North Loop

Community Development District

Tuesday, November 10, 2026

Regular Meeting Agenda Package

TEAMS MEETING INFORMATION	
Meeting ID 243 661 066 259 976	**Passcode** G2nH6PB2
Call-In Number +1 312-667-7136	**Conference ID** 422 172 702#
Join URL https://teams.microsoft.com/meet/243661066259976?p=NxGzJ7FwMyJ7IXlwFh	

K — KINDNESS

A — ACTION

I — INNOVATION

Say hi to happy living

North Loop Community Development District

c/o Kai
2502 N. Rocky Point Dr. Suite 1000
Tampa, FL 33607
813-565-4663

Board of Supervisors
North Loop Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the North Loop Community Development District is scheduled for **Tuesday, November 10, 2026,** at **2:30 P.M.** at the **Charlotte Library, 2050 Forrest Nelson Blvd., Port Charlotte, FL 33952.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Andy Mendenhall

Andy Mendenhall
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: **NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, November 10, 2026
Time: 2:30 P.M.
Location: Charlotte Library
2050 Forrest Nelson Blvd.
Port Charlotte, FL 33952

Supervisor	Position	
Paul Martin	Chairman	
Deneen Klenke	Vice Chair	
John Leinaweaver	Assistant Secretary	
Jim Manners	Assistant Secretary	
Rebecca Sarver	Assistant Secretary	

Regular Meeting

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

I. Call to Order / Roll Call

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

III. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Consideration of Resolutions

a. 2027-01, Canvassing and Certifying the Results of the Landowners' Election **Exhibit 1**

b. 2027-02, Designating Officers **Exhibit 2**

c. 2027-03, District Objectives and Goals **Exhibit 3**

IV. Consent Agenda Items

A. Approval of the August 11, 2026, Public Hearing and Regular Meeting Minutes **Exhibit 4**

B. Acceptance of the Unaudited Financial Statements

1. July 2026 **Exhibit 5**

2. August 2026 **Exhibit 6**

3. September 2026 **Exhibit 7**

C. Ratification of Annual Arbitrage Calculations - $6,375,000 Special Assessment Bonds, Series 2023 - $475.00 **Exhibit 8**

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

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS MEETING FOR THE ELECTION OF SUPERVISORS, DESIGNATING SEAT NUMBERS, AND DESIGNATING TERMS OF OFFICE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, there shall be a meeting of the landowners of the District held every 2 years after the establishment of the District for the purpose of electing individuals to serve on the Board of Supervisors of the District (the "**Board**"); and

WHEREAS, the landowners meeting was properly noticed and held on November 10, 2026 and the Board desires to canvass and certify the results of the landowners election, designate the seat numbers assigned to each Board member, and designate terms of office.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Canvassing and Certifying the Election Results, Designating Seat Numbers, Designating Terms of Office.

a. All valid ballots cast in the election are accurately counted and included in the final election results shown below.
b. The election results are hereby canvassed and certified, and the individuals listed below are found to have been duly elected as Board members.
c. The seat number assigned to each Board member is designated as shown below.
d. The designated term of office (commenced immediately upon election until the subsequent election in November of the year shown below) for each Board member is shown below.

Name of Board member	# of Votes	Seat #	Term of Office
		2	
		3	
		5	

Passed and Adopted on November 10, 2026.

Attested By:

North Loop Community Development District

_____
Print Name:_____
☐Secretary/☐Assistant Secretary

_____
Name:_____
☐Chair/☐Vice Chair of the Board

EXHIBIT 2

AGENDA

RESOLUTION 2027-02

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 Statues, 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 WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

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

_____	Chair
_____	Vice-Chair
Andrew Mendenhall	Secretary
Ken Joines	Treasurer
Sonia Valentin	Assistant Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED this 10th day of November 2026.

ATTEST:

Name: _____
Secretary / Assistant Secretary

NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Chair / Vice Chair of the Board of Supervisors

EXHIBIT 3

AGENDA

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH LOOP COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2027; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

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

1. The attached District Objectives and Goals for Fiscal Year 2027 are hereby adopted.

2. District staff is directed to transmit the adopted objectives and goals to the Charlotte County for record purposes.

3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2026.

_____
Chairperson

ATTEST:

_____
Secretary

North Loop Community Development District

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair:_____ Date:_____

Print Name:_____

North Loop Community Development District

District Manager:_____ Date:_____

Print Name:_____

North Loop Community Development District

EXHIBIT 4

AGENDA

MINUTES OF MEETING

NORTH LOOP

COMMUNITY DEVELOPMENT DISTRICT

The Public Hearing and Regular Meeting of the Board of Supervisors of the North Loop Community Development District was held on Tuesday, August 11, 2026 at 4:00 p.m. at the Punta Gorda Charlotte Library 401 Shreve Street, Punta Gorda, FL 33950.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Paul Martin	Board Supervisor, Chairman
Deneen Klenke	Board Supervisor, Vice Chairman
John Leinaweaver	Board Supervisor, Assistant Secretary
Jim Manners	Board Supervisor, Assistant Secretary
Rebecca Sarver	Board Supervisor, Assistant Secretary

Also, present were:

Andy Mendenhall	District Manager, Kai
Kirsten Mood	District Counsel, Kutak Rock

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

A resident asked whether the Seagrass amenity improvements included a pool heater and when it would be installed.

A resident also reported that the pool shower had never worked and that signs displayed conflicting pool hours.

THIRD ORDER OF BUSINESS – Business Items

Mr. Martin made a motion to accept the resignation of Mr. Bill Fife from his Supervisor position.

On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board accepted the **resignation of Mr. Bill Fife from his Supervisor position,** for the North Loop Community Development District.

Mr. Martin made a motion to appoint Deneen Klenke to fill Bill Fife's Supervisor Seat #4 in the board.

On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board appointed **Deneen Klenke to fill Bill Fife's Supervisor Seat #4 in the board,** for the North Loop Community Development District.

Ms. Klenke was administered oath of office.

A. Exhibit 1: Consideration for Adoption – **Resolution 2026-04**, Adopting Final Budget for FY 2026-2027

    1. Exhibit A –Fiscal Year 2026/2027 Budget

Mr. Martin made a motion to open the FY 2026-2027 Budget Public Hearing.

On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board opened the **FY 2026-2027 Budget Public Hearing,** for the North Loop Community Development District.

During public comments, a resident asked whether the $545,000 debt-service fund balance represented money remaining from the bond and whether capital expenditures had been completed.

Mr. Leinaweaver made a motion to close the FY 2026-2027 Budget Public Hearing.

On a MOTION by Mr. Leinaweaver, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board closed the **FY 2026-2027 Budget Public Hearing,** for the North Loop Community Development District.

A resident asked about the increase, and the District Manager noted that it would depend on the lot size.

Mr. Martin made a motion to adopt the resolution.

On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-04, Adopting Final Budget for FY 2026-2027,** for the North Loop Community Development District.

B. Exhibit 2: Consideration for Adoption – **Resolution 2026-05**, Levying O&M Assessment for FY 2026-2027
    1. Exhibit A –Fiscal Year 2026/2027 Budget

On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05, Levying O&M Assessment for FY 2026-2027,** for the North Loop Community Development District.

C. Exhibit 3: Consideration for Adoption – **Resolution 2026-06**, Adopting Meeting Schedule for FY 2026-2027

The District Manager clarified that the regular meeting time was 2:30 p.m. and that this meeting was held at 4:00 p.m. because a room wasn't available at the usual time.

On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06, Adopting Meeting Schedule for FY 2026-2027,** for the North Loop Community Development District.

D. Exhibit 4: Consideration for Adoption – **Resolution 2026-07**, Accepting Amenity Center Improvements (Sea Cove)
    1. Exhibit A – Special Warranty Deed
    2. Exhibit B – Bill of Sale
    3. Exhibit C – Engineer's Certificate

On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-07, Accepting Amenity Center Improvements (Sea Cove),** for the North Loop Community Development District.

E. Exhibit 5: Consideration for Adoption – **Resolution 2026-08**, Accepting Amenity Center Improvements (Seagrass)
   1. Exhibit A – Special Warranty Deed
   2. Exhibit B – Bill of Sale
   3. Exhibit C – Engineer's Certificate

> On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-08, Accepting Amenity Center Improvements (Seagrass),** for the North Loop Community Development District.

F. Exhibit 6: Consideration for Adoption – **Resolution 2026-09**, Designating Bank Signatories

> On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-09, Designating Bank Signatories,** for the North Loop Community Development District.

G. Exhibit 7: Consideration for Adoption – **Resolution 2026-10**, Designating Officers

> On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-10, Designating Officers,** for the North Loop Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

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

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

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

The District Manager raised a request for additional pool furniture at Seagrass. A resident clarified that they wanted umbrellas at both ends of the pool area and possibly a few more chairs.

B. District Attorney

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

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

A resident asked how nuisance alligators are handled.

A resident also raised concerns about solicitors and people who did not appear to live in the community entering through the gates.

A resident reported construction workers leaving litter and driving too fast, and described gate problems, including a dead panel and arms that sometimes remained open.

A resident also mentioned pond maintenance.

A resident then raised concerns that some drains near the kayak area were not draining properly.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

A Supervisor made a motion to approve hiring Florida CDD Services to conduct monthly inspections and provide reports, noting that the company had recently completed an initial inspection at no charge and identified items needing attention.

On a MOTION by Mr. Martin, SECONDED by Mr. Manners, WITH ALL IN FAVOR, the Board approved **hiring Florida CDD Services to conduct monthly inspections and provide reports,** for the North Loop Community Development District.

The board also discussed the next meeting date: October 6 was on the schedule, but November 10 was identified as the next meeting.

EIGHTH ORDER OF BUSINESS – Adjournment

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

_____

Signature

_____

Printed Name

Title: □ **Chairman** □ **Vice Chairman**

EXHIBIT 5

AGENDA



Financial Reporting Package

North Loop Community Development District

Period Ending: 07/31/2026

North Loop Community Development District

Balance Sheet as of 7/31/2026

Assets	Operating	301 - Debt Service 2023 Fund	501 - Acquisition & Construction 2023 Fund	Total
Cash - Operating				
101001 - Operating VNB #1534	$74,310.96			$74,310.96
Total Cash - Operating	**$74,310.96**			**$74,310.96**
Cash - Money Market, Reserves and Other				
101201 - Reserve BU #4046	$11,570.25			$11,570.25
Total Cash - Money Market, Reserves and Other	**$11,570.25**			**$11,570.25**
Accounts Receivable & Other Assets				
131101 - Due From 101 General Fund		$4,808.20		$4,808.20
155000 - Prepaid Items	$4,598.40			$4,598.40
156900 - Deposits - Non-Current	$2,822.00			$2,822.00
Total Accounts Receivable & Other Assets	**$7,420.40**	**$4,808.20**		**$12,228.60**
Investments				
151100 - Series 2023 Revenue Account		$37,347.33		$37,347.33
151101 - Series 2023 Interest Account		$102.80		$102.80
151104 - Series 2023 Debt Service Reserve Account		$492,372.44		$492,372.44
151107 - Series 2023 Acquisition & Construction Account			$8,884.12	$8,884.12
Total Investments		**$529,822.57**	**$8,884.12**	**$538,706.69**
Total Assets	**$93,301.61**	**$534,630.77**	**$8,884.12**	**$636,816.50**

North Loop Community Development District

Balance Sheet as of 7/31/2026

Liabilities / Equity	Operating	301 - Debt Service 2023 Fund	501 - Acquisition & Construction 2023 Fund	Total
Current Liability				
202000 - Accounts Payable	$44,886.54			$44,886.54
207301 - Due To 301 - Debt Service 2023 Fund	$4,808.20			$4,808.20
218000 - Accrued Expenses	$700.00			$700.00
Total Current Liability	**$50,394.74**			**$50,394.74**
Fund Balance				
280000 - Fund Balance - Nonspendable	$7,420.40			$7,420.40
281000 - Fund Balance - Restricted		$575,338.47	$18,711.43	$594,049.90
284000 - Fund Balance - Unassigned	$80,278.05			$80,278.05
Total Fund Balance	**$87,698.45**	**$575,338.47**	**$18,711.43**	**$681,748.35**
Net Change in Fund Balance				
33750 - Net Income	($44,791.58)	($40,707.70)	($9,827.31)	($95,326.59)
Total Net Change in Fund Balance	**($44,791.58)**	**($40,707.70)**	**($9,827.31)**	**($95,326.59)**
Total Liabilities / Equity	**$93,301.61**	**$534,630.77**	**$8,884.12**	**$636,816.50**

North Loop Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	1,507.29	23,945.75	(22,438.46)	291,409.19	239,457.50	51,951.69	287,349.00
325202 - Special Assessments - Off-Roll	-	13,482.42	(13,482.42)	-	134,824.20	(134,824.20)	161,789.00
325203 - Special Assessments - Lot Closings assessments	-	-	-	8,296.88	-	8,296.88	-
361100 - Interest	243.00	-	243.00	1,278.68	-	1,278.68	-
Total Revenue	**1,750.29**	**37,428.17**	**(35,677.88)**	**300,984.75**	**374,281.70**	**(73,296.95)**	**449,138.00**
Total Income	**1,750.29**	**37,428.17**	**(35,677.88)**	**300,984.75**	**374,281.70**	**(73,296.95)**	**449,138.00**
Operating Expense							
General Administrative							
513001 - P/R - Board Of Supervisors	-	200.00	200.00	600.00	2,000.00	1,400.00	2,400.00
513002 - Payroll Taxes	-	15.33	15.33	45.90	153.30	107.40	184.00
513003 - Payroll Processing Fees	-	59.58	59.58	150.00	595.80	445.80	715.00
513101 - Professional Services - Management Consulting Services	3,916.67	3,916.67	-	39,166.70	39,166.70	-	47,000.00
513107 - Professional Services - Engineering Services	-	833.33	833.33	1,080.00	8,333.30	7,253.30	10,000.00
513108 - Professional Services - Legal Services	1,072.50	1,666.67	594.17	5,745.90	16,666.70	10,920.80	20,000.00
513201 - Legal Advertisements	310.63	375.00	64.37	627.82	3,750.00	3,122.18	4,500.00
513202 - Insurance	698.75	833.33	134.58	7,111.50	8,333.30	1,221.80	10,000.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	145.80	(29.20)	175.00
513205 - Bank Fees	-	41.67	41.67	84.89	416.70	331.81	500.00
513209 - Website Compliance (dev & hosting)	171.67	167.92	(3.75)	1,682.95	1,679.20	(3.75)	2,015.00
513901 - Administrative Contingency	264.68	833.33	568.65	336.32	8,333.30	7,996.98	10,000.00
Total General Administrative	**6,434.90**	**8,957.41**	**2,522.51**	**56,806.98**	**89,574.10**	**32,767.12**	**107,489.00**
Debt Administration							
517101 - Dissemination Agent	-	541.67	541.67	6,500.00	5,416.70	(1,083.30)	6,500.00
517102 - Trustee Fees	312.50	336.67	24.17	3,125.00	3,366.70	241.70	4,040.00
517103 - Arbitrage	-	39.58	39.58	-	395.80	395.80	475.00
Total Debt Administration	**312.50**	**917.92**	**605.42**	**9,625.00**	**9,179.20**	**(445.80)**	**11,015.00**
Electricity							
531101 - Electricity	5,000.79	2,083.33	(2,917.46)	44,727.34	20,833.30	(23,894.04)	25,000.00
Total Electricity	**5,000.79**	**2,083.33**	**(2,917.46)**	**44,727.34**	**20,833.30**	**(23,894.04)**	**25,000.00**
Physical Environment							
533101 - Water	899.95	-	(899.95)	5,414.29	-	(5,414.29)	-
538101 - Contracts - Aquatic Maintenance	3,350.00	3,350.00	-	33,500.00	33,500.00	-	40,200.00
538103 - Contracts - Fountain	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
538201 - Pond Mowings	2,000.00	2,000.00	-	20,000.00	20,000.00	-	24,000.00
538303 - R&M - Fountain	594.50	-	(594.50)	2,676.00	-	(2,676.00)	-

North Loop Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
539001 - Professional Services - Comprehensive Field Services	-	1,250.00	1,250.00	-	12,500.00	12,500.00	15,000.00
539101 - Contracts - Landscaping Maintenance	9,192.00	12,311.08	3,119.08	91,920.00	123,110.80	31,190.80	147,733.00
539201 - Landscape Replacement & Replenishment	9,622.59	-	(9,622.59)	21,042.99	-	(21,042.99)	-
539301 - R&M - Irrigation	4,523.08	1,222.00	(3,301.08)	26,557.17	12,220.00	(14,337.17)	14,664.00
539990 - Physical Environment Contingency	-	4,919.75	4,919.75	447.83	49,197.50	48,749.67	59,037.00
579231 - Utility - Amenity Center Internet Service	181.64	-	(181.64)	1,132.73	-	(1,132.73)	-
579301 - Contract - Pool Service	3,600.00	-	(3,600.00)	22,069.00	-	(22,069.00)	-
579304 - Contract - Amenity Center Cleaning & Maintenance	1,400.00	-	(1,400.00)	8,582.00	-	(8,582.00)	-
579601 - Amenity Center Office/Janitorial Supplies	-	-	-	1,275.00	-	(1,275.00)	-
Total Physical Environment	**35,363.76**	**25,469.50**	**(9,894.26)**	**234,617.01**	**254,695.00**	**20,077.99**	**305,634.00**
Total Expense	**47,111.95**	**37,428.16**	**(9,683.79)**	**345,776.33**	**374,281.60**	**28,505.27**	**449,138.00**
Operating Net Total	**(45,361.66)**	**.01**	**(45,361.67)**	**(44,791.58)**	**.10**	**(44,791.68)**	**-**

North Loop Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2023 Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	1,635.02	25,975.00	(24,339.98)	316,104.52	259,750.00	56,354.52	311,700.00
325202 - Special Assessments - Off-Roll	-	14,604.43	(14,604.43)	136,156.64	146,044.30	(9,887.66)	175,253.13
325203 - Special Assessments - Lot Closings assessments	-	-	-	9,000.00	-	9,000.00	-
361100 - Interest	1,432.03	-	1,432.03	15,224.80	-	15,224.80	-
Total Revenue	**3,067.05**	**40,579.43**	**(37,512.38)**	**476,485.96**	**405,794.30**	**70,691.66**	**486,953.13**
Total Income	**3,067.05**	**40,579.43**	**(37,512.38)**	**476,485.96**	**405,794.30**	**70,691.66**	**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	**3,067.05**	**40,579.43**	**(37,512.38)**	**(40,707.70)**	**(79,667.70)**	**38,960.00**	**1,491.13**

North Loop Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
501 - Acquisition & Construction 2023 Fund Income							
Revenue							
361100 - Interest	24.01	-	24.01	388.84	-	388.84	-
Total Revenue	**24.01**	**-**	**24.01**	**388.84**	**-**	**388.84**	**-**
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	**24.01**	**-**	**24.01**	**29,869.98**	**-**	**29,869.98**	**-**
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	**24.01**	**-**	**24.01**	**(9,827.31)**	**-**	**(9,827.31)**	**-**
Net Total	**(42,270.60)**	**40,579.44**	**(82,850.04)**	**(95,326.59)**	**(79,667.60)**	**(15,658.99)**	**1,491.13**

North Loop Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #1534					
	Balance as of 7/1/2026				**$86,767.22**
7/1/2026	City of Punta Gorda	Invoice (Expense/AutoDraft)	R		($102.87)
7/1/2026	Blue Stream Fiber	Invoice (Expense/AutoDraft)	R		($160.77)
7/1/2026	Blue Stream Fiber	Invoice (Expense/AutoDraft)	R		($160.77)
7/17/2026	Seagrass of Punta Gorda HOA	Invoice ACH	R		($1,780.85)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($515.34)
7/17/2026	City of Punta Gorda	Invoice (Expense/AutoDraft)	R		($60.30)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($437.14)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($42.98)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($476.26)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($257.33)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($329.07)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($1,085.03)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($47.40)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($658.90)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($336.96)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($337.61)
7/17/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($46.21)
7/21/2026	Florida Fountains & Equipments, LLC	Invoice Check	R	10014	($450.50)
7/21/2026	City of Punta Gorda	Invoice (Expense/AutoDraft)	R		($646.59)
7/21/2026	Kai Connected LLC CDD	Invoice ACH	R		($3,958.34)
7/21/2026	City of Punta Gorda	Invoice (Expense/AutoDraft)	R		($821.64)
7/21/2026	FY2026 Interest on on-roll assessments installment collections 4/1/26 - 6/30/26	Misc Deposit	R	ACH-072126	$13.36
7/29/2026	Reimbursement for paying Curiosity Creek's FPL bill (Posted to 9975 Esagrape #LOC5)	Misc Deposit	R	10010	$0.24
7/31/2026	July Interest	Interest	R	ACH	$243.00
				Total	**($12,456.26)**
				Balance as of 7/31/2026	**$74,310.96**
Reserve BU #4046					
	Balance as of 7/1/2026				**$8,441.30**
7/9/2026	FY2026 On-roll assessments installment collections 6/1/26 - 6/30/26	Misc Deposit	R	ACH-070926	$3,128.95
				Total	**$3,128.95**

North Loop Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
				Balance as of 7/31/2026	**$11,570.25**
Trust 2023 Acquisition & Construction Account					
	Balance as of 7/1/2026				**$8,860.11**
7/1/2026	July Interest	Interest	R	ACH	$24.01
				Total	**$24.01**
				Balance as of 7/31/2026	**$8,884.12**
Trust 2023 Debt Service Reserve Account					
	Balance as of 7/1/2026				**$491,041.63**
7/1/2026	July Interest	Interest	R	ACH	$1,330.81
				Total	**$1,330.81**
				Balance as of 7/31/2026	**$492,372.44**
Trust 2023 Interest Account					
	Balance as of 7/1/2026				**$102.52**
7/1/2026	July Interest	Interest	R	ACH	$0.28
				Total	**$0.28**
				Balance as of 7/31/2026	**$102.80**
Trust 2023 Revenue Account					
	Balance as of 7/1/2026				**$37,246.39**
7/1/2026	July Interest	Interest	R	ACH	$100.94
				Total	**$100.94**
				Balance as of 7/31/2026	**$37,347.33**

North Loop Community Development District

Bank Account Reconciliation for Period 7/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #1534	74,761.46	-450.50	74,310.96	74,310.96	Balanced
Reserve BU #4046	11,570.25	0.00	11,570.25	11,570.25	Balanced
Trust 2023 Acquisition & Construction Account	8,884.12	0.00	8,884.12	8,884.12	Balanced
Trust 2023 Revenue Account	37,347.33	0.00	37,347.33	37,347.33	Balanced
Trust 2023 Interest Account	102.80	0.00	102.80	102.80	Balanced
Trust 2023 Debt Service Reserve Account	492,372.44	0.00	492,372.44	492,372.44	Balanced
Series 2023 Prepayment Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #1534			
7/21/2026	Florida Fountains & Equipments, LLC	10014	-450.50
		Total Operating VNB #1534	**-450.50**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #1534			
7/21/2026	FY2026 Interest on on-roll assessments installment collections 4/1/26 - 6/30/26	ACH-072126	13.36
7/29/2026	Reimbursement for paying Curiosity Creek's FPL bill (Posted to 9975 Esagrape #LOC5)	10010	0.24
7/31/2026	July Interest		243.00
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

North Loop Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
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
7/1/2026	City of Punta Gorda		-102.87
7/1/2026	Blue Stream Fiber		-160.77
7/1/2026	Blue Stream Fiber		-160.77
7/17/2026	Seagrass of Punta Gorda HOA	ACH	-1,780.85
7/17/2026	Florida Power & Light		-515.34
7/17/2026	City of Punta Gorda		-60.30
7/17/2026	Florida Power & Light		-437.14
7/17/2026	Florida Power & Light		-42.98
7/17/2026	Florida Power & Light		-476.26
7/17/2026	Florida Power & Light		-257.33
7/17/2026	Florida Power & Light		-329.07
7/17/2026	Florida Power & Light		-1,085.03
7/17/2026	Florida Power & Light		-47.40
7/17/2026	Florida Power & Light		-658.90
7/17/2026	Florida Power & Light		-336.96
7/17/2026	Florida Power & Light		-337.61
7/17/2026	Florida Power & Light		-46.21
7/21/2026	City of Punta Gorda		-646.59
7/21/2026	Kai Connected LLC CDD	ACH	-3,958.34
7/21/2026	City of Punta Gorda		-821.64
		Total Operating VNB #1534	**-49,878.44**

Reserve BU #4046

7/9/2026	FY2026 On-roll assessments installment collections 6/1/26 - 6/30/26	ACH-070926	3,128.95
		Total Reserve BU #4046	**3,128.95**

Trust 2023 Acquisition & Construction Account

7/1/2026	July Interest		24.01

North Loop Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
		Total Trust 2023 Acquisition & Construction Account	**24.01**
Trust 2023 Debt Service Reserve Account			
7/1/2026	July Interest		1,330.81
		Total Trust 2023 Debt Service Reserve Account	**1,330.81**
Trust 2023 Interest Account			
7/1/2026	July Interest		0.28
		Total Trust 2023 Interest Account	**0.28**
Trust 2023 Revenue Account			
7/1/2026	July Interest		100.94
		Total Trust 2023 Revenue Account	**100.94**

EXHIBIT 6

AGENDA



Financial Reporting Package

North Loop Community Development District

Period Ending: 08/31/2026

North Loop Community Development District

Balance Sheet as of 8/31/2026

Assets	Operating	301 - Debt Service 2023 Fund	501 - Acquisition & Construction 2023 Fund	Total
Cash - Operating				
101001 - Operating VNB #1534	$27,778.30			$27,778.30
Total Cash - Operating	**$27,778.30**			**$27,778.30**
Cash - Money Market, Reserves and Other				
101201 - Reserve BU #4046	$10,076.32			$10,076.32
Total Cash - Money Market, Reserves and Other	**$10,076.32**			**$10,076.32**
Accounts Receivable & Other Assets				
131101 - Due From 101 General Fund		$4,808.20		$4,808.20
155000 - Prepaid Items	$3,290.47			$3,290.47
156900 - Deposits - Non-Current	$4,317.00			$4,317.00
Total Accounts Receivable & Other Assets	**$7,607.47**	**$4,808.20**		**$12,415.67**
Investments				
151100 - Series 2023 Revenue Account		$37,452.09		$37,452.09
151101 - Series 2023 Interest Account		$103.09		$103.09
151104 - Series 2023 Debt Service Reserve Account		$493,753.50		$493,753.50
151107 - Series 2023 Acquisition & Construction Account			$8,909.04	$8,909.04
Total Investments		**$531,308.68**	**$8,909.04**	**$540,217.72**
Total Assets	**$45,462.09**	**$536,116.88**	**$8,909.04**	**$590,488.01**

North Loop Community Development District

Balance Sheet as of 8/31/2026

Liabilities / Equity	Operating	301 - Debt Service 2023 Fund	501 - Acquisition & Construction 2023 Fund	Total
Current Liability				
202000 - Accounts Payable	$30,575.58			$30,575.58
207301 - Due To 301 - Debt Service 2023 Fund	$4,808.20			$4,808.20
218000 - Accrued Expenses	$871.98			$871.98
Total Current Liability	**$36,255.76**			**$36,255.76**
Fund Balance				
280000 - Fund Balance - Nonspendable	$7,607.47			$7,607.47
281000 - Fund Balance - Restricted		$575,338.47	$18,711.43	$594,049.90
284000 - Fund Balance - Unassigned	$80,090.98			$80,090.98
Total Fund Balance	**$87,698.45**	**$575,338.47**	**$18,711.43**	**$681,748.35**
Net Change in Fund Balance				
33750 - Net Income	($78,492.12)	($39,221.59)	($9,802.39)	($127,516.10)
Total Net Change in Fund Balance	**($78,492.12)**	**($39,221.59)**	**($9,802.39)**	**($127,516.10)**
Total Liabilities / Equity	**$45,462.09**	**$536,116.88**	**$8,909.04**	**$590,488.01**

North Loop Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	-	23,945.75	(23,945.75)	291,409.19	263,403.25	28,005.94	287,349.00
325202 - Special Assessments - Off-Roll	-	13,482.42	(13,482.42)	-	148,306.62	(148,306.62)	161,789.00
325203 - Special Assessments - Lot Closings assessments	-	-	-	8,296.88	-	8,296.88	-
361100 - Interest	177.42	-	177.42	1,456.10	-	1,456.10	-
Total Revenue	**177.42**	**37,428.17**	**(37,250.75)**	**301,162.17**	**411,709.87**	**(110,547.70)**	**449,138.00**
Total Income	**177.42**	**37,428.17**	**(37,250.75)**	**301,162.17**	**411,709.87**	**(110,547.70)**	**449,138.00**
Operating Expense							
General Administrative							
513001 - P/R - Board Of Supervisors	200.00	200.00	-	800.00	2,200.00	1,400.00	2,400.00
513002 - Payroll Taxes	15.30	15.33	.03	61.20	168.63	107.43	184.00
513003 - Payroll Processing Fees	50.00	59.58	9.58	200.00	655.38	455.38	715.00
513101 - Professional Services - Management Consulting Services	3,916.67	3,916.67	-	43,083.37	43,083.37	-	47,000.00
513107 - Professional Services - Engineering Services	-	833.33	833.33	1,080.00	9,166.63	8,086.63	10,000.00
513108 - Professional Services - Legal Services	197.00	1,666.67	1,469.67	5,942.90	18,333.37	12,390.47	20,000.00
513201 - Legal Advertisements	-	375.00	375.00	627.82	4,125.00	3,497.18	4,500.00
513202 - Insurance	698.75	833.33	134.58	7,810.25	9,166.63	1,356.38	10,000.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	160.38	(14.62)	175.00
513205 - Bank Fees	-	41.67	41.67	84.89	458.37	373.48	500.00
513209 - Website Compliance (dev & hosting)	171.67	167.92	(3.75)	1,854.62	1,847.12	(7.50)	2,015.00
513901 - Administrative Contingency	32.08	833.33	801.25	368.40	9,166.63	8,798.23	10,000.00
Total General Administrative	**5,281.47**	**8,957.41**	**3,675.94**	**62,088.45**	**98,531.51**	**36,443.06**	**107,489.00**
Debt Administration							
517101 - Dissemination Agent	-	541.67	541.67	6,500.00	5,958.37	(541.63)	6,500.00
517102 - Trustee Fees	312.50	336.67	24.17	3,437.50	3,703.37	265.87	4,040.00
517103 - Arbitrage	-	39.58	39.58	-	435.38	435.38	475.00
Total Debt Administration	**312.50**	**917.92**	**605.42**	**9,937.50**	**10,097.12**	**159.62**	**11,015.00**
Electricity							
531101 - Electricity	4,468.05	2,083.33	(2,384.72)	49,195.39	22,916.63	(26,278.76)	25,000.00
Total Electricity	**4,468.05**	**2,083.33**	**(2,384.72)**	**49,195.39**	**22,916.63**	**(26,278.76)**	**25,000.00**
Physical Environment							
533101 - Water	1,228.83	-	(1,228.83)	6,643.12	-	(6,643.12)	-
538101 - Contracts - Aquatic Maintenance	3,350.00	3,350.00	-	36,850.00	36,850.00	-	40,200.00
538103 - Contracts - Fountain	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
538201 - Pond Mowings	2,000.00	2,000.00	-	22,000.00	22,000.00	-	24,000.00
538303 - R&M - Fountain	1,211.49	-	(1,211.49)	3,887.49	-	(3,887.49)	-

North Loop Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
539001 - Professional Services - Comprehensive Field Services	-	1,250.00	1,250.00	-	13,750.00	13,750.00	15,000.00
539101 - Contracts - Landscaping Maintenance	9,192.00	12,311.08	3,119.08	101,112.00	135,421.88	34,309.88	147,733.00
539201 - Landscape Replacement & Replenishment	-	-	-	21,042.99	-	(21,042.99)	-
539301 - R&M - Irrigation	1,693.72	1,222.00	(471.72)	28,250.89	13,442.00	(14,808.89)	14,664.00
539990 - Physical Environment Contingency	-	4,919.75	4,919.75	447.83	54,117.25	53,669.42	59,037.00
579231 - Utility - Amenity Center Internet Service	139.90	-	(139.90)	1,272.63	-	(1,272.63)	-
579301 - Contract - Pool Service	3,600.00	-	(3,600.00)	25,669.00	-	(25,669.00)	-
579304 - Contract - Amenity Center Cleaning & Maintenance	1,400.00	-	(1,400.00)	9,982.00	-	(9,982.00)	-
579601 - Amenity Center Office/Janitorial Supplies	-	-	-	1,275.00	-	(1,275.00)	-
Total Physical Environment	**23,815.94**	**25,469.50**	**1,653.56**	**258,432.95**	**280,164.50**	**21,731.55**	**305,634.00**
Total Expense	**33,877.96**	**37,428.16**	**3,550.20**	**379,654.29**	**411,709.76**	**32,055.47**	**449,138.00**
Operating Net Total	**(33,700.54)**	**.01**	**(33,700.55)**	**(78,492.12)**	**.11**	**(78,492.23)**	**-**

North Loop Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2023 Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	25,975.00	(25,975.00)	316,104.52	285,725.00	30,379.52	311,700.00
325202 - Special Assessments - Off-Roll	-	14,604.43	(14,604.43)	136,156.64	160,648.73	(24,492.09)	175,253.13
325203 - Special Assessments - Lot Closings assessments	-	-	-	9,000.00	-	9,000.00	-
361100 - Interest	1,486.11	-	1,486.11	16,710.91	-	16,710.91	-
Total Revenue	**1,486.11**	**40,579.43**	**(39,093.32)**	**477,972.07**	**446,373.73**	**31,598.34**	**486,953.13**
Total Income	**1,486.11**	**40,579.43**	**(39,093.32)**	**477,972.07**	**446,373.73**	**31,598.34**	**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	**1,486.11**	**40,579.43**	**(39,093.32)**	**(39,221.59)**	**(39,088.27)**	**(133.32)**	**1,491.13**

North Loop Community Development District

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
501 - Acquisition & Construction 2023 Fund Income							
Revenue							
361100 - Interest	24.92	-	24.92	413.76	-	413.76	-
Total Revenue	**24.92**	**-**	**24.92**	**413.76**	**-**	**413.76**	**-**
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	**24.92**	**-**	**24.92**	**29,894.90**	**-**	**29,894.90**	**-**
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	**24.92**	**-**	**24.92**	**(9,802.39)**	**-**	**(9,802.39)**	**-**
Net Total	**(32,189.51)**	**40,579.44**	**(72,768.95)**	**(127,516.10)**	**(39,088.16)**	**(88,427.94)**	**1,491.13**

North Loop Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #1534					
	Balance as of 8/1/2026				**$74,310.96**
8/4/2026	Irrigation Technical Services, Inc.	Invoice Check	R	10015	($350.00)
8/4/2026	Kutak Rock LLP	Invoice ACH	R		($522.50)
8/4/2026	Irrigation Technical Services, Inc.	Invoice Check	R	10015	($350.00)
8/4/2026	Business Observer, Inc.	Invoice Check	R	10016	($83.13)
8/12/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($719.86)
8/12/2026	Clean Sweep Property Maintenance LLC	Invoice Check	R	10017	($2,500.00)
8/12/2026	Kai Connected LLC CDD	Invoice ACH	R		($3,958.34)
8/12/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($287.53)
8/12/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($765.84)
8/12/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($46.68)
8/12/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($43.85)
8/12/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($44.78)
8/12/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($237.01)
8/20/2026	Florida Fountains & Equipments, LLC	Invoice Check	R	10018	($226.50)
8/20/2026	Irrigation Technical Services, Inc.	Invoice Check	R	10019	($350.00)
8/20/2026	Kutak Rock LLP	Invoice ACH	R		($1,072.50)
8/20/2026	Irrigation Technical Services, Inc.	Invoice Check	R	10019	($350.00)
8/20/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10020	($9,192.00)
8/20/2026	Clean Sweep Property Maintenance LLC	Invoice Check	R	10021	($2,500.00)
8/20/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10020	($3,969.41)
8/20/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10020	($122.58)
8/20/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10020	($703.76)
8/20/2026	Stark Sullen Grading Inc.	Invoice Check	R	10022	($2,000.00)
8/20/2026	Aquapreserve Inc.	Invoice Check	R	10023	($3,350.00)
8/20/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10020	($3,198.96)
8/20/2026	Business Observer, Inc.	Invoice Check	R	10024	($227.50)
8/20/2026	AG Hillsborough, LLC	Invoice Check	R	10025	($264.68)
8/20/2026	Stark Sullen Grading Inc.	Invoice Check	R	10022	($2,000.00)
8/20/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10020	($539.36)
8/20/2026	Clean Sweep Property Maintenance LLC	Invoice Check	R	10021	($2,500.00)
8/20/2026	Clean Sweep Property Maintenance LLC	Invoice Check	R	10021	($2,500.00)

North Loop Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
8/20/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10020	($993.47)
8/20/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10020	($818.85)
8/20/2026	Florida Fountains & Equipments, LLC	Invoice Check	R	10018	($216.50)
8/20/2026	City of Punta Gorda	Invoice (Expense/AutoDraft)			($10.20)
8/26/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($320.59)
8/26/2026	Florida Power & Light	Invoice (Expense/AutoDraft)			($787.03)
8/27/2026	Transfer from Reserve BU #4046 - To transfer on-roll assessment collected	Transfer In	R	ACH	$1,500.88
8/28/2026	Transfer to Reserve BU #4046 - FY2026 Interest on on-roll assessments installment collections 4/1/26 - 6/30/26	Transfer Out	R	ACH	($6.95)
8/31/2026	August Interest	Interest	R	ACH	$177.42
8/31/2026	Engage PEO - BOS MTG 08/11/26	Invoice (Expense/AutoDraft)	R	H126993	($80.60)
				Total	**($46,532.66)**
				Balance as of 8/31/2026	**$27,778.30**

Reserve BU #4046

	Balance as of 8/1/2026				**$11,570.25**
8/27/2026	Transfer to Operating VNB #1534 - To transfer on-roll assessment collected	Transfer Out	R	ACH	($1,500.88)
8/28/2026	Transfer from Operating VNB #1534 - FY2026 Interest on on-roll assessments installment collections 4/1/26 - 6/30/26	Transfer In	R	ACH	$6.95
				Total	**($1,493.93)**
				Balance as of 8/31/2026	**$10,076.32**

Trust 2023 Acquisition & Construction Account

	Balance as of 8/1/2026				**$8,884.12**
8/1/2026	August Interest	Interest	R	ACH	$24.92
				Total	**$24.92**
				Balance as of 8/31/2026	**$8,909.04**

Trust 2023 Debt Service Reserve Account

	Balance as of 8/1/2026				**$492,372.44**
8/1/2026	August Interest	Interest	R	ACH	$1,381.06
				Total	**$1,381.06**
				Balance as of 8/31/2026	**$493,753.50**

Trust 2023 Interest Account

	Balance as of 8/1/2026				**$102.80**
8/1/2026	August Interest	Interest	R	ACH	$0.29
				Total	**$0.29**

North Loop Community Development District

Bank Register Report 8/1/2026 - 8/31/2026

Date	Description	Type	R	Check No	Amount
				Balance as of 8/31/2026	**$103.09**
Trust 2023 Revenue Account					
	Balance as of 8/1/2026				**$37,347.33**
8/1/2026	August Interest	Interest	R	ACH	$104.76
				Total	**$104.76**
				Balance as of 8/31/2026	**$37,452.09**

North Loop Community Development District

Bank Account Reconciliation for Period 8/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #1534	31,976.85	-4,198.55	27,778.30	27,778.30	Balanced
Reserve BU #4046	10,076.32	0.00	10,076.32	10,076.32	Balanced
Trust 2023 Acquisition & Construction Account	8,909.04	0.00	8,909.04	8,909.04	Balanced
Trust 2023 Revenue Account	37,452.09	0.00	37,452.09	37,452.09	Balanced
Trust 2023 Interest Account	103.09	0.00	103.09	103.09	Balanced
Trust 2023 Debt Service Reserve Account	493,753.50	0.00	493,753.50	493,753.50	Balanced
Series 2023 Prepayment Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #1534			
8/12/2026	Florida Power & Light		-719.86
8/12/2026	Florida Power & Light		-287.53
8/12/2026	Florida Power & Light		-765.84
8/12/2026	Florida Power & Light		-46.68
8/12/2026	Florida Power & Light		-43.85
8/12/2026	Florida Power & Light		-44.78
8/12/2026	Florida Power & Light		-237.01
8/20/2026	Florida Fountains & Equipments, LLC	10018	-226.50
8/20/2026	Business Observer, Inc.	10024	-227.50
8/20/2026	AG Hillsborough, LLC	10025	-264.68
8/20/2026	Florida Fountains & Equipments, LLC	10018	-216.50
8/20/2026	City of Punta Gorda		-10.20
8/26/2026	Florida Power & Light		-320.59
8/26/2026	Florida Power & Light		-787.03
	Total Operating VNB #1534		**-4,198.55**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #1534			

North Loop Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
8/27/2026	Transfer from Reserve BU #4046 - To transfer on-roll assessment collected		1,500.88
8/31/2026	August Interest		177.42
7/21/2026	Florida Fountains & Equipments, LLC	10014	-450.50
8/4/2026	Irrigation Technical Services, Inc.	10015	-350.00
8/4/2026	Kutak Rock LLP	ACH	-522.50
8/4/2026	Irrigation Technical Services, Inc.	10015	-350.00
8/4/2026	Business Observer, Inc.	10016	-83.13
8/12/2026	Clean Sweep Property Maintenance LLC	10017	-2,500.00
8/12/2026	Kai Connected LLC CDD	ACH	-3,958.34
8/20/2026	Irrigation Technical Services, Inc.	10019	-350.00
8/20/2026	Kutak Rock LLP	ACH	-1,072.50
8/20/2026	Irrigation Technical Services, Inc.	10019	-350.00
8/20/2026	Vision Landscapes Services of Florida,Inc	10020	-9,192.00
8/20/2026	Clean Sweep Property Maintenance LLC	10021	-2,500.00
8/20/2026	Vision Landscapes Services of Florida,Inc	10020	-3,969.41
8/20/2026	Vision Landscapes Services of Florida,Inc	10020	-122.58
8/20/2026	Vision Landscapes Services of Florida,Inc	10020	-703.76
8/20/2026	Stark Sullen Grading Inc.	10022	-2,000.00
8/20/2026	Aquapreserve Inc.	10023	-3,350.00
8/20/2026	Vision Landscapes Services of Florida,Inc	10020	-3,198.96
8/20/2026	Stark Sullen Grading Inc.	10022	-2,000.00
8/20/2026	Vision Landscapes Services of Florida,Inc	10020	-539.36
8/20/2026	Clean Sweep Property Maintenance LLC	10021	-2,500.00
8/20/2026	Clean Sweep Property Maintenance LLC	10021	-2,500.00
8/20/2026	Vision Landscapes Services of Florida,Inc	10020	-993.47
8/20/2026	Vision Landscapes Services of Florida,Inc	10020	-818.85
8/28/2026	Transfer to Reserve BU #4046 - FY2026 Interest on on-roll assessments installment collections 4/1/26 - 6/30/26		-6.95
8/31/2026	Engage PEO - BOS MTG 08/11/26	H126993	-80.60
	Total Operating VNB #1534		**-42,784.61**

Reserve BU #4046

8/28/2026	Transfer from Operating VNB #1534 - FY2026 Interest on on-roll assessments installment collections 4/1/26 - 6/30/26		6.95
8/27/2026	Transfer to Operating VNB #1534 - To transfer on-roll assessment collected		-1,500.88
	Total Reserve BU #4046		**-1,493.93**

Trust 2023 Acquisition & Construction Account

8/1/2026	August Interest		24.92
	Total Trust 2023 Acquisition & Construction Account		**24.92**

North Loop Community Development District

Bank Account Reconciliation for Period 8/31/2026

Date	Description	Check No	Amount
Trust 2023 Debt Service Reserve Account			
8/1/2026	August Interest		1,381.06
		Total Trust 2023 Debt Service Reserve Account	**1,381.06**
Trust 2023 Interest Account			
8/1/2026	August Interest		0.29
		Total Trust 2023 Interest Account	**0.29**
Trust 2023 Revenue Account			
8/1/2026	August Interest		104.76
		Total Trust 2023 Revenue Account	**104.76**

EXHIBIT 7

AGENDA



Financial Reporting Package

North Loop Community Development District

Period Ending: 09/30/2026

North Loop Community Development District

Balance Sheet as of 9/30/2026

Assets	Operating	301 - Debt Service 2023 Fund	501 - Acquisition & Construction 2023 Fund	Total
Cash - Operating				
101001 - Operating VNB #1534	$6,917.46			$6,917.46
Total Cash - Operating	**$6,917.46**			**$6,917.46**
Cash - Money Market, Reserves and Other				
101201 - Reserve BU #4046	$4,904.84			$4,904.84
Total Cash - Money Market, Reserves and Other	**$4,904.84**			**$4,904.84**
Accounts Receivable & Other Assets				
155000 - Prepaid Items	$12,503.54			$12,503.54
156900 - Deposits - Non-Current	$5,121.00			$5,121.00
Total Accounts Receivable & Other Assets	**$17,624.54**			**$17,624.54**
Investments				
151100 - Series 2023 Revenue Account		$42,366.07		$42,366.07
151101 - Series 2023 Interest Account		$103.38		$103.38
151104 - Series 2023 Debt Service Reserve Account		$495,148.12		$495,148.12
151107 - Series 2023 Acquisition & Construction Account			$8,934.20	$8,934.20
Total Investments		**$537,617.57**	**$8,934.20**	**$546,551.77**
Total Assets	**$29,446.84**	**$537,617.57**	**$8,934.20**	**$575,998.61**

North Loop Community Development District

Balance Sheet as of 9/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2023 Fund	501 - Acquisition & Construction 2023 Fund	Total
Current Liability				
202000 - Accounts Payable	$75,645.46			$75,645.46
218000 - Accrued Expenses	$1,200.00			$1,200.00
Total Current Liability	**$76,845.46**			**$76,845.46**
Fund Balance				
280000 - Fund Balance - Nonspendable	$17,624.54			$17,624.54
281000 - Fund Balance - Restricted		$575,338.47	$18,711.43	$594,049.90
284000 - Fund Balance - Unassigned	$70,073.91			$70,073.91
Total Fund Balance	**$87,698.45**	**$575,338.47**	**$18,711.43**	**$681,748.35**
Net Change in Fund Balance				
33750 - Net Income	($135,097.07)	($37,720.90)	($9,777.23)	($182,595.20)
Total Net Change in Fund Balance	**($135,097.07)**	**($37,720.90)**	**($9,777.23)**	**($182,595.20)**
Total Liabilities / Equity	**$29,446.84**	**$537,617.57**	**$8,934.20**	**$575,998.61**

North Loop Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	-	23,945.75	(23,945.75)	291,409.19	287,349.00	4,060.19	287,349.00
325202 - Special Assessments - Off-Roll	-	13,482.38	(13,482.38)	-	161,789.00	(161,789.00)	161,789.00
325203 - Special Assessments - Lot Closings assessments	-	-	-	8,296.88	-	8,296.88	-
361100 - Interest	51.25	-	51.25	1,507.35	-	1,507.35	-
Total Revenue	**51.25**	**37,428.13**	**(37,376.88)**	**301,213.42**	**449,138.00**	**(147,924.58)**	**449,138.00**
Total Income	**51.25**	**37,428.13**	**(37,376.88)**	**301,213.42**	**449,138.00**	**(147,924.58)**	**449,138.00**
Operating Expense							
General Administrative							
513001 - P/R - Board Of Supervisors	-	200.00	200.00	800.00	2,400.00	1,600.00	2,400.00
513002 - Payroll Taxes	-	15.37	15.37	61.20	184.00	122.80	184.00
513003 - Payroll Processing Fees	-	59.62	59.62	200.00	715.00	515.00	715.00
513101 - Professional Services - Management Consulting Services	3,916.67	3,916.63	(.04)	47,000.04	47,000.00	(.04)	47,000.00
513106 - Professional Services - Auditing Services	3,900.00	-	(3,900.00)	3,900.00	-	(3,900.00)	-
513107 - Professional Services - Engineering Services	-	833.37	833.37	1,080.00	10,000.00	8,920.00	10,000.00
513108 - Professional Services - Legal Services	710.50	1,666.63	956.13	6,653.40	20,000.00	13,346.60	20,000.00
513201 - Legal Advertisements	94.06	375.00	280.94	721.88	4,500.00	3,778.12	4,500.00
513202 - Insurance	698.75	833.37	134.62	8,509.00	10,000.00	1,491.00	10,000.00
513204 - Regulatory And Permit Fees	-	14.62	14.62	175.00	175.00	-	175.00
513205 - Bank Fees	-	41.63	41.63	84.89	500.00	415.11	500.00
513209 - Website Compliance (dev & hosting)	171.67	167.88	(3.79)	2,026.29	2,015.00	(11.29)	2,015.00
513901 - Administrative Contingency	33.12	833.37	800.25	401.52	10,000.00	9,598.48	10,000.00
Total General Administrative	**9,524.77**	**8,957.49**	**(567.28)**	**71,613.22**	**107,489.00**	**35,875.78**	**107,489.00**
Debt Administration							
517101 - Dissemination Agent	-	541.63	541.63	6,500.00	6,500.00	-	6,500.00
517102 - Trustee Fees	312.50	336.63	24.13	3,750.00	4,040.00	290.00	4,040.00
517103 - Arbitrage	-	39.62	39.62	-	475.00	475.00	475.00
Total Debt Administration	**312.50**	**917.88**	**605.38**	**10,250.00**	**11,015.00**	**765.00**	**11,015.00**
Electricity							
531101 - Electricity	8,597.82	2,083.37	(6,514.45)	57,277.87	25,000.00	(32,277.87)	25,000.00
Total Electricity	**8,597.82**	**2,083.37**	**(6,514.45)**	**57,277.87**	**25,000.00**	**(32,277.87)**	**25,000.00**
Physical Environment							
533101 - Water	1,451.69	-	(1,451.69)	8,084.61	-	(8,084.61)	-
538101 - Contracts - Aquatic Maintenance	3,350.00	3,350.00	-	40,200.00	40,200.00	-	40,200.00
538103 - Contracts - Fountain	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00

North Loop Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
538201 - Pond Mowings	2,000.00	2,000.00	-	24,000.00	24,000.00	-	24,000.00
538303 - R&M - Fountain	654.49	-	(654.49)	4,541.98	-	(4,541.98)	-
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	1,250.00	15,000.00	13,750.00	15,000.00
539101 - Contracts - Landscaping Maintenance	9,192.00	12,311.12	3,119.12	110,304.00	147,733.00	37,429.00	147,733.00
539201 - Landscape Replacement & Replenishment	12,250.00	-	(12,250.00)	33,292.99	-	(33,292.99)	-
539301 - R&M - Irrigation	3,375.09	1,222.00	(2,153.09)	31,625.98	14,664.00	(16,961.98)	14,664.00
539990 - Physical Environment Contingency	-	4,919.75	4,919.75	447.83	59,037.00	58,589.17	59,037.00
579231 - Utility - Amenity Center Internet Service	223.38	-	(223.38)	1,496.01	-	(1,496.01)	-
579301 - Contract - Pool Service	3,600.00	-	(3,600.00)	29,269.00	-	(29,269.00)	-
579304 - Contract - Amenity Center Cleaning & Maintenance	1,400.00	-	(1,400.00)	11,382.00	-	(11,382.00)	-
579601 - Amenity Center Office/Janitorial Supplies	-	-	-	1,275.00	-	(1,275.00)	-
Total Physical Environment	**38,746.65**	**25,469.50**	**(13,277.15)**	**297,169.40**	**305,634.00**	**8,464.60**	**305,634.00**
Total Expense	**57,181.74**	**37,428.24**	**(19,753.50)**	**436,310.49**	**449,138.00**	**12,827.51**	**449,138.00**
Operating Net Total	**(57,130.49)**	**(.11)**	**(57,130.38)**	**(135,097.07)**	**-**	**(135,097.07)**	**-**

North Loop Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2023 Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	25,975.00	(25,975.00)	316,104.52	311,700.00	4,404.52	311,700.00
325202 - Special Assessments - Off-Roll	-	14,604.40	(14,604.40)	136,156.64	175,253.13	(39,096.49)	175,253.13
325203 - Special Assessments - Lot Closings assessments	-	-	-	9,000.00	-	9,000.00	-
361100 - Interest	1,500.69	-	1,500.69	18,211.60	-	18,211.60	-
Total Revenue	**1,500.69**	**40,579.40**	**(39,078.71)**	**479,472.76**	**486,953.13**	**(7,480.37)**	**486,953.13**
Total Income	**1,500.69**	**40,579.40**	**(39,078.71)**	**479,472.76**	**486,953.13**	**(7,480.37)**	**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	**1,500.69**	**40,579.40**	**(39,078.71)**	**(37,720.90)**	**1,491.13**	**(39,212.03)**	**1,491.13**

North Loop Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
501 - Acquisition & Construction 2023 Fund Income							
Revenue							
361100 - Interest	25.16	-	25.16	438.92	-	438.92	-
Total Revenue	**25.16**	**-**	**25.16**	**438.92**	**-**	**438.92**	**-**
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	**25.16**	**-**	**25.16**	**29,920.06**	**-**	**29,920.06**	**-**
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	**25.16**	**-**	**25.16**	**(9,777.23)**	**-**	**(9,777.23)**	**-**
Net Total	**(55,604.64)**	**40,579.29**	**(96,183.93)**	**(182,595.20)**	**1,491.13**	**(184,086.33)**	**1,491.13**

North Loop Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #1534					
	Balance as of 9/1/2026				**$31,041.67**
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($719.86)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($287.53)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($765.84)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($46.68)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($43.85)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($44.78)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($237.01)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($320.59)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($787.03)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($922.86)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($309.42)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($252.99)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($491.32)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($1,040.60)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($1,193.53)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($500.41)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($312.67)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($1,466.84)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($313.78)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($51.64)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($240.58)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($49.78)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($48.91)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($804.00)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($5.00)
9/1/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($12.01)
9/10/2026	Florida Fountains & Equipments, LLC	Invoice Check	R	10026	($151.50)
9/10/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10027	($379.96)
9/10/2026	City of Punta Gorda	Invoice Check	R	10028	($83.28)
9/17/2026	Leinaweaver, John	Invoice Check	R	10029	($184.70)
9/18/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10030	($2,454.22)

North Loop Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/18/2026	Florida Fountains & Equipments, LLC	Invoice Check	R	10031	($1,050.00)
9/18/2026	Irrigation Technical Services, Inc.	Invoice Check	R	10032	($350.00)
9/18/2026	Irrigation Technical Services, Inc.	Invoice Check	R	10032	($350.00)
9/18/2026	Vision Landscapes Services of Florida,Inc	Invoice Check	R	10030	($478.38)
9/18/2026	Kutak Rock LLP	Invoice ACH	R		($197.00)
9/18/2026	Irrigation Technical Services, Inc.	Invoice Check	R	10032	($324.50)
9/18/2026	Stark Sullen Grading Inc.	Invoice Check	R	10033	($2,000.00)
9/18/2026	Florida Fountains & Equipments, LLC	Invoice Check	R	10031	($161.49)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($320.98)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($310.65)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($43.97)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($665.64)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($196.07)
9/22/2026	Kai Connected LLC CDD	Invoice ACH	R		($32.08)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($1,098.35)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($43.22)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($725.19)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($45.77)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($62.17)
9/22/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($15.39)
9/25/2026	Business Observer, Inc.	Invoice Check	R	10034	($94.06)
9/29/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($567.51)
9/29/2026	Florida Power & Light	Invoice (Expense/AutoDraft)	R		($87.26)
9/30/2026	Florida Fountains & Equipments, LLC	Invoice Check	R	10036	($311.50)
9/30/2026	City of Punta Gorda	Invoice Check	R	10037	($121.11)
9/30/2026	September Interest	Interest	R	ACH	$51.25
				Total	**($24,124.21)**
				Balance as of 9/30/2026	**$6,917.46**

Reserve BU #4046

	Balance as of 9/1/2026				**$10,076.32**
9/22/2026	North Loop CDD c/o Regions Bank	Invoice Check	R	10001	($4,808.20)
9/28/2026	Blue Stream Fiber	Invoice (Expense/AutoDraft)	R		($69.95)
9/28/2026	Blue Stream Fiber	Invoice (Expense/AutoDraft)	R		($90.82)

North Loop Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/28/2026	Blue Stream Fiber	Invoice (Expense/AutoDraft)	R		($69.95)
9/28/2026	Blue Stream Fiber	Invoice (Expense/AutoDraft)	R		($90.82)
9/28/2026	Blue Stream Fiber	Invoice (Expense/AutoDraft)	R		($20.87)
9/28/2026	Blue Stream Fiber	Invoice (Expense/AutoDraft)	R		($20.87)
				Total	**($5,171.48)**
				Balance as of 9/30/2026	**$4,904.84**

Trust 2023 Acquisition & Construction Account

	Balance as of 9/1/2026				**$8,909.04**
9/1/2026	September Interest	Interest	R	ACH	$25.16
				Total	**$25.16**
				Balance as of 9/30/2026	**$8,934.20**

Trust 2023 Debt Service Reserve Account

	Balance as of 9/1/2026				**$493,753.50**
9/1/2026	September Interest	Interest	R	ACH	$1,394.62
				Total	**$1,394.62**
				Balance as of 9/30/2026	**$495,148.12**

Trust 2023 Interest Account

	Balance as of 9/1/2026				**$103.09**
9/1/2026	September Interest	Interest	R	ACH	$0.29
				Total	**$0.29**
				Balance as of 9/30/2026	**$103.38**

Trust 2023 Revenue Account

	Balance as of 9/1/2026				**$37,452.09**
9/1/2026	September Interest	Interest	R	ACH	$105.78
9/29/2026	To record the money due from the Operating Account	Misc Deposit	R	10001	$4,808.20
				Total	**$4,913.98**
				Balance as of 9/30/2026	**$42,366.07**

North Loop Community Development District

Bank Account Reconciliation for Period 9/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #1534	8,468.63	-1,551.17	6,917.46	6,917.46	Balanced
Reserve BU #4046	4,904.84	0.00	4,904.84	4,904.84	Balanced
Trust 2023 Acquisition & Construction Account	8,934.20	0.00	8,934.20	8,934.20	Balanced
Trust 2023 Revenue Account	42,366.07	0.00	42,366.07	42,366.07	Balanced
Trust 2023 Interest Account	103.38	0.00	103.38	103.38	Balanced
Trust 2023 Debt Service Reserve Account	495,148.12	0.00	495,148.12	495,148.12	Balanced
Series 2023 Prepayment Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #1534			
9/18/2026	Irrigation Technical Services, Inc.	10032	-350.00
9/18/2026	Irrigation Technical Services, Inc.	10032	-350.00
9/18/2026	Irrigation Technical Services, Inc.	10032	-324.50
9/25/2026	Business Observer, Inc.	10034	-94.06
9/30/2026	Florida Fountains & Equipments, LLC	10036	-311.50
9/30/2026	City of Punta Gorda	10037	-121.11
		Total Operating VNB #1534	**-1,551.17**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #1534			
9/30/2026	September Interest		51.25
8/20/2026	Florida Fountains & Equipments, LLC	10018	-226.50
8/20/2026	Business Observer, Inc.	10024	-227.50
8/20/2026	AG Hillsborough, LLC	10025	-264.68
8/20/2026	Florida Fountains & Equipments, LLC	10018	-216.50
9/1/2026	Florida Power & Light		-719.86
9/1/2026	Florida Power & Light		-287.53
9/1/2026	Florida Power & Light		-765.84

North Loop Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/1/2026	Florida Power & Light		-46.68
9/1/2026	Florida Power & Light		-43.85
9/1/2026	Florida Power & Light		-44.78
9/1/2026	Florida Power & Light		-237.01
9/1/2026	Florida Power & Light		-320.59
9/1/2026	Florida Power & Light		-787.03
9/1/2026	Florida Power & Light		-922.86
9/1/2026	Florida Power & Light		-309.42
9/1/2026	Florida Power & Light		-252.99
9/1/2026	Florida Power & Light		-491.32
9/1/2026	Florida Power & Light		-1,040.60
9/1/2026	Florida Power & Light		-1,193.53
9/1/2026	Florida Power & Light		-500.41
9/1/2026	Florida Power & Light		-312.67
9/1/2026	Florida Power & Light		-1,466.84
9/1/2026	Florida Power & Light		-313.78
9/1/2026	Florida Power & Light		-51.64
9/1/2026	Florida Power & Light		-240.58
9/1/2026	Florida Power & Light		-49.78
9/1/2026	Florida Power & Light		-48.91
9/1/2026	Florida Power & Light		-804.00
9/1/2026	Florida Power & Light		-5.00
9/1/2026	Florida Power & Light		-12.01
9/10/2026	Florida Fountains & Equipments, LLC	10026	-151.50
9/10/2026	Vision Landscapes Services of Florida,Inc	10027	-379.96
9/10/2026	City of Punta Gorda	10028	-83.28
9/17/2026	Leinaweaver, John	10029	-184.70
9/18/2026	Vision Landscapes Services of Florida,Inc	10030	-2,454.22
9/18/2026	Florida Fountains & Equipments, LLC	10031	-1,050.00
9/18/2026	Vision Landscapes Services of Florida,Inc	10030	-478.38
9/18/2026	Kutak Rock LLP	ACH	-197.00
9/18/2026	Stark Sullen Grading Inc.	10033	-2,000.00
9/18/2026	Florida Fountains & Equipments, LLC	10031	-161.49
9/22/2026	Florida Power & Light		-320.98
9/22/2026	Florida Power & Light		-310.65
9/22/2026	Florida Power & Light		-43.97
9/22/2026	Florida Power & Light		-665.64
9/22/2026	Florida Power & Light		-196.07
9/22/2026	Kai Connected LLC CDD	ACH	-32.08
9/22/2026	Florida Power & Light		-1,098.35
9/22/2026	Florida Power & Light		-43.22
9/22/2026	Florida Power & Light		-725.19

North Loop Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/22/2026	Florida Power & Light		-45.77
9/22/2026	Florida Power & Light		-62.17
9/22/2026	Florida Power & Light		-15.39
9/29/2026	Florida Power & Light		-567.51
9/29/2026	Florida Power & Light		-87.26
		Total Operating VNB #1534	**-23,508.22**

Reserve BU #4046

9/22/2026	North Loop CDD c/o Regions Bank	10001	-4,808.20
9/28/2026	Blue Stream Fiber		-69.95
9/28/2026	Blue Stream Fiber		-90.82
9/28/2026	Blue Stream Fiber		-69.95
9/28/2026	Blue Stream Fiber		-90.82
9/28/2026	Blue Stream Fiber		-20.87
9/28/2026	Blue Stream Fiber		-20.87
		Total Reserve BU #4046	**-5,171.48**

Trust 2023 Acquisition & Construction Account

9/1/2026	September Interest		25.16
		Total Trust 2023 Acquisition & Construction Account	**25.16**

Trust 2023 Debt Service Reserve Account

9/1/2026	September Interest		1,394.62
		Total Trust 2023 Debt Service Reserve Account	**1,394.62**

Trust 2023 Interest Account

9/1/2026	September Interest		0.29
		Total Trust 2023 Interest Account	**0.29**

Trust 2023 Revenue Account

9/1/2026	September Interest		105.78
9/29/2026	To record the money due from the Operating Account	10001	4,808.20
		Total Trust 2023 Revenue Account	**4,913.98**

EXHIBIT 8

AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 17, 2026

North Loop Community Development District
c/o Kai
2502 N. Rocky Point Drive
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – North Loop CDD – $6,375,000 Special Assessment Bonds, Series 2023 ("Series 2023")

Dear North Loop Community Development District:

Arbitrage Rebate Counselors hereby contracts with North Loop Community Development District to provide annual arbitrage calculations for the above-referenced Series 2023.

The annual arbitrage calculations for Series 2023 will cover the one-year period November 7, 2023 to November 7, 2024, and each successive one-year period thereafter ending on November 7th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing "spending exceptions" analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

To do the annual arbitrage calculations for Series 2023 we will need: (1) trust fund bank statements and (2) IRS Form "8038".

Our fee to prepare each annual arbitrage calculation for Series 2023 is $475.00. North Loop Community Development District may terminate this contract at any time at its discretion.

Sincerely yours,

John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: Andrew P. Mendenhall
Title: District Manager
Date: 09/25/2026

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com