| 4/8/2026                                      | Kai Connected LLC CDD                                                           | Invoice ACH                 | R |            | (\$3,958.34)          |
| 4/8/2026                                      | Transfer from BU Reserve - 9856054046 - Transfer of Funds                       | Transfer In                 | R | ACH        | \$490,000.00          |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$48.45)             |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$50.16)             |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$51.71)             |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$110.29)            |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$225.08)            |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$231.91)            |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$249.21)            |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$335.82)            |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$806.55)            |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$966.48)            |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$1,015.08)          |
| 4/16/2026                                     | FPL                                                                             | Invoice (Expense/AutoDraft) | R |            | (\$1,070.23)          |
| 4/21/2026                                     | FY2026 Interest on on-roll assessments installment collections 1/1/26 - 3/31/26 | Misc Deposit                | R | ACH-042126 | \$22.85               |
| 4/22/2026                                     | Transfer to Trust 2023 Revenue Account - Transfer of DS Money Due               | Transfer Out                | R | ACH        | (\$311,296.32)        |
| 4/30/2026                                     | April Interest                                                                  | Interest                    | R | ACH        | \$178.74              |
| <b>Total</b>                                  |                                                                                 |                             |   |            | <b>\$169,785.96</b>   |
| <b>Balance as of 4/30/2026</b>                |                                                                                 |                             |   |            | <b>\$169,785.96</b>   |
| Reserve BU - #4046                            |                                                                                 |                             |   |            |                       |
|                                               | <b>Balance as of 4/1/2026</b>                                                   |                             |   |            | <b>\$495,710.98</b>   |
| 4/8/2026                                      | Transfer to Operating VNB - 572821534 - Transfer of Funds                       | Transfer Out                | R | ACH        | (\$490,000.00)        |
| 4/9/2026                                      | FY2026 On-roll assessments installment collections 3/1/26 - 3/31/26             | Misc Deposit                | R | ACH-040926 | \$6,075.60            |
| <b>Total</b>                                  |                                                                                 |                             |   |            | <b>(\$483,924.40)</b> |
| <b>Balance as of 4/30/2026</b>                |                                                                                 |                             |   |            | <b>\$11,786.58</b>    |
| Trust 2023 Acquisition & Construction Account |                                                                                 |                             |   |            |                       |
|                                               | <b>Balance as of 4/1/2026</b>                                                   |                             |   |            | <b>\$15.86</b>        |
| 4/1/2026                                      | April Interest                                                                  | Interest                    | R | ACH        | \$0.04                |
| 4/1/2026                                      | Transfer from Trust 2023 Debt Service Reserve Account - Transfer of Funds       | Transfer In                 | R | ACH        | \$8,795.66            |
| <b>Total</b>                                  |                                                                                 |                             |   |            | <b>\$8,795.70</b>     |

# North Loop Community Development District

## Bank Register Report 4/1/2026 - 4/30/2026

| Date                                           | Description                                                                   | Type         | R | Check No | Amount              |
|------------------------------------------------|-------------------------------------------------------------------------------|--------------|---|----------|---------------------|
| <b>Balance as of 4/30/2026</b>                 |                                                                               |              |   |          | <b>\$8,811.56</b>   |
| <b>Trust 2023 Debt Service Reserve Account</b> |                                                                               |              |   |          |                     |
| <b>Balance as of 4/1/2026</b>                  |                                                                               |              |   |          | <b>\$495,748.79</b> |
| 4/1/2026                                       | Transfer to Trust 2023 Acquisition & Construction Account - Transfer of Funds | Transfer Out | R | ACH      | (\$8,795.66)        |
| 4/1/2026                                       | April Interest                                                                | Interest     | R | ACH      | \$1,398.21          |
| <b>Total</b>                                   |                                                                               |              |   |          | <b>(\$7,397.45)</b> |
| <b>Balance as of 4/30/2026</b>                 |                                                                               |              |   |          | <b>\$488,351.34</b> |
| <b>Trust 2023 Interest Account</b>             |                                                                               |              |   |          |                     |
| <b>Balance as of 4/1/2026</b>                  |                                                                               |              |   |          | <b>\$64.89</b>      |
| 4/1/2026                                       | April Interest                                                                | Interest     | R | ACH      | \$0.18              |
| 4/29/2026                                      | Transfer from Trust 2023 Revenue Account - Transfer of Funds                  | Transfer In  | R | ACH      | \$203,856.26        |
| <b>Total</b>                                   |                                                                               |              |   |          | <b>\$203,856.44</b> |
| <b>Balance as of 4/30/2026</b>                 |                                                                               |              |   |          | <b>\$203,921.33</b> |
| <b>Trust 2023 Revenue Account</b>              |                                                                               |              |   |          |                     |
| <b>Balance as of 4/1/2026</b>                  |                                                                               |              |   |          | <b>\$9,489.30</b>   |
| 4/1/2026                                       | April Interest                                                                | Interest     | R | ACH      | \$26.76             |
| 4/22/2026                                      | Transfer from Operating VNB - 572821534 - Transfer of DS Money Due            | Transfer In  | R | ACH      | \$311,296.32        |
| 4/29/2026                                      | Transfer to Trust 2023 Interest Account - Transfer of Funds                   | Transfer Out | R | ACH      | (\$203,856.26)      |
| <b>Total</b>                                   |                                                                               |              |   |          | <b>\$107,466.82</b> |
| <b>Balance as of 4/30/2026</b>                 |                                                                               |              |   |          | <b>\$116,956.12</b> |

# North Loop Community Development District

## Bank Account Reconciliation for Period 4/30/2026

### Reconciliation Summary

| Bank Account                                  | Bank Bal.  | Uncleared Items | Adj. Balance | Book Balance | Status   |
|-----------------------------------------------|------------|-----------------|--------------|--------------|----------|
| Operating VNB - #1534                         | 169,785.96 | 0.00            | 169,785.96   | 169,785.96   | Balanced |
| Reserve BU - #4046                            | 11,786.58  | 0.00            | 11,786.58    | 11,786.58    | Balanced |
| Trust 2023 Acquisition & Construction Account | 8,811.56   | 0.00            | 8,811.56     | 8,811.56     | Balanced |
| Trust 2023 Revenue Account                    | 116,956.12 | 0.00            | 116,956.12   | 116,956.12   | Balanced |
| Trust 2023 Interest Account                   | 203,921.33 | 0.00            | 203,921.33   | 203,921.33   | Balanced |
| Trust 2023 Debt Service Reserve Account       | 488,351.34 | 0.00            | 488,351.34   | 488,351.34   | Balanced |
| Series 2023 Prepayment Account                | 0.00       | 0.00            | 0.00         | 0.00         | Balanced |

### Unreconciled Items

| Date | Description | Check No | Amount |
|------|-------------|----------|--------|
|------|-------------|----------|--------|

(No Items)

**Total (No Items)**

### Reconciled Items

| Date | Description | Check No | Amount |
|------|-------------|----------|--------|
|------|-------------|----------|--------|

#### Operating VNB - #1534

|           |                                                                                 |            |            |
|-----------|---------------------------------------------------------------------------------|------------|------------|
| 4/8/2026  | Transfer from BU Reserve - 9856054046 - Transfer of Funds                       |            | 490,000.00 |
| 4/21/2026 | FY2026 Interest on on-roll assessments installment collections 1/1/26 - 3/31/26 | ACH-042126 | 22.85      |
| 4/30/2026 | April Interest                                                                  |            | 178.74     |
| 4/8/2026  | Kai Connected LLC CDD                                                           | ACH        | -3,958.34  |
| 4/16/2026 | FPL                                                                             |            | -48.45     |
| 4/16/2026 | FPL                                                                             |            | -50.16     |
| 4/16/2026 | FPL                                                                             |            | -51.71     |
| 4/16/2026 | FPL                                                                             |            | -110.29    |
| 4/16/2026 | FPL                                                                             |            | -225.08    |
| 4/16/2026 | FPL                                                                             |            | -231.91    |
| 4/16/2026 | FPL                                                                             |            | -249.21    |
| 4/16/2026 | FPL                                                                             |            | -335.82    |
| 4/16/2026 | FPL                                                                             |            | -806.55    |

# North Loop Community Development District

## Bank Account Reconciliation for Period 4/30/2026

| Date                        | Description                                                       | Check No | Amount      |
|-----------------------------|-------------------------------------------------------------------|----------|-------------|
| 4/16/2026                   | FPL                                                               |          | -966.48     |
| 4/16/2026                   | FPL                                                               |          | -1,015.08   |
| 4/16/2026                   | FPL                                                               |          | -1,070.23   |
| 4/22/2026                   | Transfer to Trust 2023 Revenue Account - Transfer of DS Money Due |          | -311,296.32 |
| Total Operating VNB - #1534 |                                                                   |          | 169,785.96  |

### Reserve BU - #4046

|                          |                                                                     |            |             |
|--------------------------|---------------------------------------------------------------------|------------|-------------|
| 4/9/2026                 | FY2026 On-roll assessments installment collections 3/1/26 - 3/31/26 | ACH-040926 | 6,075.60    |
| 3/24/2026                | Florida Fountains & Equipment, LLC                                  | 100193     | -151.50     |
| 4/8/2026                 | Transfer to Operating VNB - 572821534 - Transfer of Funds           |            | -490,000.00 |
| Total Reserve BU - #4046 |                                                                     |            | -484,075.90 |

### Trust 2023 Acquisition & Construction Account

|                                                     |                                                                           |  |          |
|-----------------------------------------------------|---------------------------------------------------------------------------|--|----------|
| 4/1/2026                                            | April Interest                                                            |  | 0.04     |
| 4/1/2026                                            | Transfer from Trust 2023 Debt Service Reserve Account - Transfer of Funds |  | 8,795.66 |
| Total Trust 2023 Acquisition & Construction Account |                                                                           |  | 8,795.70 |

### Trust 2023 Debt Service Reserve Account

|                                               |                                                                               |  |           |
|-----------------------------------------------|-------------------------------------------------------------------------------|--|-----------|
| 4/1/2026                                      | April Interest                                                                |  | 1,398.21  |
| 4/1/2026                                      | Transfer to Trust 2023 Acquisition & Construction Account - Transfer of Funds |  | -8,795.66 |
| Total Trust 2023 Debt Service Reserve Account |                                                                               |  | -7,397.45 |

### Trust 2023 Interest Account

|                                   |                                                              |  |            |
|-----------------------------------|--------------------------------------------------------------|--|------------|
| 4/1/2026                          | April Interest                                               |  | 0.18       |
| 4/29/2026                         | Transfer from Trust 2023 Revenue Account - Transfer of Funds |  | 203,856.26 |
| Total Trust 2023 Interest Account |                                                              |  | 203,856.44 |

### Trust 2023 Revenue Account

|                                  |                                                                    |  |             |
|----------------------------------|--------------------------------------------------------------------|--|-------------|
| 4/1/2026                         | April Interest                                                     |  | 26.76       |
| 4/22/2026                        | Transfer from Operating VNB - 572821534 - Transfer of DS Money Due |  | 311,296.32  |
| 4/29/2026                        | Transfer to Trust 2023 Interest Account - Transfer of Funds        |  | -203,856.26 |
| Total Trust 2023 Revenue Account |                                                                    |  | 107,466.82  |

# **EXHIBIT 10**

**[Return to Agenda](#)**



## Financial Reporting Package

North Loop Community Development District

Period Ending: 05/31/2026

# North Loop Community Development District

Balance Sheet as of 5/31/2026

| Assets                                                  | Operating           | 301 - Debt Service 2023 Fund | 501 - Acquisition & Construction 2023 Fund | Total               |
|---------------------------------------------------------|---------------------|------------------------------|--------------------------------------------|---------------------|
| <b>Cash - Operating</b>                                 |                     |                              |                                            |                     |
| 101001 - Operating VNB - #1534                          | \$162,716.76        |                              |                                            | \$162,716.76        |
| <b>Total Cash - Operating</b>                           | <b>\$162,716.76</b> |                              |                                            | <b>\$162,716.76</b> |
| <b>Cash - Money Market, Reserves and Other</b>          |                     |                              |                                            |                     |
| 101201 - Reserve BU - #4046                             | \$11,343.72         |                              |                                            | \$11,343.72         |
| <b>Total Cash - Money Market, Reserves and Other</b>    | <b>\$11,343.72</b>  |                              |                                            | <b>\$11,343.72</b>  |
| <b>Accounts Receivable &amp; Other Assets</b>           |                     |                              |                                            |                     |
| 115100 - Accounts Receivable - Other                    | \$0.24              |                              |                                            | \$0.24              |
| 131101 - Due From 101 General Fund                      |                     | \$3,173.18                   |                                            | \$3,173.18          |
| 155000 - Prepaid Items                                  | \$10,650.51         |                              |                                            | \$10,650.51         |
| 156900 - Deposits - Non-Current                         | \$2,822.00          |                              |                                            | \$2,822.00          |
| <b>Total Accounts Receivable &amp; Other Assets</b>     | <b>\$13,472.75</b>  | <b>\$3,173.18</b>            |                                            | <b>\$16,645.93</b>  |
| <b>Investments</b>                                      |                     |                              |                                            |                     |
| 151100 - Series 2023 Revenue Account                    |                     | \$37,143.13                  |                                            | \$37,143.13         |
| 151101 - Series 2023 Interest Account                   |                     | \$102.25                     |                                            | \$102.25            |
| 151104 - Series 2023 Debt Service Reserve Account       |                     | \$489,680.04                 |                                            | \$489,680.04        |
| 151107 - Series 2023 Acquisition & Construction Account |                     |                              | \$8,835.54                                 | \$8,835.54          |
| <b>Total Investments</b>                                |                     | <b>\$526,925.42</b>          | <b>\$8,835.54</b>                          | <b>\$535,760.96</b> |
| <b>Total Assets</b>                                     | <b>\$187,533.23</b> | <b>\$530,098.60</b>          | <b>\$8,835.54</b>                          | <b>\$726,467.37</b> |

# North Loop Community Development District

Balance Sheet as of 5/31/2026

| Liabilities / Equity                         | Operating           | 301 - Debt Service 2023 Fund | 501 - Acquisition & Construction 2023 Fund | Total                |
|----------------------------------------------|---------------------|------------------------------|--------------------------------------------|----------------------|
| <b>Current Liability</b>                     |                     |                              |                                            |                      |
| 202000 - Accounts Payable                    | \$57,993.33         |                              |                                            | \$57,993.33          |
| 207301 - Due To 301 - Debt Service 2023 Fund | \$3,173.18          |                              |                                            | \$3,173.18           |
| 218000 - Accrued Expenses                    | \$3,916.50          |                              |                                            | \$3,916.50           |
| <b>Total Current Liability</b>               | <b>\$65,083.01</b>  |                              |                                            | <b>\$65,083.01</b>   |
| <b>Fund Balance</b>                          |                     |                              |                                            |                      |
| 280000 - Fund Balance - Nonspendable         | \$13,472.51         |                              |                                            | \$13,472.51          |
| 281000 - Fund Balance - Restricted           |                     | \$575,338.47                 | \$18,711.43                                | \$594,049.90         |
| 284000 - Fund Balance - Unassigned           | \$74,225.94         |                              |                                            | \$74,225.94          |
| <b>Total Fund Balance</b>                    | <b>\$87,698.45</b>  | <b>\$575,338.47</b>          | <b>\$18,711.43</b>                         | <b>\$681,748.35</b>  |
| <b>Net Change in Fund Balance</b>            |                     |                              |                                            |                      |
| 33750 - Net Income                           | \$34,751.77         | (\$45,239.87)                | (\$9,875.89)                               | (\$20,363.99)        |
| <b>Total Net Change in Fund Balance</b>      | <b>\$34,751.77</b>  | <b>(\$45,239.87)</b>         | <b>(\$9,875.89)</b>                        | <b>(\$20,363.99)</b> |
| <b>Total Liabilities / Equity</b>            | <b>\$187,533.23</b> | <b>\$530,098.60</b>          | <b>\$8,835.54</b>                          | <b>\$726,467.37</b>  |

# North Loop Community Development District

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

|                                                         | Current Period |           |             | Year To Date |            |              | Annual Budget |
|---------------------------------------------------------|----------------|-----------|-------------|--------------|------------|--------------|---------------|
|                                                         | Actual         | Budget    | Variance    | Actual       | Budget     | Variance     |               |
| Operating Income                                        |                |           |             |              |            |              |               |
| Revenue                                                 |                |           |             |              |            |              |               |
| 325201 - Special Assessments - On-Roll                  | -              | 23,945.75 | (23,945.75) | 289,901.90   | 191,566.00 | 98,335.90    | 287,349.00    |
| 325202 - Special Assessments - Off-Roll                 | -              | 13,482.42 | (13,482.42) | -            | 107,859.36 | (107,859.36) | 161,789.00    |
| 325203 - Special Assessments - Lot Closings assessments | -              | -         | -           | 8,296.88     | -          | 8,296.88     | -             |
| 361100 - Interest                                       | 455.70         | -         | 455.70      | 634.44       | -          | 634.44       | -             |
| Total Revenue                                           | 455.70         | 37,428.17 | (36,972.47) | 298,833.22   | 299,425.36 | (592.14)     | 449,138.00    |
| Total Income                                            | 455.70         | 37,428.17 | (36,972.47) | 298,833.22   | 299,425.36 | (592.14)     | 449,138.00    |

## Operating Expense

|                                                                 |                 |                 |                 |                  |                  |                  |                   |
|-----------------------------------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|-------------------|
| <b>General Administrative</b>                                   |                 |                 |                 |                  |                  |                  |                   |
| 513001 - P/R - Board Of Supervisors                             | 200.00          | 200.00          | -               | 600.00           | 1,600.00         | 1,000.00         | 2,400.00          |
| 513002 - Payroll Taxes                                          | 15.30           | 15.33           | .03             | 45.90            | 122.64           | 76.74            | 184.00            |
| 513003 - Payroll Processing Fees                                | 50.00           | 59.58           | 9.58            | 150.00           | 476.64           | 326.64           | 715.00            |
| 513101 - Professional Services - Management Consulting Services | 3,916.67        | 3,916.67        | -               | 31,333.36        | 31,333.36        | -                | 47,000.00         |
| 513107 - Professional Services - Engineering Services           | -               | 833.33          | 833.33          | 1,080.00         | 6,666.64         | 5,586.64         | 10,000.00         |
| 513108 - Professional Services - Legal Services                 | -               | 1,666.67        | 1,666.67        | 4,673.40         | 13,333.36        | 8,659.96         | 20,000.00         |
| 513201 - Legal Advertisements                                   | -               | 375.00          | 375.00          | 317.19           | 3,000.00         | 2,682.81         | 4,500.00          |
| 513202 - Insurance                                              | 698.75          | 833.33          | 134.58          | 5,714.00         | 6,666.64         | 952.64           | 10,000.00         |
| 513204 - Regulatory And Permit Fees                             | -               | 14.58           | 14.58           | 175.00           | 116.64           | (58.36)          | 175.00            |
| 513205 - Bank Fees                                              | -               | 41.67           | 41.67           | 84.89            | 333.36           | 248.47           | 500.00            |
| 513209 - Website Compliance (dev & hosting)                     | 167.92          | 167.92          | -               | 1,343.36         | 1,343.36         | -                | 2,015.00          |
| 513901 - Administrative Contingency                             | -               | 833.33          | 833.33          | 71.64            | 6,666.64         | 6,595.00         | 10,000.00         |
| <b>Total General Administrative</b>                             | <b>5,048.64</b> | <b>8,957.41</b> | <b>3,908.77</b> | <b>45,588.74</b> | <b>71,659.28</b> | <b>26,070.54</b> | <b>107,489.00</b> |

|                                  |               |               |               |                 |                 |                   |                  |
|----------------------------------|---------------|---------------|---------------|-----------------|-----------------|-------------------|------------------|
| <b>Debt Administration</b>       |               |               |               |                 |                 |                   |                  |
| 517101 - Dissemination Agent     | -             | 541.67        | 541.67        | 6,500.00        | 4,333.36        | (2,166.64)        | 6,500.00         |
| 517102 - Trustee Fees            | 312.50        | 336.67        | 24.17         | 2,500.00        | 2,693.36        | 193.36            | 4,040.00         |
| 517103 - Arbitrage               | -             | 39.58         | 39.58         | -               | 316.64          | 316.64            | 475.00           |
| <b>Total Debt Administration</b> | <b>312.50</b> | <b>917.92</b> | <b>605.42</b> | <b>9,000.00</b> | <b>7,343.36</b> | <b>(1,656.64)</b> | <b>11,015.00</b> |

|                                                                |        |          |          |          |           |            |           |
|----------------------------------------------------------------|--------|----------|----------|----------|-----------|------------|-----------|
| <b>Electricity</b>                                             |        |          |          |          |           |            |           |
| 531101 - Electricity - #44004-98467 9535 Turtle Grass #LAKE C  | 249.46 | 2,083.33 | 1,833.87 | 1,962.36 | 16,666.64 | 14,704.28  | 25,000.00 |
| 531102 - Electricity - #97277-79572 26550 Seagrass Blvd #ENTRY | 663.92 | -        | (663.92) | 6,090.62 | -         | (6,090.62) | -         |
| 531103 - Electricity - #77634-61584 26270 Terracap Dr. #Gate   | 45.45  | -        | (45.45)  | 361.54   | -         | (361.54)   | -         |
| 531104 - Electricity - #82638-61588 26450 Sunray Blvd #Gate    | 46.59  | -        | (46.59)  | 364.98   | -         | (364.98)   | -         |
| 531105 - Electricity - #61225-14323 9575 Turtle Grass Cir #IRR | 776.83 | -        | (776.83) | 5,589.71 | -         | (5,589.71) | -         |

# North Loop Community Development District

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

|                                                                               | Current Period |           |             | Year To Date |            |             | Annual Budget |
|-------------------------------------------------------------------------------|----------------|-----------|-------------|--------------|------------|-------------|---------------|
|                                                                               | Actual         | Budget    | Variance    | Actual       | Budget     | Variance    |               |
| Operating Expense                                                             |                |           |             |              |            |             |               |
| 531106 - Electricity - #67722-71588 9425 Sunbeam Cir #IRR                     | 902.51         | -         | (902.51)    | 5,805.68     | -          | (5,805.68)  | -             |
| 531107 - Electricity - #16813-21293 7630 Shoal Blvd #Entry                    | 43.58          | -         | (43.58)     | 338.82       | -          | (338.82)    | -             |
| 531108 - Electricity - #62926-34042 9425 Sunbeam #Cabana                      | 589.58         | -         | (589.58)    | 6,309.15     | -          | (6,309.15)  | -             |
| 531109 - Electricity - #06589-72047 9687 Turtle Grass #Fountain               | 319.00         | -         | (319.00)    | 3,241.78     | -          | (3,241.78)  | -             |
| 531110 - Electricity - #67196-73201 9732 Turtle Grass #LOC 6                  | 240.22         | -         | (240.22)    | 1,647.84     | -          | (1,647.84)  | -             |
| 531111 - Electricity - #16154-83201 9975 Seagrape #LOC 5                      | 210.47         | -         | (210.47)    | 2,522.89     | -          | (2,522.89)  | -             |
| 531112 - Electricity - #73979-66370 9575 Turtle Grass Cir #Amenity            | 325.08         | -         | (325.08)    | 920.95       | -          | (920.95)    | -             |
| Total Electricity                                                             | 4,412.69       | 2,083.33  | (2,329.36)  | 35,156.32    | 16,666.64  | (18,489.68) | 25,000.00     |
| Physical Environment                                                          |                |           |             |              |            |             |               |
| 533101 - Water - #52513-32775 9425 Sunbeam Cir                                | 173.53         | -         | (173.53)    | 1,102.09     | -          | (1,102.09)  | -             |
| 533102 - Water - #52450-32578 9575 Turtle Grass Cir AMNTY                     | 646.59         | -         | (646.59)    | 646.59       | -          | (646.59)    | -             |
| 538101 - Contracts - Aquatic Maintenance                                      | 3,350.00       | 3,350.00  | -           | 26,800.00    | 26,800.00  | -           | 40,200.00     |
| 538103 - Contracts - Fountain                                                 | -              | 416.67    | 416.67      | -            | 3,333.36   | 3,333.36    | 5,000.00      |
| 538201 - Pond Mowings                                                         | 2,000.00       | 2,000.00  | -           | 16,000.00    | 16,000.00  | -           | 24,000.00     |
| 538303 - R&M - Fountain                                                       | 1,050.00       | -         | (1,050.00)  | 2,081.50     | -          | (2,081.50)  | -             |
| 539001 - Professional Services - Comprehensive Field Services                 | -              | 1,250.00  | 1,250.00    | -            | 10,000.00  | 10,000.00   | 15,000.00     |
| 539101 - Contracts - Landscaping Maintenance                                  | 9,192.00       | 12,311.08 | 3,119.08    | 73,536.00    | 98,488.64  | 24,952.64   | 147,733.00    |
| 539201 - Landscape Replacement & Replenishment                                | -              | -         | -           | 11,420.40    | -          | (11,420.40) | -             |
| 539301 - R&M - Irrigation                                                     | 2,056.59       | 1,222.00  | (834.59)    | 19,564.79    | 9,776.00   | (9,788.79)  | 14,664.00     |
| 539990 - Physical Environment Contingency                                     | -              | 4,919.75  | 4,919.75    | 447.83       | 39,358.00  | 38,910.17   | 59,037.00     |
| 579231 - Utility - Amenity Center Internet Service 9401 Sunbeam CirI Aptments | 69.95          | -         | (69.95)     | 510.52       | -          | (510.52)    | -             |
| 579232 - Utility - Amenity Center Internet Service 9575 Turtle Grass Cir      | 90.82          | -         | (90.82)     | 300.67       | -          | (300.67)    | -             |
| 579301 - Contract - Pool Service                                              | 3,600.00       | -         | (3,600.00)  | 14,869.00    | -          | (14,869.00) | -             |
| 579304 - Contract - Amenity Center Cleaning & Maintenance                     | 1,400.00       | -         | (1,400.00)  | 5,782.00     | -          | (5,782.00)  | -             |
| 579601 - Amenity Center Office/Janitorial Supplies                            | 600.00         | -         | (600.00)    | 1,275.00     | -          | (1,275.00)  | -             |
| Total Physical Environment                                                    | 24,229.48      | 25,469.50 | 1,240.02    | 174,336.39   | 203,756.00 | 29,419.61   | 305,634.00    |
| Total Expense                                                                 | 34,003.31      | 37,428.16 | 3,424.85    | 264,081.45   | 299,425.28 | 35,343.83   | 449,138.00    |
| Operating Net Total                                                           | (33,547.61)    | .01       | (33,547.62) | 34,751.77    | .08        | 34,751.69   |               |

# North Loop Community Development District

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

|                                                         | Current Period |              |             | Year To Date |              |             | Annual Budget |
|---------------------------------------------------------|----------------|--------------|-------------|--------------|--------------|-------------|---------------|
|                                                         | Actual         | Budget       | Variance    | Actual       | Budget       | Variance    |               |
| 301 - Debt Service 2023 Fund Income                     |                |              |             |              |              |             |               |
| Revenue                                                 |                |              |             |              |              |             |               |
| 325201 - Special Assessments - On-Roll                  | -              | 25,975.00    | (25,975.00) | 314,469.50   | 207,800.00   | 106,669.50  | 311,700.00    |
| 325202 - Special Assessments - Off-Roll                 | -              | 14,604.43    | (14,604.43) | 136,156.64   | 116,835.44   | 19,321.20   | 175,253.13    |
| 325203 - Special Assessments - Lot Closings assessments | -              | -            | -           | 9,000.00     | -            | 9,000.00    | -             |
| 361100 - Interest                                       | 1,552.89       | -            | 1,552.89    | 12,327.65    | -            | 12,327.65   | -             |
| Total Revenue                                           | 1,552.89       | 40,579.43    | (39,026.54) | 471,953.79   | 324,635.44   | 147,318.35  | 486,953.13    |
| Total Income                                            | 1,552.89       | 40,579.43    | (39,026.54) | 471,953.79   | 324,635.44   | 147,318.35  | 486,953.13    |
|                                                         |                |              |             |              |              |             |               |
| 301 - Debt Service 2023 Fund Expense                    |                |              |             |              |              |             |               |
| Debt Administration                                     |                |              |             |              |              |             |               |
| 517301 - Principal Debt Retirement                      | 80,000.00      | 80,000.00    | -           | 80,000.00    | 80,000.00    | -           | 80,000.00     |
| 517311 - Interest Expense                               | 203,856.26     | 203,856.00   | (.26)       | 407,712.52   | 405,462.00   | (2,250.52)  | 405,462.00    |
| Total Debt Administration                               | 283,856.26     | 283,856.00   | (.26)       | 487,712.52   | 485,462.00   | (2,250.52)  | 485,462.00    |
|                                                         |                |              |             |              |              |             |               |
| Other Financing Uses                                    |                |              |             |              |              |             |               |
| 581000 - Inter-Fund Transfer Out                        | -              | -            | -           | 29,481.14    | -            | (29,481.14) | -             |
| Total Other Financing Uses                              | -              | -            | -           | 29,481.14    | -            | (29,481.14) | -             |
| Total Expense                                           | 283,856.26     | 283,856.00   | (.26)       | 517,193.66   | 485,462.00   | (31,731.66) | 485,462.00    |
|                                                         |                |              |             |              |              |             |               |
| 301 - Debt Service 2023 Fund Net Total                  | (282,303.37)   | (243,276.57) | (39,026.80) | (45,239.87)  | (160,826.56) | 115,586.69  | 1,491.13      |

# North Loop Community Development District

## Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

|                                                      | Current Period |              |             | Year To Date |              |             | Annual Budget |
|------------------------------------------------------|----------------|--------------|-------------|--------------|--------------|-------------|---------------|
|                                                      | Actual         | Budget       | Variance    | Actual       | Budget       | Variance    |               |
| 501 - Acquisition & Construction 2023 Fund Income    |                |              |             |              |              |             |               |
| Revenue                                              |                |              |             |              |              |             |               |
| 361100 - Interest                                    | 23.98          | -            | 23.98       | 340.26       | -            | 340.26      | -             |
| Total Revenue                                        | 23.98          | -            | 23.98       | 340.26       | -            | 340.26      | -             |
| Other Financing Sources                              |                |              |             |              |              |             |               |
| 381000 - Inter-Fund Transfer In                      | -              | -            | -           | 29,481.14    | -            | 29,481.14   | -             |
| Total Other Financing Sources                        | -              | -            | -           | 29,481.14    | -            | 29,481.14   | -             |
| Total Income                                         | 23.98          | -            | 23.98       | 29,821.40    | -            | 29,821.40   | -             |
| 501 - Acquisition & Construction 2023 Fund Expense   |                |              |             |              |              |             |               |
| Physical Environment                                 |                |              |             |              |              |             |               |
| 539999 - Construction in Progress                    | -              | -            | -           | 39,697.29    | -            | (39,697.29) | -             |
| Total Physical Environment                           | -              | -            | -           | 39,697.29    | -            | (39,697.29) | -             |
| Total Expense                                        | -              | -            | -           | 39,697.29    | -            | (39,697.29) | -             |
| 501 - Acquisition & Construction 2023 Fund Net Total | 23.98          | -            | 23.98       | (9,875.89)   | -            | (9,875.89)  | -             |
| Net Total                                            | (315,827.00)   | (243,276.56) | (72,550.44) | (20,363.99)  | (160,826.48) | 140,462.49  | 1,491.13      |

# North Loop Community Development District

## Bank Register Report 5/1/2026 - 5/31/2026

| Date                                          | Description                                                           | Type                        | R | Check No   | Amount                |
|-----------------------------------------------|-----------------------------------------------------------------------|-----------------------------|---|------------|-----------------------|
| Operating VNB - #1534                         |                                                                       |                             |   |            |                       |
|                                               | <b>Balance as of 5/1/2026</b>                                         |                             |   |            | <b>\$169,785.96</b>   |
| 5/12/2026                                     | Leinaweaver, John - BOS MTG 05/12/26                                  | Invoice (Expense/AutoDraft) |   | 11         | (\$184.70)            |
| 5/12/2026                                     | Blue Stream Fiber                                                     | Invoice (Expense/AutoDraft) | R |            | (\$160.77)            |
| 5/12/2026                                     | Blue Stream Fiber                                                     | Invoice (Expense/AutoDraft) | R |            | (\$69.95)             |
| 5/12/2026                                     | FPL                                                                   | Invoice (Expense/AutoDraft) | R |            | (\$7,028.88)          |
| 5/29/2026                                     | May Interest                                                          | Interest                    | R | ACH        | \$455.70              |
| 5/29/2026                                     | Engage PEO - BOS MTG 05/12/26                                         | Invoice (Expense/AutoDraft) | R | H125154    | (\$80.60)             |
| <b>Total</b>                                  |                                                                       |                             |   |            | <b>(\$7,069.20)</b>   |
| <b>Balance as of 5/31/2026</b>                |                                                                       |                             |   |            | <b>\$162,716.76</b>   |
| Reserve BU - #4046                            |                                                                       |                             |   |            |                       |
|                                               | <b>Balance as of 5/1/2026</b>                                         |                             |   |            | <b>\$11,786.58</b>    |
| 5/26/2026                                     | City of Punta Gorda                                                   | Invoice (Expense/AutoDraft) | R |            | (\$302.55)            |
| 5/26/2026                                     | City of Punta Gorda                                                   | Invoice (Expense/AutoDraft) | R |            | (\$47.55)             |
| 5/26/2026                                     | City of Punta Gorda                                                   | Invoice (Expense/AutoDraft) | R |            | (\$92.76)             |
| <b>Total</b>                                  |                                                                       |                             |   |            | <b>(\$442.86)</b>     |
| <b>Balance as of 5/31/2026</b>                |                                                                       |                             |   |            | <b>\$11,343.72</b>    |
| Trust 2023 Acquisition & Construction Account |                                                                       |                             |   |            |                       |
|                                               | <b>Balance as of 5/1/2026</b>                                         |                             |   |            | <b>\$8,811.56</b>     |
| 5/1/2026                                      | May Interest                                                          | Interest                    | R | ACH        | \$23.98               |
| <b>Total</b>                                  |                                                                       |                             |   |            | <b>\$23.98</b>        |
| <b>Balance as of 5/31/2026</b>                |                                                                       |                             |   |            | <b>\$8,835.54</b>     |
| Trust 2023 Debt Service Reserve Account       |                                                                       |                             |   |            |                       |
|                                               | <b>Balance as of 5/1/2026</b>                                         |                             |   |            | <b>\$488,351.34</b>   |
| 5/1/2026                                      | May Interest                                                          | Interest                    | R | ACH        | \$1,328.70            |
| <b>Total</b>                                  |                                                                       |                             |   |            | <b>\$1,328.70</b>     |
| <b>Balance as of 5/31/2026</b>                |                                                                       |                             |   |            | <b>\$489,680.04</b>   |
| Trust 2023 Interest Account                   |                                                                       |                             |   |            |                       |
|                                               | <b>Balance as of 5/1/2026</b>                                         |                             |   |            | <b>\$203,921.33</b>   |
| 5/1/2026                                      | May Interest                                                          | Interest                    | R | ACH        | \$37.18               |
| 5/1/2026                                      | Regions Bank Corporate Trust Operations - Interest Payment due 5/1/26 | Invoice (Expense/AutoDraft) | R | WIRE050126 | (\$203,856.26)        |
| <b>Total</b>                                  |                                                                       |                             |   |            | <b>(\$203,819.08)</b> |
| <b>Balance as of 5/31/2026</b>                |                                                                       |                             |   |            | <b>\$102.25</b>       |

# North Loop Community Development District

## Bank Register Report 5/1/2026 - 5/31/2026

| Date                       | Description                                                               | Type                        | R | Check No   | Amount        |
|----------------------------|---------------------------------------------------------------------------|-----------------------------|---|------------|---------------|
| Trust 2023 Revenue Account |                                                                           |                             |   |            |               |
|                            | Balance as of 5/1/2026                                                    |                             |   |            | \$116,956.12  |
| 5/1/2026                   | May Interest                                                              | Interest                    | R | ACH        | \$187.01      |
| 5/1/2026                   | Regions Bank Corporate Trust Operations - Principal Payment<br>Due 5/1/26 | Invoice (Expense/AutoDraft) | R | WIRE050126 | (\$80,000.00) |
| Total                      |                                                                           |                             |   |            | (\$79,812.99) |
| Balance as of 5/31/2026    |                                                                           |                             |   |            | \$37,143.13   |

# North Loop Community Development District

## Bank Account Reconciliation for Period 5/31/2026

### Reconciliation Summary

| Bank Account                                  | Bank Bal.  | Uncleared Items | Adj. Balance | Book Balance | Status   |
|-----------------------------------------------|------------|-----------------|--------------|--------------|----------|
| Operating VNB - #1534                         | 162,901.46 | -184.70         | 162,716.76   | 162,716.76   | Balanced |
| Reserve BU - #4046                            | 11,343.72  | 0.00            | 11,343.72    | 11,343.72    | Balanced |
| Trust 2023 Acquisition & Construction Account | 8,835.54   | 0.00            | 8,835.54     | 8,835.54     | Balanced |
| Trust 2023 Revenue Account                    | 37,143.13  | 0.00            | 37,143.13    | 37,143.13    | Balanced |
| Trust 2023 Interest Account                   | 102.25     | 0.00            | 102.25       | 102.25       | Balanced |
| Trust 2023 Debt Service Reserve Account       | 489,680.04 | 0.00            | 489,680.04   | 489,680.04   | Balanced |
| Series 2023 Prepayment Account                | 0.00       | 0.00            | 0.00         | 0.00         | Balanced |

### Unreconciled Items

| Date                        | Description                          | Check No | Amount  |
|-----------------------------|--------------------------------------|----------|---------|
| Operating VNB - #1534       |                                      |          |         |
| 5/12/2026                   | Leinaweaver, John - BOS MTG 05/12/26 | 11       | -184.70 |
| Total Operating VNB - #1534 |                                      |          | -184.70 |

### Reconciled Items

# North Loop Community Development District

## Bank Account Reconciliation for Period 5/31/2026

| Date | Description | Check No | Amount |
|------|-------------|----------|--------|
|------|-------------|----------|--------|

### Operating VNB - #1534

|                                    |                               |         |                  |
|------------------------------------|-------------------------------|---------|------------------|
| 5/29/2026                          | May Interest                  |         | 455.70           |
| 5/12/2026                          | Blue Stream Fiber             |         | -160.77          |
| 5/12/2026                          | Blue Stream Fiber             |         | -69.95           |
| 5/12/2026                          | FPL                           |         | -7,028.88        |
| 5/29/2026                          | Engage PEO - BOS MTG 05/12/26 | H125154 | -80.60           |
| <b>Total Operating VNB - #1534</b> |                               |         | <b>-6,884.50</b> |

### Reserve BU - #4046

|                                 |                     |  |                |
|---------------------------------|---------------------|--|----------------|
| 5/26/2026                       | City of Punta Gorda |  | -302.55        |
| 5/26/2026                       | City of Punta Gorda |  | -47.55         |
| 5/26/2026                       | City of Punta Gorda |  | -92.76         |
| <b>Total Reserve BU - #4046</b> |                     |  | <b>-442.86</b> |

### Trust 2023 Acquisition & Construction Account

|                                                                |              |  |              |
|----------------------------------------------------------------|--------------|--|--------------|
| 5/1/2026                                                       | May Interest |  | 23.98        |
| <b>Total Trust 2023 Acquisition &amp; Construction Account</b> |              |  | <b>23.98</b> |

### Trust 2023 Debt Service Reserve Account

|                                                      |              |  |                 |
|------------------------------------------------------|--------------|--|-----------------|
| 5/1/2026                                             | May Interest |  | 1,328.70        |
| <b>Total Trust 2023 Debt Service Reserve Account</b> |              |  | <b>1,328.70</b> |

### Trust 2023 Interest Account

|                                          |                                                                       |            |                    |
|------------------------------------------|-----------------------------------------------------------------------|------------|--------------------|
| 5/1/2026                                 | May Interest                                                          |            | 37.18              |
| 5/1/2026                                 | Regions Bank Corporate Trust Operations - Interest Payment due 5/1/26 | WIRE050126 | -203,856.26        |
| <b>Total Trust 2023 Interest Account</b> |                                                                       |            | <b>-203,819.08</b> |

### Trust 2023 Revenue Account

|                                         |                                                                        |            |                   |
|-----------------------------------------|------------------------------------------------------------------------|------------|-------------------|
| 5/1/2026                                | May Interest                                                           |            | 187.01            |
| 5/1/2026                                | Regions Bank Corporate Trust Operations - Principal Payment Due 5/1/26 | WIRE050126 | -80,000.00        |
| <b>Total Trust 2023 Revenue Account</b> |                                                                        |            | <b>-79,812.99</b> |

# **EXHIBIT 11**

**[Return to Agenda](#)**



## Financial Reporting Package

North Loop Community Development District

Period Ending: 06/30/2026

# North Loop Community Development District

Balance Sheet as of 6/30/2026

| Assets                                                  | Operating           | 301 - Debt Service 2023 Fund | 501 - Acquisition & Construction 2023 Fund | Total               |
|---------------------------------------------------------|---------------------|------------------------------|--------------------------------------------|---------------------|
| <b>Cash - Operating</b>                                 |                     |                              |                                            |                     |
| 101001 - Operating VNB - #1534                          | \$86,767.22         |                              |                                            | \$86,767.22         |
| <b>Total Cash - Operating</b>                           | <b>\$86,767.22</b>  |                              |                                            | <b>\$86,767.22</b>  |
| <b>Cash - Money Market, Reserves and Other</b>          |                     |                              |                                            |                     |
| 101201 - Reserve BU - #4046                             | \$8,441.30          |                              |                                            | \$8,441.30          |
| <b>Total Cash - Money Market, Reserves and Other</b>    | <b>\$8,441.30</b>   |                              |                                            | <b>\$8,441.30</b>   |
| <b>Accounts Receivable &amp; Other Assets</b>           |                     |                              |                                            |                     |
| 115100 - Accounts Receivable - Other                    | \$0.24              |                              |                                            | \$0.24              |
| 131101 - Due From 101 General Fund                      |                     | \$3,173.18                   |                                            | \$3,173.18          |
| 155000 - Prepaid Items                                  | \$5,906.33          |                              |                                            | \$5,906.33          |
| 156900 - Deposits - Non-Current                         | \$2,822.00          |                              |                                            | \$2,822.00          |
| <b>Total Accounts Receivable &amp; Other Assets</b>     | <b>\$8,728.57</b>   | <b>\$3,173.18</b>            |                                            | <b>\$11,901.75</b>  |
| <b>Investments</b>                                      |                     |                              |                                            |                     |
| 151100 - Series 2023 Revenue Account                    |                     | \$37,246.39                  |                                            | \$37,246.39         |
| 151101 - Series 2023 Interest Account                   |                     | \$102.52                     |                                            | \$102.52            |
| 151104 - Series 2023 Debt Service Reserve Account       |                     | \$491,041.63                 |                                            | \$491,041.63        |
| 151107 - Series 2023 Acquisition & Construction Account |                     |                              | \$8,860.11                                 | \$8,860.11          |
| <b>Total Investments</b>                                |                     | <b>\$528,390.54</b>          | <b>\$8,860.11</b>                          | <b>\$537,250.65</b> |
| <b>Total Assets</b>                                     | <b>\$103,937.09</b> | <b>\$531,563.72</b>          | <b>\$8,860.11</b>                          | <b>\$644,360.92</b> |

# North Loop Community Development District

Balance Sheet as of 6/30/2026

| Liabilities / Equity                         | Operating           | 301 - Debt Service 2023 Fund | 501 - Acquisition & Construction 2023 Fund | Total                |
|----------------------------------------------|---------------------|------------------------------|--------------------------------------------|----------------------|
| <b>Current Liability</b>                     |                     |                              |                                            |                      |
| 202000 - Accounts Payable                    | \$8,330.11          |                              |                                            | \$8,330.11           |
| 207301 - Due To 301 - Debt Service 2023 Fund | \$3,173.18          |                              |                                            | \$3,173.18           |
| 218000 - Accrued Expenses                    | \$4,165.27          |                              |                                            | \$4,165.27           |
| <b>Total Current Liability</b>               | <b>\$15,668.56</b>  |                              |                                            | <b>\$15,668.56</b>   |
| <b>Fund Balance</b>                          |                     |                              |                                            |                      |
| 280000 - Fund Balance - Nonspendable         | \$8,728.33          |                              |                                            | \$8,728.33           |
| 281000 - Fund Balance - Restricted           |                     | \$575,338.47                 | \$18,711.43                                | \$594,049.90         |
| 284000 - Fund Balance - Unassigned           | \$78,970.12         |                              |                                            | \$78,970.12          |
| <b>Total Fund Balance</b>                    | <b>\$87,698.45</b>  | <b>\$575,338.47</b>          | <b>\$18,711.43</b>                         | <b>\$681,748.35</b>  |
| <b>Net Change in Fund Balance</b>            |                     |                              |                                            |                      |
| 33750 - Net Income                           | \$570.08            | (\$43,774.75)                | (\$9,851.32)                               | (\$53,055.99)        |
| <b>Total Net Change in Fund Balance</b>      | <b>\$570.08</b>     | <b>(\$43,774.75)</b>         | <b>(\$9,851.32)</b>                        | <b>(\$53,055.99)</b> |
| <b>Total Liabilities / Equity</b>            | <b>\$103,937.09</b> | <b>\$531,563.72</b>          | <b>\$8,860.11</b>                          | <b>\$644,360.92</b>  |

# North Loop Community Development District

## Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

|                                                         | Current Period |           |             | Year To Date |            |              | Annual Budget |
|---------------------------------------------------------|----------------|-----------|-------------|--------------|------------|--------------|---------------|
|                                                         | Actual         | Budget    | Variance    | Actual       | Budget     | Variance     |               |
| Operating Income                                        |                |           |             |              |            |              |               |
| Revenue                                                 |                |           |             |              |            |              |               |
| 325201 - Special Assessments - On-Roll                  | -              | 23,945.75 | (23,945.75) | 289,901.90   | 215,511.75 | 74,390.15    | 287,349.00    |
| 325202 - Special Assessments - Off-Roll                 | -              | 13,482.42 | (13,482.42) | -            | 121,341.78 | (121,341.78) | 161,789.00    |
| 325203 - Special Assessments - Lot Closings assessments | -              | -         | -           | 8,296.88     | -          | 8,296.88     | -             |
| 361100 - Interest                                       | 401.24         | -         | 401.24      | 1,035.68     | -          | 1,035.68     | -             |
| Total Revenue                                           | 401.24         | 37,428.17 | (37,026.93) | 299,234.46   | 336,853.53 | (37,619.07)  | 449,138.00    |
| Total Income                                            | 401.24         | 37,428.17 | (37,026.93) | 299,234.46   | 336,853.53 | (37,619.07)  | 449,138.00    |

## Operating Expense

|                                                                 |                 |                 |                 |                  |                  |                  |                   |
|-----------------------------------------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|-------------------|
| <b>General Administrative</b>                                   |                 |                 |                 |                  |                  |                  |                   |
| 513001 - P/R - Board Of Supervisors                             | -               | 200.00          | 200.00          | 600.00           | 1,800.00         | 1,200.00         | 2,400.00          |
| 513002 - Payroll Taxes                                          | -               | 15.33           | 15.33           | 45.90            | 137.97           | 92.07            | 184.00            |
| 513003 - Payroll Processing Fees                                | -               | 59.58           | 59.58           | 150.00           | 536.22           | 386.22           | 715.00            |
| 513101 - Professional Services - Management Consulting Services | 3,916.67        | 3,916.67        | -               | 35,250.03        | 35,250.03        | -                | 47,000.00         |
| 513107 - Professional Services - Engineering Services           | -               | 833.33          | 833.33          | 1,080.00         | 7,499.97         | 6,419.97         | 10,000.00         |
| 513108 - Professional Services - Legal Services                 | -               | 1,666.67        | 1,666.67        | 4,673.40         | 15,000.03        | 10,326.63        | 20,000.00         |
| 513201 - Legal Advertisements                                   | -               | 375.00          | 375.00          | 317.19           | 3,375.00         | 3,057.81         | 4,500.00          |
| 513202 - Insurance                                              | 698.75          | 833.33          | 134.58          | 6,412.75         | 7,499.97         | 1,087.22         | 10,000.00         |
| 513204 - Regulatory And Permit Fees                             | -               | 14.58           | 14.58           | 175.00           | 131.22           | (43.78)          | 175.00            |
| 513205 - Bank Fees                                              | -               | 41.67           | 41.67           | 84.89            | 375.03           | 290.14           | 500.00            |
| 513209 - Website Compliance (dev & hosting)                     | 167.92          | 167.92          | -               | 1,511.28         | 1,511.28         | -                | 2,015.00          |
| 513901 - Administrative Contingency                             | -               | 833.33          | 833.33          | 71.64            | 7,499.97         | 7,428.33         | 10,000.00         |
| <b>Total General Administrative</b>                             | <b>4,783.34</b> | <b>8,957.41</b> | <b>4,174.07</b> | <b>50,372.08</b> | <b>80,616.69</b> | <b>30,244.61</b> | <b>107,489.00</b> |

|                                  |               |               |               |                 |                 |                   |                  |
|----------------------------------|---------------|---------------|---------------|-----------------|-----------------|-------------------|------------------|
| <b>Debt Administration</b>       |               |               |               |                 |                 |                   |                  |
| 517101 - Dissemination Agent     | -             | 541.67        | 541.67        | 6,500.00        | 4,875.03        | (1,624.97)        | 6,500.00         |
| 517102 - Trustee Fees            | 312.50        | 336.67        | 24.17         | 2,812.50        | 3,030.03        | 217.53            | 4,040.00         |
| 517103 - Arbitrage               | -             | 39.58         | 39.58         | -               | 356.22          | 356.22            | 475.00           |
| <b>Total Debt Administration</b> | <b>312.50</b> | <b>917.92</b> | <b>605.42</b> | <b>9,312.50</b> | <b>8,261.28</b> | <b>(1,051.22)</b> | <b>11,015.00</b> |

|                                                                |            |          |             |           |           |             |           |
|----------------------------------------------------------------|------------|----------|-------------|-----------|-----------|-------------|-----------|
| <b>Electricity</b>                                             |            |          |             |           |           |             |           |
| 531101 - Electricity - #44004-98467 9535 Turtle Grass #LAKE C  | 37,764.19  | 2,083.33 | (35,680.86) | 39,726.55 | 18,749.97 | (20,976.58) | 25,000.00 |
| 531102 - Electricity - #97277-79572 26550 Seagrass Blvd #ENTRY | (6,090.62) | -        | 6,090.62    | -         | -         | -           | -         |
| 531103 - Electricity - #77634-61584 26270 Terracap Dr. #Gate   | (361.54)   | -        | 361.54      | -         | -         | -           | -         |
| 531104 - Electricity - #82638-61588 26450 Sunray Blvd #Gate    | (364.98)   | -        | 364.98      | -         | -         | -           | -         |
| 531105 - Electricity - #61225-14323 9575 Turtle Grass Cir #IRR | (5,589.71) | -        | 5,589.71    | -         | -         | -           | -         |

# North Loop Community Development District

## Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

|                                                                               | Current Period |           |             | Year To Date |            |             | Annual Budget |
|-------------------------------------------------------------------------------|----------------|-----------|-------------|--------------|------------|-------------|---------------|
|                                                                               | Actual         | Budget    | Variance    | Actual       | Budget     | Variance    |               |
| Operating Expense                                                             |                |           |             |              |            |             |               |
| 531106 - Electricity - #67722-71588 9425 Sunbeam Cir #IRR                     | (5,805.68)     | -         | 5,805.68    | -            | -          | -           | -             |
| 531107 - Electricity - #16813-21293 7630 Shoal Blvd #Entry                    | (338.82)       | -         | 338.82      | -            | -          | -           | -             |
| 531108 - Electricity - #62926-34042 9425 Sunbeam #Cabana                      | (6,309.15)     | -         | 6,309.15    | -            | -          | -           | -             |
| 531109 - Electricity - #06589-72047 9687 Turtle Grass #Fountain               | (3,241.78)     | -         | 3,241.78    | -            | -          | -           | -             |
| 531110 - Electricity - #67196-73201 9732 Turtle Grass #LOC 6                  | (1,647.84)     | -         | 1,647.84    | -            | -          | -           | -             |
| 531111 - Electricity - #16154-83201 9975 Seagrape #LOC 5                      | (2,522.89)     | -         | 2,522.89    | -            | -          | -           | -             |
| 531112 - Electricity - #73979-66370 9575 Turtle Grass Cir #Amenity            | (920.95)       | -         | 920.95      | -            | -          | -           | -             |
| Total Electricity                                                             | 4,570.23       | 2,083.33  | (2,486.90)  | 39,726.55    | 18,749.97  | (20,976.58) | 25,000.00     |
| Physical Environment                                                          |                |           |             |              |            |             |               |
| 533101 - Water - #52513-32775 9425 Sunbeam Cir                                | 3,412.25       | -         | (3,412.25)  | 4,514.34     | -          | (4,514.34)  | -             |
| 533102 - Water - #52450-32578 9575 Turtle Grass Cir AMNTY                     | (646.59)       | -         | 646.59      | -            | -          | -           | -             |
| 538101 - Contracts - Aquatic Maintenance                                      | 3,350.00       | 3,350.00  | -           | 30,150.00    | 30,150.00  | -           | 40,200.00     |
| 538103 - Contracts - Fountain                                                 | -              | 416.67    | 416.67      | -            | 3,750.03   | 3,750.03    | 5,000.00      |
| 538201 - Pond Mowings                                                         | 2,000.00       | 2,000.00  | -           | 18,000.00    | 18,000.00  | -           | 24,000.00     |
| 538303 - R&M - Fountain                                                       | -              | -         | -           | 2,081.50     | -          | (2,081.50)  | -             |
| 539001 - Professional Services - Comprehensive Field Services                 | -              | 1,250.00  | 1,250.00    | -            | 11,250.00  | 11,250.00   | 15,000.00     |
| 539101 - Contracts - Landscaping Maintenance                                  | 9,192.00       | 12,311.08 | 3,119.08    | 82,728.00    | 110,799.72 | 28,071.72   | 147,733.00    |
| 539201 - Landscape Replacement & Replenishment                                | -              | -         | -           | 11,420.40    | -          | (11,420.40) | -             |
| 539301 - R&M - Irrigation                                                     | 2,469.30       | 1,222.00  | (1,247.30)  | 22,034.09    | 10,998.00  | (11,036.09) | 14,664.00     |
| 539990 - Physical Environment Contingency                                     | -              | 4,919.75  | 4,919.75    | 447.83       | 44,277.75  | 43,829.92   | 59,037.00     |
| 579231 - Utility - Amenity Center Internet Service 9401 Sunbeam CirI Aptments | 440.57         | -         | (440.57)    | 951.09       | -          | (951.09)    | -             |
| 579232 - Utility - Amenity Center Internet Service 9575 Turtle Grass Cir      | (300.67)       | -         | 300.67      | -            | -          | -           | -             |
| 579301 - Contract - Pool Service                                              | 3,600.00       | -         | (3,600.00)  | 18,469.00    | -          | (18,469.00) | -             |
| 579304 - Contract - Amenity Center Cleaning & Maintenance                     | 1,400.00       | -         | (1,400.00)  | 7,182.00     | -          | (7,182.00)  | -             |
| 579601 - Amenity Center Office/Janitorial Supplies                            | -              | -         | -           | 1,275.00     | -          | (1,275.00)  | -             |
| Total Physical Environment                                                    | 24,916.86      | 25,469.50 | 552.64      | 199,253.25   | 229,225.50 | 29,972.25   | 305,634.00    |
| Total Expense                                                                 | 34,582.93      | 37,428.16 | 2,845.23    | 298,664.38   | 336,853.44 | 38,189.06   | 449,138.00    |
| Operating Net Total                                                           | (34,181.69)    | .01       | (34,181.70) | 570.08       | .09        | 569.99      |               |

# North Loop Community Development District

## Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

|                                                         | Current Period |           |             | Year To Date |              |             | Annual Budget |
|---------------------------------------------------------|----------------|-----------|-------------|--------------|--------------|-------------|---------------|
|                                                         | Actual         | Budget    | Variance    | Actual       | Budget       | Variance    |               |
| 301 - Debt Service 2023 Fund Income                     |                |           |             |              |              |             |               |
| Revenue                                                 |                |           |             |              |              |             |               |
| 325201 - Special Assessments - On-Roll                  | -              | 25,975.00 | (25,975.00) | 314,469.50   | 233,775.00   | 80,694.50   | 311,700.00    |
| 325202 - Special Assessments - Off-Roll                 | -              | 14,604.43 | (14,604.43) | 136,156.64   | 131,439.87   | 4,716.77    | 175,253.13    |
| 325203 - Special Assessments - Lot Closings assessments | -              | -         | -           | 9,000.00     | -            | 9,000.00    | -             |
| 361100 - Interest                                       | 1,465.12       | -         | 1,465.12    | 13,792.77    | -            | 13,792.77   | -             |
| Total Revenue                                           | 1,465.12       | 40,579.43 | (39,114.31) | 473,418.91   | 365,214.87   | 108,204.04  | 486,953.13    |
| Total Income                                            | 1,465.12       | 40,579.43 | (39,114.31) | 473,418.91   | 365,214.87   | 108,204.04  | 486,953.13    |
|                                                         |                |           |             |              |              |             |               |
| 301 - Debt Service 2023 Fund Expense                    |                |           |             |              |              |             |               |
| Debt Administration                                     |                |           |             |              |              |             |               |
| 517301 - Principal Debt Retirement                      | -              | -         | -           | 80,000.00    | 80,000.00    | -           | 80,000.00     |
| 517311 - Interest Expense                               | -              | -         | -           | 407,712.52   | 405,462.00   | (2,250.52)  | 405,462.00    |
| Total Debt Administration                               | -              | -         | -           | 487,712.52   | 485,462.00   | (2,250.52)  | 485,462.00    |
|                                                         |                |           |             |              |              |             |               |
| Other Financing Uses                                    |                |           |             |              |              |             |               |
| 581000 - Inter-Fund Transfer Out                        | -              | -         | -           | 29,481.14    | -            | (29,481.14) | -             |
| Total Other Financing Uses                              | -              | -         | -           | 29,481.14    | -            | (29,481.14) | -             |
| Total Expense                                           | -              | -         | -           | 517,193.66   | 485,462.00   | (31,731.66) | 485,462.00    |
|                                                         |                |           |             |              |              |             |               |
| 301 - Debt Service 2023 Fund Net Total                  | 1,465.12       | 40,579.43 | (39,114.31) | (43,774.75)  | (120,247.13) | 76,472.38   | 1,491.13      |

# North Loop Community Development District

## Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

|                                                      | Current Period |           |             | Year To Date |              |             | Annual Budget |
|------------------------------------------------------|----------------|-----------|-------------|--------------|--------------|-------------|---------------|
|                                                      | Actual         | Budget    | Variance    | Actual       | Budget       | Variance    |               |
| 501 - Acquisition & Construction 2023 Fund Income    |                |           |             |              |              |             |               |
| Revenue                                              |                |           |             |              |              |             |               |
| 361100 - Interest                                    | 24.57          | -         | 24.57       | 364.83       | -            | 364.83      | -             |
| Total Revenue                                        | 24.57          | -         | 24.57       | 364.83       | -            | 364.83      | -             |
| Other Financing Sources                              |                |           |             |              |              |             |               |
| 381000 - Inter-Fund Transfer In                      | -              | -         | -           | 29,481.14    | -            | 29,481.14   | -             |
| Total Other Financing Sources                        | -              | -         | -           | 29,481.14    | -            | 29,481.14   | -             |
| Total Income                                         | 24.57          | -         | 24.57       | 29,845.97    | -            | 29,845.97   | -             |
| 501 - Acquisition & Construction 2023 Fund Expense   |                |           |             |              |              |             |               |
| Physical Environment                                 |                |           |             |              |              |             |               |
| 539999 - Construction in Progress                    | -              | -         | -           | 39,697.29    | -            | (39,697.29) | -             |
| Total Physical Environment                           | -              | -         | -           | 39,697.29    | -            | (39,697.29) | -             |
| Total Expense                                        | -              | -         | -           | 39,697.29    | -            | (39,697.29) | -             |
| 501 - Acquisition & Construction 2023 Fund Net Total | 24.57          | -         | 24.57       | (9,851.32)   | -            | (9,851.32)  | -             |
| Net Total                                            | (32,692.00)    | 40,579.44 | (73,271.44) | (53,055.99)  | (120,247.04) | 67,191.05   | 1,491.13      |

# North Loop Community Development District

## Bank Register Report 6/1/2026 - 6/30/2026

| Date                  | Description                                                                                            | Type                        | R | Check No | Amount              |
|-----------------------|--------------------------------------------------------------------------------------------------------|-----------------------------|---|----------|---------------------|
| Operating VNB - #1534 |                                                                                                        |                             |   |          |                     |
|                       | <b>Balance as of 6/1/2026</b>                                                                          |                             |   |          | <b>\$162,716.76</b> |
| 6/3/2026              | Transfer from BU Reserve - 9856054046 - To transfer on-roll assessment collected                       | Transfer In                 | R | ACH      | \$2,914.31          |
| 6/3/2026              | Transfer to BU Reserve - 9856054046 - Transfer DS Interest for On-roll assessment for 1/1/26 - 3/31/26 | Transfer Out                | R | ACH      | (\$11.89)           |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$589.58)          |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$325.08)          |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$902.51)          |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$776.83)          |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$240.22)          |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$43.58)           |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$663.92)          |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$210.47)          |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$46.59)           |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$319.00)          |
| 6/8/2026              | FPL                                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$45.45)           |
| 6/12/2026             | Kai Connected LLC CDD                                                                                  | Invoice ACH                 | R |          | (\$3,958.34)        |
| 6/12/2026             | Aquapreserve Inc.                                                                                      | Invoice Check               | R | 10001    | (\$3,350.00)        |
| 6/12/2026             | Clean Sweep Property Maintenance LLC                                                                   | Invoice Check               | R | 10002    | (\$2,500.00)        |
| 6/12/2026             | Aquapreserve Inc.                                                                                      | Invoice Check               | R | 10001    | (\$3,350.00)        |
| 6/12/2026             | Vision Landscapes Services of Florida,Inc                                                              | Invoice Check               | R | 10003    | (\$209.05)          |
| 6/12/2026             | Clean Sweep Property Maintenance LLC                                                                   | Invoice Check               | R | 10002    | (\$600.00)          |
| 6/12/2026             | Clean Sweep Property Maintenance LLC                                                                   | Invoice Check               | R | 10002    | (\$651.00)          |
| 6/12/2026             | Clean Sweep Property Maintenance LLC                                                                   | Invoice Check               | R | 10002    | (\$2,500.00)        |
| 6/12/2026             | Stark Sullen Grading Inc.                                                                              | Invoice Check               | R | 10004    | (\$2,000.00)        |
| 6/12/2026             | Business Observer, Inc.                                                                                | Invoice Check               | R | 10005    | (\$214.38)          |
| 6/12/2026             | Vision Landscapes Services of Florida,Inc                                                              | Invoice Check               | R | 10003    | (\$9,192.00)        |
| 6/12/2026             | Stark Sullen Grading Inc.                                                                              | Invoice Check               | R | 10004    | (\$2,000.00)        |
| 6/12/2026             | Vision Landscapes Services of Florida,Inc                                                              | Invoice Check               | R | 10003    | (\$122.58)          |
| 6/12/2026             | Irrigation Technical Services, Inc.                                                                    | Invoice Check               | R | 10006    | (\$350.00)          |
| 6/12/2026             | Irrigation Technical Services, Inc.                                                                    | Invoice Check               | R | 10006    | (\$350.00)          |
| 6/23/2026             | City of Punta Gorda                                                                                    | Invoice (Expense/AutoDraft) | R |          | (\$125.98)          |
| 6/25/2026             | Stark Sullen Grading Inc.                                                                              | Invoice Check               | R | 10007    | (\$2,000.00)        |
| 6/25/2026             | Aquapreserve Inc.                                                                                      | Invoice Check               | R | 10008    | (\$3,350.00)        |

# North Loop Community Development District

## Bank Register Report 6/1/2026 - 6/30/2026

| Date      | Description                               | Type          | R | Check No | Amount       |
|-----------|-------------------------------------------|---------------|---|----------|--------------|
| 6/25/2026 | Kai Connected LLC CDD                     | Invoice ACH   | R |          | (\$3,958.34) |
| 6/29/2026 | Kutak Rock LLP                            | Invoice ACH   | R |          | (\$493.50)   |
| 6/29/2026 | Vision Landscapes Services of Florida,Inc | Invoice Check | R | 10009    | (\$9,192.00) |
| 6/29/2026 | Florida Fountains & Equipments, LLC       | Invoice Check | R | 10010    | (\$278.00)   |
| 6/29/2026 | Vision Landscapes Services of Florida,Inc | Invoice Check | R | 10009    | (\$961.73)   |
| 6/29/2026 | Clean Sweep Property Maintenance LLC      | Invoice Check | R | 10011    | (\$2,500.00) |
| 6/29/2026 | Vision Landscapes Services of Florida,Inc | Invoice Check | R | 10009    | (\$105.60)   |
| 6/29/2026 | Vision Landscapes Services of Florida,Inc | Invoice Check | R | 10009    | (\$700.27)   |
| 6/29/2026 | Clean Sweep Property Maintenance LLC      | Invoice Check | R | 10011    | (\$2,500.00) |
| 6/29/2026 | SchoolStatus LLC                          | Invoice ACH   | R |          | (\$1,560.00) |
| 6/29/2026 | Vision Landscapes Services of Florida,Inc | Invoice Check | R | 10009    | (\$122.58)   |
| 6/29/2026 | Vision Landscapes Services of Florida,Inc | Invoice Check | R | 10009    | (\$280.04)   |
| 6/29/2026 | Vision Landscapes Services of Florida,Inc | Invoice Check | R | 10009    | (\$9,192.00) |
| 6/29/2026 | Irrigation Technical Services, Inc.       | Invoice Check | R | 10012    | (\$600.00)   |
| 6/29/2026 | Florida Fountains & Equipments, LLC       | Invoice Check | R | 10010    | (\$1,050.00) |
| 6/29/2026 | Irrigation Technical Services, Inc.       | Invoice Check | R | 10012    | (\$350.00)   |
| 6/29/2026 | Irrigation Technical Services, Inc.       | Invoice Check | R | 10012    | (\$600.00)   |
| 6/29/2026 | Aquapreserve Inc.                         | Invoice Check | R | 10013    | (\$3,350.00) |
| 6/29/2026 | Irrigation Technical Services, Inc.       | Invoice Check | R | 10012    | (\$350.00)   |
| 6/29/2026 | Vision Landscapes Services of Florida,Inc | Invoice Check | R | 10009    | (\$122.58)   |
| 6/30/2026 | June Interest                             | Interest      | R | ACH      | \$401.24     |

**Total (\$75,949.54)**  
**Balance as of 6/30/2026 \$86,767.22**

### Reserve BU - #4046

|          |                                                                                                            |              |   |     |                    |
|----------|------------------------------------------------------------------------------------------------------------|--------------|---|-----|--------------------|
|          | <b>Balance as of 6/1/2026</b>                                                                              |              |   |     | <b>\$11,343.72</b> |
| 6/3/2026 | Transfer to Operating VNB - 572821534 - To transfer on-roll assessment collected                           | Transfer Out | R | ACH | (\$2,914.31)       |
| 6/3/2026 | Transfer from Operating VNB - 572821534 - Transfer DS Interest for On-roll assessment for 1/1/26 - 3/31/26 | Transfer In  | R | ACH | \$11.89            |

**Total (\$2,902.42)**  
**Balance as of 6/30/2026 \$8,441.30**

### Trust 2023 Acquisition & Construction Account

|          |                               |          |   |     |                   |
|----------|-------------------------------|----------|---|-----|-------------------|
|          | <b>Balance as of 6/1/2026</b> |          |   |     | <b>\$8,835.54</b> |
| 6/1/2026 | June Interest                 | Interest | R | ACH | \$24.57           |

**Total \$24.57**

# North Loop Community Development District

## Bank Register Report 6/1/2026 - 6/30/2026

| Date                                    | Description   | Type     | R | Check No | Amount       |
|-----------------------------------------|---------------|----------|---|----------|--------------|
| Balance as of 6/30/2026                 |               |          |   |          | \$8,860.11   |
| Trust 2023 Debt Service Reserve Account |               |          |   |          |              |
| Balance as of 6/1/2026                  |               |          |   |          | \$489,680.04 |
| 6/1/2026                                | June Interest | Interest | R | ACH      | \$1,361.59   |
| Total                                   |               |          |   |          | \$1,361.59   |
| Balance as of 6/30/2026                 |               |          |   |          | \$491,041.63 |
| Trust 2023 Interest Account             |               |          |   |          |              |
| Balance as of 6/1/2026                  |               |          |   |          | \$102.25     |
| 6/1/2026                                | June Interest | Interest | R | ACH      | \$0.27       |
| Total                                   |               |          |   |          | \$0.27       |
| Balance as of 6/30/2026                 |               |          |   |          | \$102.52     |
| Trust 2023 Revenue Account              |               |          |   |          |              |
| Balance as of 6/1/2026                  |               |          |   |          | \$37,143.13  |
| 6/1/2026                                | June Interest | Interest | R | ACH      | \$103.26     |
| Total                                   |               |          |   |          | \$103.26     |
| Balance as of 6/30/2026                 |               |          |   |          | \$37,246.39  |

# North Loop Community Development District

## Bank Account Reconciliation for Period 6/30/2026

### Reconciliation Summary

| Bank Account                                  | Bank Bal.  | Uncleared Items | Adj. Balance | Book Balance | Status   |
|-----------------------------------------------|------------|-----------------|--------------|--------------|----------|
| Operating VNB - #1534                         | 124,639.90 | -37,872.68      | 86,767.22    | 86,767.22    | Balanced |
| Reserve BU - #4046                            | 8,441.30   | 0.00            | 8,441.30     | 8,441.30     | Balanced |
| Trust 2023 Acquisition & Construction Account | 8,860.11   | 0.00            | 8,860.11     | 8,860.11     | Balanced |
| Trust 2023 Revenue Account                    | 37,246.39  | 0.00            | 37,246.39    | 37,246.39    | Balanced |
| Trust 2023 Interest Account                   | 102.52     | 0.00            | 102.52       | 102.52       | Balanced |
| Trust 2023 Debt Service Reserve Account       | 491,041.63 | 0.00            | 491,041.63   | 491,041.63   | Balanced |
| Series 2023 Prepayment Account                | 0.00       | 0.00            | 0.00         | 0.00         | Balanced |

### Unreconciled Items

| Date                  | Description                               | Check No | Amount    |
|-----------------------|-------------------------------------------|----------|-----------|
| Operating VNB - #1534 |                                           |          |           |
| 6/12/2026             | Business Observer, Inc.                   | 10005    | -214.38   |
| 6/25/2026             | Aquapreserve Inc.                         | 10008    | -3,350.00 |
| 6/29/2026             | Kutak Rock LLP                            | ACH      | -493.50   |
| 6/29/2026             | Vision Landscapes Services of Florida,Inc | 10009    | -9,192.00 |
| 6/29/2026             | Florida Fountains & Equipments, LLC       | 10010    | -278.00   |
| 6/29/2026             | Vision Landscapes Services of Florida,Inc | 10009    | -961.73   |
| 6/29/2026             | Clean Sweep Property Maintenance LLC      | 10011    | -2,500.00 |
| 6/29/2026             | Vision Landscapes Services of Florida,Inc | 10009    | -105.60   |
| 6/29/2026             | Vision Landscapes Services of Florida,Inc | 10009    | -700.27   |
| 6/29/2026             | Clean Sweep Property Maintenance LLC      | 10011    | -2,500.00 |
| 6/29/2026             | SchoolStatus LLC                          | ACH      | -1,560.00 |
| 6/29/2026             | Vision Landscapes Services of Florida,Inc | 10009    | -122.58   |
| 6/29/2026             | Vision Landscapes Services of Florida,Inc | 10009    | -280.04   |
| 6/29/2026             | Vision Landscapes Services of Florida,Inc | 10009    | -9,192.00 |
| 6/29/2026             | Irrigation Technical Services, Inc.       | 10012    | -600.00   |
| 6/29/2026             | Florida Fountains & Equipments, LLC       | 10010    | -1,050.00 |
| 6/29/2026             | Irrigation Technical Services, Inc.       | 10012    | -350.00   |
| 6/29/2026             | Irrigation Technical Services, Inc.       | 10012    | -600.00   |
| 6/29/2026             | Aquapreserve Inc.                         | 10013    | -3,350.00 |
| 6/29/2026             | Irrigation Technical Services, Inc.       | 10012    | -350.00   |
| 6/29/2026             | Vision Landscapes Services of Florida,Inc | 10009    | -122.58   |

# North Loop Community Development District

## Bank Account Reconciliation for Period 6/30/2026

| Date                        | Description | Check No | Amount     |
|-----------------------------|-------------|----------|------------|
| Total Operating VNB - #1534 |             |          | -37,872.68 |

### Reconciled Items

| Date | Description | Check No | Amount |
|------|-------------|----------|--------|
|------|-------------|----------|--------|

#### Operating VNB - #1534

|           |                                                                                                        |       |           |
|-----------|--------------------------------------------------------------------------------------------------------|-------|-----------|
| 6/3/2026  | Transfer from BU Reserve - 9856054046 - To transfer on-roll assessment collected                       |       | 2,914.31  |
| 6/30/2026 | June Interest                                                                                          |       | 401.24    |
| 5/12/2026 | Leinaweaver, John - BOS MTG 05/12/26                                                                   | 11    | -184.70   |
| 6/3/2026  | Transfer to BU Reserve - 9856054046 - Transfer DS Interest for On-roll assessment for 1/1/26 - 3/31/26 |       | -11.89    |
| 6/8/2026  | FPL                                                                                                    |       | -589.58   |
| 6/8/2026  | FPL                                                                                                    |       | -325.08   |
| 6/8/2026  | FPL                                                                                                    |       | -902.51   |
| 6/8/2026  | FPL                                                                                                    |       | -776.83   |
| 6/8/2026  | FPL                                                                                                    |       | -240.22   |
| 6/8/2026  | FPL                                                                                                    |       | -43.58    |
| 6/8/2026  | FPL                                                                                                    |       | -663.92   |
| 6/8/2026  | FPL                                                                                                    |       | -210.47   |
| 6/8/2026  | FPL                                                                                                    |       | -46.59    |
| 6/8/2026  | FPL                                                                                                    |       | -319.00   |
| 6/8/2026  | FPL                                                                                                    |       | -45.45    |
| 6/12/2026 | Kai Connected LLC CDD                                                                                  | ACH   | -3,958.34 |
| 6/12/2026 | Aquapreserve Inc.                                                                                      | 10001 | -3,350.00 |
| 6/12/2026 | Clean Sweep Property Maintenance LLC                                                                   | 10002 | -2,500.00 |
| 6/12/2026 | Aquapreserve Inc.                                                                                      | 10001 | -3,350.00 |
| 6/12/2026 | Vision Landscapes Services of Florida,Inc                                                              | 10003 | -209.05   |
| 6/12/2026 | Clean Sweep Property Maintenance LLC                                                                   | 10002 | -600.00   |
| 6/12/2026 | Clean Sweep Property Maintenance LLC                                                                   | 10002 | -651.00   |
| 6/12/2026 | Clean Sweep Property Maintenance LLC                                                                   | 10002 | -2,500.00 |
| 6/12/2026 | Stark Sullen Grading Inc.                                                                              | 10004 | -2,000.00 |
| 6/12/2026 | Vision Landscapes Services of Florida,Inc                                                              | 10003 | -9,192.00 |
| 6/12/2026 | Stark Sullen Grading Inc.                                                                              | 10004 | -2,000.00 |
| 6/12/2026 | Vision Landscapes Services of Florida,Inc                                                              | 10003 | -122.58   |
| 6/12/2026 | Irrigation Technical Services, Inc.                                                                    | 10006 | -350.00   |
| 6/12/2026 | Irrigation Technical Services, Inc.                                                                    | 10006 | -350.00   |
| 6/23/2026 | City of Punta Gorda                                                                                    |       | -125.98   |
| 6/25/2026 | Stark Sullen Grading Inc.                                                                              | 10007 | -2,000.00 |
| 6/25/2026 | Kai Connected LLC CDD                                                                                  | ACH   | -3,958.34 |

# North Loop Community Development District

## Bank Account Reconciliation for Period 6/30/2026

| Date | Description | Check No | Amount |
|------|-------------|----------|--------|
|------|-------------|----------|--------|

**Total Operating VNB - #1534 -38,261.56**

### Reserve BU - #4046

6/3/2026 Transfer from Operating VNB - 572821534 - Transfer DS Interest for On-roll assessment for 1/1/26 - 3/31/26 11.89

6/3/2026 Transfer to Operating VNB - 572821534 - To transfer on-roll assessment collected -2,914.31

**Total Reserve BU - #4046 -2,902.42**

### Trust 2023 Acquisition & Construction Account

6/1/2026 June Interest 24.57

**Total Trust 2023 Acquisition & Construction Account 24.57**

### Trust 2023 Debt Service Reserve Account

6/1/2026 June Interest 1,361.59

**Total Trust 2023 Debt Service Reserve Account 1,361.59**

### Trust 2023 Interest Account

6/1/2026 June Interest 0.27

**Total Trust 2023 Interest Account 0.27**

### Trust 2023 Revenue Account

6/1/2026 June Interest 103.26

**Total Trust 2023 Revenue Account 103.26**