

**BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
OCTOBER 13, 2016**

BULLFROG CREEK CDD
COMMUNITY DEVELOPMENT DISTRICT AGENDA
OCTOBER 13, 2016 at 9:00 a.m.

The Offices of 301 Tampa
Located at 2909 W. Bay to Bay Blvd. Suite 408, Tampa, FL 33629

District Board of Supervisors	Chair	Jason Starling
	Supervisor	Adam Harden
	Supervisor	Chas Bruck
	Supervisor	Matt Suggs
	Supervisor	Brian Rose
District Manager	Meritus	Brian Lamb
	Meritus	Brian Howell
District Attorney	Molloy & James	Dan Molloy
District Engineer	Landmark Engineering	Todd Amaden

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **9:00 a.m.** with the sixth section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The eighth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

October 13, 2016

Board of Supervisors
Bullfrog Creek Community Development District

Dear Board Members:

The Regular Meeting of the Bullfrog Creek Community Development District will be held on **Thursday, October 13, 2016 at 9:00 a.m.** at the offices of 301 Tampa, located at 2909 W. Bay to Bay Blvd. Suite 408, Tampa, FL 33629. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2017-01; Re-Designating Officers Tab 01
 - B. Acceptance of Expansion Ordinance 16-15 Tab 02
 - C. Consideration of Bond Counsel Engagement Letter..... Tab 03
 - D. Consideration of Resolution 2017-02; Amending Bond Resolution Tab 04
 - E. Consideration of Resolution 2017-03; Declaring Special Assessments..... Tab 05
 - F. Consideration of Resolution 2017-04; Setting Public Hearing for Declaring
Special Assessments Tab 06
 - G. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Meeting June 7, 2016 Tab 07
 - B. Consideration of Minutes of the Board of Supervisors Meeting August 11, 2016 Tab 08
 - C. Consideration of Operation and Maintenance Expenditures August 2016 Tab 09
 - D. Consideration of Operation and Maintenance Expenditures October 2016..... Tab 10
 - E. Review of Financial Statements Month Ending August 31, 2016 Tab 11
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb
District Manager

RESOLUTION 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE MANAGEMENT PROVIDED OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers whose service to the District relates to their position within the District management company.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. _____ is appointed Chairman.
 _____ is appointed Vice Chairman.
 Brian Lamb is appointed Secretary.
 Erin TenBroek is appointed Treasurer.
 Eric Davidson is appointed Assistant Treasurer.
 Brian Howell is appointed Assistant Secretary.
 Nicole Chamberlain is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 3. This Resolution shall become effective on October 13, 2016.

PASSED AND ADOPTED THIS 13th DAY OF OCTOBER, 2016.

ATTEST:

**BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

ORDINANCE

16-15

ORDINANCE NO. 16-15

AN ORDINANCE EXPANDING THE BOUNDARIES OF THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bullfrog Creek Community Development District was created by Hillsborough County Ordinance No. 14-1, approved by the Hillsborough County Board of County Commissioners on January 14, 2014, and encompasses 37.38 acres, more or less; and

WHEREAS, Bullfrog Creek Community Development District (the "District"), has petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance expanding the District pursuant to Chapter 190, Florida Statutes, to add approximately 77.77 acres to the District; and

WHEREAS, the real property constituting the approximately 77.77 acres is described in the attached Exhibit "A"; and

WHEREAS, the owners of the approximately 77.77 acres to be added to the District, as described in Exhibit "A," have consented in writing to the inclusion of such property within the boundaries of the District; and

WHEREAS, the petition seeks, by way of adding the real property described in Exhibit "A", to designate all of the real property described in Exhibit "B" as land within the District, for which the District is authorized to manage and finance basic service delivery;

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive and economic method of delivering community development services, in the

area described in Exhibit "B", which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.005 (1) (d) and (2)(b), and 190.046(1)(b), Fla. Stats.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005 (1) (e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS 26TH DAY OF JULY, 2016 AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. The area of land within the expanded District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community;
5. The expansion of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the

District;

6. The expanded community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. The area that will be served by the expanded District is amenable to separate, special- district government.

SECTION 2. CONCLUSIONS OF LAW.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Sections 190.005 (2) and 190.046(1)(b), Fla. Stats.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stats.

SECTION 3. BOUNDARY EXPANSION. The area of land described in the attached Exhibit "A" is hereby added to and included within the geographical boundaries of the District. Accordingly, all of the real property identified in Exhibit "B," encompassing 115.15 acres, more or less, is now designated as land within the District.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgment that a copy of this Ordinance has been filed with the Secretary of State.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, provision, or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, PAT COLLIER FRANK, Clerk of the Circuit Court and Ex-Officio of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance adopted by the Board of County Commissioners at its regular meeting of July 26, 2016, as the same appears of record in Minute Book 482 of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this 26th day of July, 2016.

PAT COLLIER FRANK, CLERK

By: Mina O.K. D.

Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: [Signature]

Assistant County Attorney



EXHIBIT A
LEGAL DESCRIPTION -TWIN CREEKS:

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 6 AND THE NORTH 1/2 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; RUN THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00°20'32" WEST, 667.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 88°17'55" EAST, 656.69 FEET TO NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 00°17'05" WEST, 666.64 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°18'40" EAST, 681.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°18'40" EAST, 264.60 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, NORTH 88°52'49" WEST, 329.69 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°14'41" WEST, 264.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID SOUTH BOUNDARY LINE, NORTH 88°52'49" WEST, 299.37 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE LYING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°10'44" WEST, 687.78 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID NORTH BOUNDARY LINE, NORTH 88°20'25" WEST,

30.02 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 89°18'01" WEST, 30.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD LYING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00°10'44" EAST, 509.97 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°10'43" WEST, 545.08 FEET; THENCE SOUTH 00°10'44" EAST, 12.00 FEET; THENCE NORTH 89°10'43" WEST, 746.77 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°03'11" WEST, 519.21 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, NORTH 00°21'00" WEST, 1,325.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; AND THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89°39'58" EAST, 1,336.66 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 77.77 ACRES, MORE OR LESS.

EXHIBIT B

LEGAL DESCRIPTION-BULLFROG CREEK CDD (AS AMENDED):

LOTS A, B AND C, "JOJO SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; RUN THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89°39'46" EAST (BASIS OF BEARINGS), 25.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BULLFROG CREEK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, SOUTH 89°39'46" EAST 1,311.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00°21'00" EAST, 1,234.09 FEET; THENCE DEPARTING SAID EAST BOUNDARY, NORTH 89°39'46" WEST, 1,327.10 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF BULLFROG CREEK ROAD; AND THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°21'07" EAST, 1,234.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 6 AND THE NORTH 1/2 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; RUN THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00°20'32" WEST, 667.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 88°17'55" EAST, 656.69 FEET TO NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH

00°17'05" WEST, 666.64 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°18'40" EAST, 681.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°18'40" EAST, 264.60 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, NORTH 88°52'49" WEST, 329.69 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°14'41" WEST, 264.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID SOUTH BOUNDARY LINE, NORTH 88°52'49" WEST, 299.37 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE LYING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°10'44" WEST, 687.78 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID NORTH BOUNDARY LINE, NORTH 88°20'25" WEST, 30.02 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 89°18'01" WEST, 30.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD LYING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00°10'44" EAST, 509.97 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°10'43" WEST, 545.08 FEET; THENCE SOUTH 00°10'44" EAST, 12.00 FEET; THENCE NORTH 89°10'43" WEST, 746.77 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°03'11" WEST, 519.21 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, NORTH 00°21'00" WEST, 1,325.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; AND THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89°39'58" EAST, 1,336.66 FEET TO THE POINT OF BEGINNING.

TOTAL TRACT CONTAINS 115.15 ACRES, MORE OR LESS.



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

July 26, 2016

Honorable Pat Frank
Clerk of the Circuit Court
Hillsborough County
419 Pierce Street, Room 140
Tampa, Florida 33601

Attention: Midge Dixon, Deputy Clerk, BOCC Records

Dear Mrs. Frank:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hillsborough County Ordinance No. 16-15, which was filed in this office on July 26, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

Katie Molloy
Tel 813.318.5710
Fax 813.318.5900
molloyk@gtlaw.com

RECEIVED
SEP 16 2016

BY: _____

September 14, 2016

Bullfrog Creek Community Development District
c/o Meritus Districts, as District Manager
2005 Pan Am Circle, Suite 120
Tampa, Florida 33607

Re: Engagement as Bond Counsel to the Bullfrog Creek Community
Development District

Ladies and Gentlemen:

Greenberg Traurig, P.A. is pleased to offer its proposal to serve as Bond Counsel to the Bullfrog Creek Community Development District (the "District") in connection with the validation, authentication, issuance and delivery of its Special Assessment Bonds, Series 2016 (the "Series 2016 Bonds").

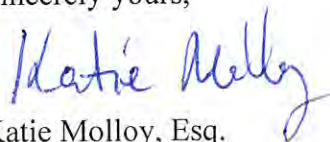
Our service as Bond Counsel to the District will include: (a) the preparation of documents for and leading the validation of the District's financings, pursuant to Chapter 75, Florida Statutes; (b) the preparation of all requisite documentation, including supplemental indentures, resolutions, closing documents, and all other documentation customarily prepared by Bond Counsel; and (c) tax due diligence and the delivery of our tax opinion with respect to each of the District's debt financings, whether sold via a private placement or publicly offered.

Assuming the District proceeds with issuing and closing the Series 2016 Bonds within 180 days, we propose a fixed fee of \$40,000, plus actual expenses (exclusive of transcripts which will be billed directly to the District, by the bindery, if applicable). Such amounts will be payable from the proceeds of the Series 2016 Bonds at the time of the closing.

If for any reason the District is unable to: (a) issue and deliver the Series 2016 Bonds; or (b) issue and deliver the Series 2016 Bonds within 180 days, we reserve the right to negotiate an alternative fee arrangement for services rendered.

We hope these proposed arrangements meet with your approval, and look forward to serving the District as its Bond Counsel.

Sincerely yours,



Katie Molloy, Esq.

ACKNOWLEDGED AND ACCEPTED:

BULLFROG COMMUNITY DEVELOPMENT DISTRICT

Authorized Officer

ORL 299385115v1

RESOLUTION NO. 2017-02

A RESOLUTION OF BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING AND SUPPLEMENTING RESOLUTION NO. 2014-23 OF THE DISTRICT ADOPTED ON JUNE 27, 2014; AUTHORIZING AN INCREASE IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT BONDS AUTHORIZED TO BE ISSUED BY THE DISTRICT, IN ONE OR MORE SERIES, FROM \$13,500,000 TO [\$_____]; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; RATIFYING AND REAFFIRMING RESOLUTION NO. 2014-23 EXCEPT AS AMENDED AND SUPPLEMENTED HEREIN; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, Bullfrog Creek Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") and created by Ordinance No. 14-1 enacted by the Board of County Commissioners of Hillsborough County, Florida (the "Board of County Commissioners") on January 14, 2014, as amended by Ordinance No. 16-15 enacted by the Board of County Commissioners on July 26, 2016, which expanded the District by adding approximately 77.77 acres to the District, (the "Annexed Property") to bring the District to encompass a total of approximately 115.60 acres; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, and the District has decided to undertake, in one or more stages, the planning, financing, acquisition, construction, reconstruction, equipping and installation of certain infrastructure improvements including water and wastewater utilities, stormwater management facilities, landscaping/irrigation and signage improvements and associated professional fees and incidental costs related thereto pursuant to the Act for the special benefit of the District (the "Original Projects"), as more fully described in the Master Engineer's Report Bullfrog Creek Community Development District, dated July 2014 (the "Original Engineer's Report"), prepared by Landmark Engineering & Surveying Corporation, as consulting engineer to the District, which was attached as APPENDIX A to SCHEDULE I to Resolution No. 2014-23 (the "Original Bond Resolution"), adopted by the Board of Supervisors of the District (the "Board") on June 27, 2014; and

WHEREAS, pursuant to the Original Bond Resolution, the Board authorized the issuance of not to exceed \$13,500,000 aggregate principal amount of the Bullfrog Creek Community Development District Special Assessment Bonds in one or more series (collectively, the "Bonds"), in order to pay all or a portion of the costs of the planning, financing, acquisition, construction, reconstruction, equipping, and installation of the Original Projects; and

WHEREAS, the Bonds to be issued by the District were validated and confirmed by a final judgment, rendered on September 29, 2014, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in Case No. 14-CA-007430 *Bullfrog Creek Community Development District, as Plaintiff, v. The State of Florida, and the Taxpayers, Property Owners and Citizens of the Bullfrog Creek Community Development District, Including Non-Residents Owning Property or Subject to Taxation Therein, and Others Having or Claiming Any Right, Title or Interest in Property to be Affected by the Issuance of the Bonds Herein Described, or to be Affected in Any Way Thereby, as Defendants* (the "2014 Validation Judgment"); and

WHEREAS, the District issued \$1,750,000 aggregate principal amount of Bullfrog Creek Community Development District Special Assessment Bonds, Series 2015 (the "Prior Bonds"), the proceeds of which were used to provide funds to pay a portion of the costs of the Original Projects; and

WHEREAS, the Board adopted a Master Engineer's Report Bullfrog Creek Community Development District, dated July 2014, as updated [September 2016], prepared by Landmark Engineering and Surveying Corporation, as consulting engineer to the District (the "Updated Engineer's Report"), which amended and supplemented the Original Engineer's Report and, among other things, describes additional infrastructure improvements relating to the Annexed Property (the "Additional Projects," and together with the Original Projects, the "Project") and the estimated costs of such Additional Projects as set forth in SCHEDULE I attached hereto; and

WHEREAS, due to the addition of the Annexed Property to the District and the District's need to provide certain community development services and facilities for the benefit of the District, including the Annexed Property, the District now desires to amend and supplement the Original Bond Resolution to increase the not to exceed aggregate principal amount of Bonds authorized to be issued by the District to pay costs of the design, acquisition and construction costs of the Project from \$13,500,000 to [\$_____], effectively authorizing the issuance of an additional [\$_____] of Bonds by the District to provide funds to pay the costs of the Project as set forth in the Original Engineer's Report as updated by the Updated Engineer's Report.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Bullfrog Creek Community Development District, as follows:

Section 1. Definitions. Capitalized terms used but not defined in this Resolution including, without limitation, the foregoing preambles, shall have the meanings assigned to such terms in the Original Bond Resolution.

Section 2. Incorporation. All findings and statements in the foregoing preambles are hereby incorporated in this Resolution by reference, as if fully repeated herein.

Section 3. Amendment of Original Bond Resolution. The Original Bond Resolution is hereby amended and supplemented by changing, in each place it appears in the Original Bond Resolution, the not to exceed aggregate principal amount of Bonds authorized to be issued pursuant to the Original Bond Resolution from \$13,500,000 to [\$_____].

Section 4. Bond Validation. District Counsel and Bond Counsel to the District are hereby authorized and directed to take appropriate proceedings in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, for validation of the additional authorized not to exceed par amount of Bonds for the purpose of funding all or a portion of the Project, and the proceedings incident thereto to the extent required by and in accordance with Section 190.016(12), Florida Statutes. The Chairman or Vice-Chairman or any Designated Member is authorized to sign any pleadings and to offer testimony in any such proceedings for and on behalf of the District. The other members of the Board, the officers of the District and the agents and employees of the District, including, without limitation, the District Manager, and the engineer or engineering firm serving as engineer to the District are hereby also authorized to offer testimony for and on behalf of the District in connection with any such validation proceedings.

Section 5. Authorization and Ratification of Prior and Subsequent Acts. The members of the Board, the officers of the District, and the agents and employees of the District, are hereby authorized and directed to do all such acts, proceedings and things and to execute all such documents, including without limitation, the execution and delivery of any closing documents, as may be necessary to carry out and comply with the provisions of this Resolution, the Indenture, and all of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 6. Ratification of Original Bond Resolution. Except as amended and supplemented by this Resolution, the Original Bond Resolution shall remain in full force and effect and is hereby ratified and reaffirmed.

Section 7. Subsequent Resolution Required. Notwithstanding anything to the contrary contained herein, no series of Bonds may be issued or delivered for the purpose of providing funding for the costs of the Additional Projects until the District adopts a subsequent resolution for each such series fixing the details of such series of Bonds remaining to be specified or delegating to a Designated Member the authority to fix such details.

Section 8. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 9. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 10. Open Meetings. It is hereby found and determined that all acts of the Board concerning and relating to the adoption of this Resolution were taken in open meetings of the Board and all deliberations of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements, including, but not limited to, the requirements of Section 286.011, Florida Statutes.

PASSED in Public Session of the Board of Supervisors of Bullfrog Creek Community Development District, this **13** day of **October**, 2016.

[SEAL]

**BULLFROG CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary,
Board of Supervisors

Chairman,
Board of Supervisors

SCHEDULE I

DESCRIPTION OF THE ADDITIONAL PROJECTS AND ESTIMATED COSTS

Infrastructure ⁽³⁾⁽⁶⁾	Twin Creeks Phase 1 ⁽¹⁾	Twin Creeks Phase 2 ⁽¹⁾	TOTAL
Off-Site Improvements	\$100,000	\$0	\$100,000
Stormwater Management ⁽³⁾⁽⁶⁾	970,000	130,000	\$1,100,000
Utilities (Water and Sewer)	830,000	\$290,000	\$1,120,000
Roadway ⁽⁴⁾	920,000	\$360,000	\$1,280,000
Entry Feature & Signage ⁽⁸⁾	250,000	100,000	\$350,000
TOTAL:	\$3,070,000	\$880,000	\$3,950,000

[Footnotes to be updated.]

1. Infrastructure consists of roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities
 2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
 3. Includes stormwater pond excavation, placement of fill, and wetland mitigation.
 4. Includes sub-grade, base, asphalt paving, curbing, and civil / site engineering.
 5. Includes subdivision infrastructure and civil / site engineering only.
 6. Stormwater does not include grading associated with building pads.
 7. Estimates are based on 2015 cost with no contingency.
 8. Includes Entry Features, Signage, Hardscape, Landscape, Irrigation, and Fencing
 9. CDD will enter into a Lighting Agreement with TECO for the street light poles and lighting service
- Source: Master Engineer's Report Bullfrog Creek Community Development District, dated July 2014, as updated [September 2016], prepared by Landmark Engineering and Surveying Corporation

APPENDIX A TO SCHEDULE I
[UPDATED ENGINEER'S REPORT]

RESOLUTION 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Bullfrog Creek Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, pursuant to Ordinance No. 14-1 enacted by the Board of County Commissioners of Hillsborough County, Florida, on January 14, 2014 and pursuant to Ordinance No. 16-15 enacted by the Board of County Commissioners of Hillsborough County, Florida, on July 26, 2016; and

WHEREAS, the Board of Supervisors ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public infrastructure improvements and related interests in land for development (the "Assessment Improvements") as described in the District's Master Engineer's Report, dated September 2014, as supplemented and amended in the Engineer's Report dated September 2016, and attached hereto as Exhibit A and incorporated herein by reference(the "Engineer's Report"); and

WHEREAS, it is in the best interest of the District to pay the cost of the Assessment Improvements by imposing, levying and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the "Special Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Assessment Improvements and to impose, levy and collect the Special Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the improved property within the District, which is described in the Engineer's Report, which is attached hereto as Exhibit "A", and the amount of the Special Assessments related thereto will be imposed and levied in proportion to the benefits received as set forth in the Master Assessment Methodology Report, dated September 15, 2016, attached hereto as Exhibit B and incorporated herein by reference and on file at 2005 Pan Am Circle Suite 120, Tampa, Florida 33607 ("District Records Office"); and

WHEREAS, the District hereby determines that the Special Assessments to be levied will not exceed the benefits to the improved property within the District.

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

1. The foregoing WHEREAS clauses are hereby incorporated herein as part of this Resolution.

2. District Special Assessments shall be levied to defray the cost of the Assessment Improvements.

3. The nature and general location of, and plans and specifications for, the Assessment Improvements are described in Exhibit A, which is on file at the District Records Office.

4. The total estimated cost of the Assessment Improvements is \$3,950,000 (the "Estimated Costs").

5. The Special Assessments will defray approximately \$3,950,000 of District costs, which includes the Estimated Costs plus estimated financing-related costs, including capitalized interest, debt service reserve and contingency related to bonds which may be issued by the District to finance the Assessment Improvements (the "Estimated Total Costs").

6. The manner in which the Special Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.

7. The Special Assessments shall be levied within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Assessment Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an "Assessment Plat" showing the area to be assessed, with certain plans and specifications describing the Assessment Improvements and the Estimated Costs of the Assessment Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Special Assessments are cell 1ifiedfor collection and subsequent to the capitalized interest period for any series of bonds issued by the District to finance all or a portion of the Estimated Total Costs, the Special Assessments shall be paid in not more than (30) thirty annual installments. The

Special Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Special Assessments is not available to the District in any year, or if determined by the Board to be in the District's best interests, the Special Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the Special Assessment against each lot or parcel of land and the number of annual installments into which the Special Assessments may be divided, which assessment roll is hereby adopted and approved as the "District's Preliminary Assessment Roll."

11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Special Assessment or the making of the Assessment Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Hillsborough County and to provide such other notice as may be required by law or desired in the best interests of the District.

13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of October, 2016.

ATTEST:

**BULLFROG CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairman/Vice Chairman

MASTER ENGINEER'S REPORT

**BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Prepared For:

Board of Supervisors
Bullfrog Creek Community Development District

Prepared By:

Landmark Engineering & Surveying Corporation

September 2016

July 2014 (Original)

TABLE OF CONTENTS

	<u>Page No.</u>
1. INTRODUCTION	
1.1 Description of the Project	1
1.2 Purpose of Report	3
1.3 Hillsborough County Development Approval	3
2. DISTRICT BOUNDARY AND EXISTING INFRASTRUCTURE	
2.1 District Boundary	4
2.2 Existing Infrastructure	4
2.3 Proposed Infrastructure	5
3. OPINION OF PROBABLE CONSTRUCTION COSTS	7
4. SUMMARY AND CONCLUSION	7

LIST OF TABLES AND EXHIBITS

TABLES

Table 1	Land Use Summary
Table 2	Summary of Opinion of Probable Costs
Table 3	Summary of Proposed District Facilities
Table 4	Preliminary Development Schedule

EXHIBITS

Exhibit 1	Location Map
Exhibit 2	District Boundary & Aerial Map
Exhibit 3	Legal Description
Exhibit 4	Proposed Development Plan

1. Introduction

1.1 Description of the Project

The Bullfrog Creek Community (the “Community” or the “Project”) consists of approximately 115.2 acres which is located in Section 6, Township 31 South, Range 20 East, Hillsborough County, Florida. The Project is expected to consist of 359 single-family dwelling units, stormwater management facilities, water and sewer infrastructure, landscaping, irrigation, signage, fences, walls, wetlands, open spaces and recreational facilities.

The Bullfrog Creek Community Development District (the “District”) was established under Hillsborough County Ordinance 14-1, which was passed by the Board of County Commissioners on January 14, 2014, and was further amended under Hillsborough County Ordinance 16-15 (the “Twin Creeks” project), which was passed by the Board of County Commissioners on July 26, 2016. The District will own and operate the stormwater management facilities as well as the landscape, irrigation, signage, fences, walls, wetlands, open spaces and any recreational facilities within the Community. Improvements and facilities financed, acquired, and/or constructed by the District will be required to conform to regulatory criteria from Hillsborough County, the Southwest Florida Water Management District, and other applicable agencies. An overall estimate of probable cost is provided in Section 3 of this report.

The development plan prepared by the District reflects the present intentions of the District. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the Community. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining a comparable level of benefits to the Community

served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the CDD's Board of Supervisors. Estimated costs outlined in this report were based on best available information as of the date hereof, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) and sidewalks within the Community will be maintained by the CDD, but the roadways will be privately owned and maintained by a Homeowner's Association. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to Hillsborough County for ownership and maintenance.

1.2 Purpose of Report

The purpose of this report is to provide a description of the additional public infrastructure improvements required by the Twin Creeks project. These improvements are required to serve the Community within the District.

1.3 Hillsborough County Development Approval

Development within the original Community was approved by the Hillsborough County Board of County Commissioners as Planned Development RZ 13-0042 RV (PD 08-0091 RV). Development within the amended area (the Twin Creeks project) was approved by the Hillsborough County Board of County Commissioners as PRS 15-0082 (PD 07-1767). The Hillsborough County Comprehensive Plan Land use Map designates this Community as Suburban Mixed Use (SMU-6) lying within the Urban Service Area.

The Community is zoned and entitled to build up to 359 units at a gross density of 3.1 units per acre. The following permits were / are required prior to the start of infrastructure construction for the Twin Creeks project:

- Hillsborough County Zoning Approval (PRS 15-0082)
- Southwest Florida Water Management District ERP (42029.001)
- Hillsborough County Development Review Approval (PI 2724)
- Florida DEP Water Permit (0125332-1588-DSGP)
- Florida DEP Sewer Permit (0338017-001-DWC)

2. District Boundary and Existing Infrastructure

2.1 District Boundary

The boundaries of the District are the same as those of the Community, which is comprised of approximately 115.2 acres of land. The Community is bordered to the north by a vacant lands; to the west by Bullfrog Creek Road; to the south by a vacant residential property & rural residential property; and to the east by the Avelar Creek development. Access to the Community is provided directly from Bullfrog Creek Road and Cowley Road.

2.2 Existing Infrastructure

The original Community was constructed in 2014 and consists of 119 single family lots, roadways, sidewalks, stormwater management facilities, landscaping, irrigation, and recreational facilities.

The CDD is located within the Hillsborough County Urban Service Area, and the County has agreed to serve the site with water and wastewater. As a condition of establishment of the CDD, the CDD is not authorized to provide retail or wholesale utility service.

2.3 Proposed Infrastructure

The public infrastructure supporting the Community will be constructed in a single phase, and will generally consist of water & wastewater utilities, earthwork, clearing, stormwater management facilities, landscaping, irrigation, signage and any walls or fences.

The water & wastewater utilities will be designed and constructed in accordance with appropriate Hillsborough County and Florida Department of Environmental Protection standards. It is anticipated that the water and wastewater facilities will be dedicated by the District to Hillsborough County for ownership, operation and maintenance upon completion. The potable water facilities will include distribution mains with required valves, fire hydrants, and water services to individual lots. The wastewater facilities will include lateral services to individual lots and gravity collection mains flowing to an on-site pump station, which will send effluent to the County treatment plant via a force main.

The stormwater management system will include lakes, ponds, drainage pipes, curbs and gutters, catch basins, swales, berms and water control structures. The streets within the Project will be private and, therefore, will not be funded by the District. Stormwater runoff will be collected and transported to the stormwater management lakes for water quality treatment and water quantity storage. The stormwater will discharge through a water control structure which outfalls to Bullfrog Creek. The stormwater management system will be designed in accordance with Hillsborough County and Southwest Florida Water Management District standards for water quality treatment, water quantity storage, and flood protection. The District will own the stormwater management lakes for the Project, which will be deeded to the District for ownership. Additionally, drainage easements for road rights-of-way, drainage pipes and other stormwater elements will be dedicated to the District for ownership, operation and maintenance. The District will be responsible for perpetual maintenance of the stormwater management system, and this maintenance cost will be not be funded by bond proceeds.

The District's landscaping, irrigation, signage, and hardscape infrastructure for the Project will be focused at the main entrance on Cowley Road as well as secondary entrances at Caraway Space Avenue and Hampton Hill Drive.

There may also be improvements in common areas such as park benches, shade trees, walking paths, and pavilions that would benefit the District.

3. Opinion of Probable Construction Costs

Table 2 provides a Summary of Opinion of Probable Costs associated with the proposed improvements within the District. Water distribution, wastewater collection, storm water management, roadways, storm collection systems, landscaping, irrigation, and earthwork (for public lands only) are included in the summary. Other costs, such as (but not limited to) legal, administrative, financing, operation, and maintenance costs are not included in the estimate.

4. Summary and Conclusion

The infrastructure outlined in this report will provide support necessary for the development of the existing lands into a Community. The proposed development is consistent with the plans approved by Hillsborough County. Planning, design, permitting, and construction of the District's infrastructure will be in accordance with applicable regulatory agencies with jurisdiction over the Community and will require permits prior to initiating construction of these improvements.

Quantities used to prepare each Summary of Opinion of Probable Costs provided in this report were based on (i) the Community Development District plans available for the Community, and (ii) the current expectations for the Adjacent Property, at the time the report was prepared. Quantities may vary upon completion of detailed construction drawings.

The estimate of infrastructure construction cost is an estimate only and not a guaranteed maximum price. The estimated construction cost is based on unit prices experienced for ongoing similar items of work in the area and developer's own cost database. Because labor market, cost of equipment and materials, and construction processes necessary to complete the work are beyond control and fluctuations in cost are expected, the final construction cost may be higher or lower than the estimate provided in this report.

BULLFROG CREEK
Community Development District

Table 1 – Land Use Summary Within The District Boundaries

Distribution by Land Use ⁽¹⁾⁽²⁾

Land Use	Area (acres)	Percentage
Stormwater Ponds	13.6	11.8 %
Residential	57.8	50.2 %
Non-Residential	0	0 %
Wetland / Conservation	8.4	7.3 %
Recreation / Open Space	35.4	30.7 %
TOTAL	115.2	100.0 %

Distribution by Lot Size ⁽³⁾

Phase	40' Lots	50' Lots	60' Lots	TOTAL	Percentage
Bullfrog Creek	0	0	119	119	33.4 %
Twin Creeks Ph 1	71	75	0	146	33.4 %
Twin Creeks Ph 2	49	45	0	94	33.2 %
TOTAL	120	120	119	359	100.0 %

Notes:

1. Figures are approximate; Areas may change upon final layout
2. Lot widths subject to change

BULLFROG CREEK
Community Development District

Table 2 – Summary of Opinion of Probable Costs ⁽⁷⁾

Infrastructure ⁽³⁾⁽⁶⁾	Twin Creeks Phase 1 ⁽¹⁾	Twin Creeks Phase 2 ⁽¹⁾	TOTAL
Off-Site Improvements	\$ 100,000	\$ 0	\$ 100,000
Stormwater Management ⁽³⁾⁽⁶⁾	\$ 970,000	\$ 130,000	\$ 1,100,000
Utilities (Water and Sewer)	\$ 830,000	\$ 290,000	\$ 1,120,000
Roadway ⁽⁴⁾	\$ 920,000	\$ 360,000	\$ 1,280,000
Entry Feature & Signage ⁽⁸⁾	\$ 250,000	\$ 100,000	\$ 350,000
TOTAL	\$ 3,070,000	\$ 880,000	\$ 3,950,000

Notes:

1. Infrastructure consists of roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes stormwater pond excavation, placement of fill, and wetland mitigation.
4. Includes sub-grade, base, asphalt paving, curbing, and civil / site engineering.
5. Includes subdivision infrastructure and civil / site engineering only.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on 2015 cost with no contingency.
8. Includes Entry Features, Signage, Hardscape, Landscape, Irrigation, and Fencing
9. CDD will enter into a Lighting Agreement with TECO for the street light poles and lighting service

BULLFROG CREEK
Community Development District

Table 3 – Summary of Proposed District Facilities

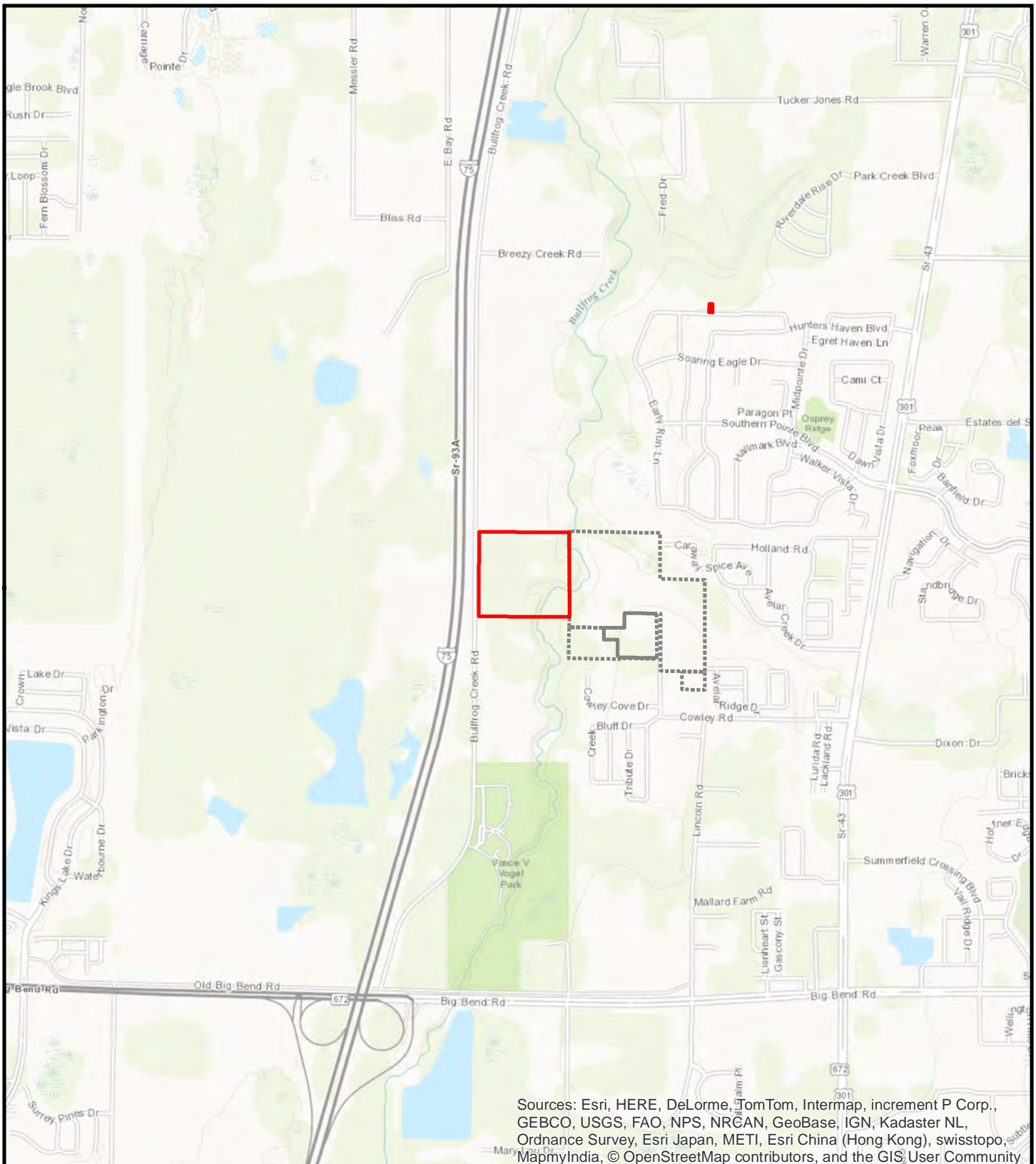
District Infrastructure	Construction	Ownership	Capital Financing	Operation and Maintenance
Entry Feature & Signage	District	District	District Bonds *	District
Stormwater Management	District	District	District Bonds *	District
Utilities (Water & Sewer)	District	Hillsborough County	District Bonds *	Hillsborough County
Street Lighting/Conduit	District	TECO	District Bonds *	TECO
Road Construction	District	Hillsborough County	District Bonds *	Hillsborough County

* Infrastructure costs in excess of District bond funds will be funded by the developer

BULLFROG CREEK
Community Development District

Table 4 – Preliminary Development Schedule

Phase	Estimated Start Date	Estimated Completion Date	Number of Lots / Units
Twin Creeks Ph 1	2016	2017	146
Twin Creeks Ph 2	2016	2017	94



8515 Palm River Road; Tampa, Florida 33619
 813/621-7841 (voice) 813/621-6761 (fax)
www.lesc.com

Bullfrog Creek CDD

Exhibit 1

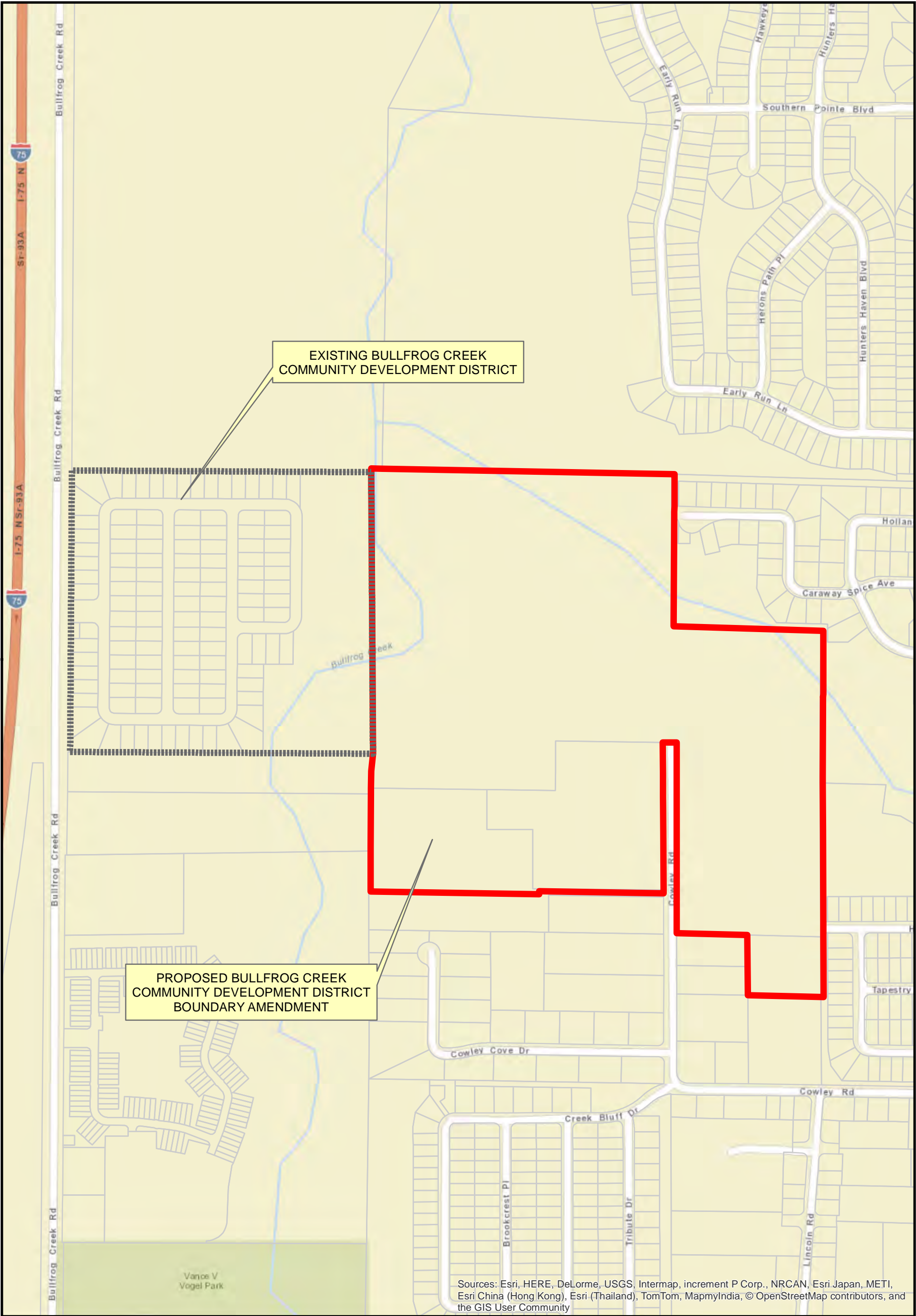
Location Map

Data provided by ESRI, FGDL, Hillsborough County and SWFWMD

JN: 2140013
 Date: 6/16/14



1 inch = 2,000 feet



8515 Palm River Road; Tampa, Florida 33619
813/621-7841 (voice) 813/621-6761 (fax)
www.lesc.com

Boundary Exhibit

Twin Creeks

Data provided by ESRI, FGDL, Hillsborough County and SWFMWD

JN: 2140013
Date: 02/10/16

1 inch = 400 feet



LEGAL DESCRIPTION – BULLFROG CREEK CDD (AS AMENDED):

LOTS A, B AND C, "JOJO SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; RUN THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89°39'46" EAST (BASIS OF BEARINGS), 25.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BULLFROG CREEK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, SOUTH 89°39'46" EAST 1,311.98 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00°21'00" EAST, 1,234.09 FEET; THENCE DEPARTING SAID EAST BOUNDARY, NORTH 89°39'46" WEST, 1,327.10 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF BULLFROG CREEK ROAD; AND THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°21'07" EAST, 1,234.00 FEET TO THE POINT OF BEGINNING.

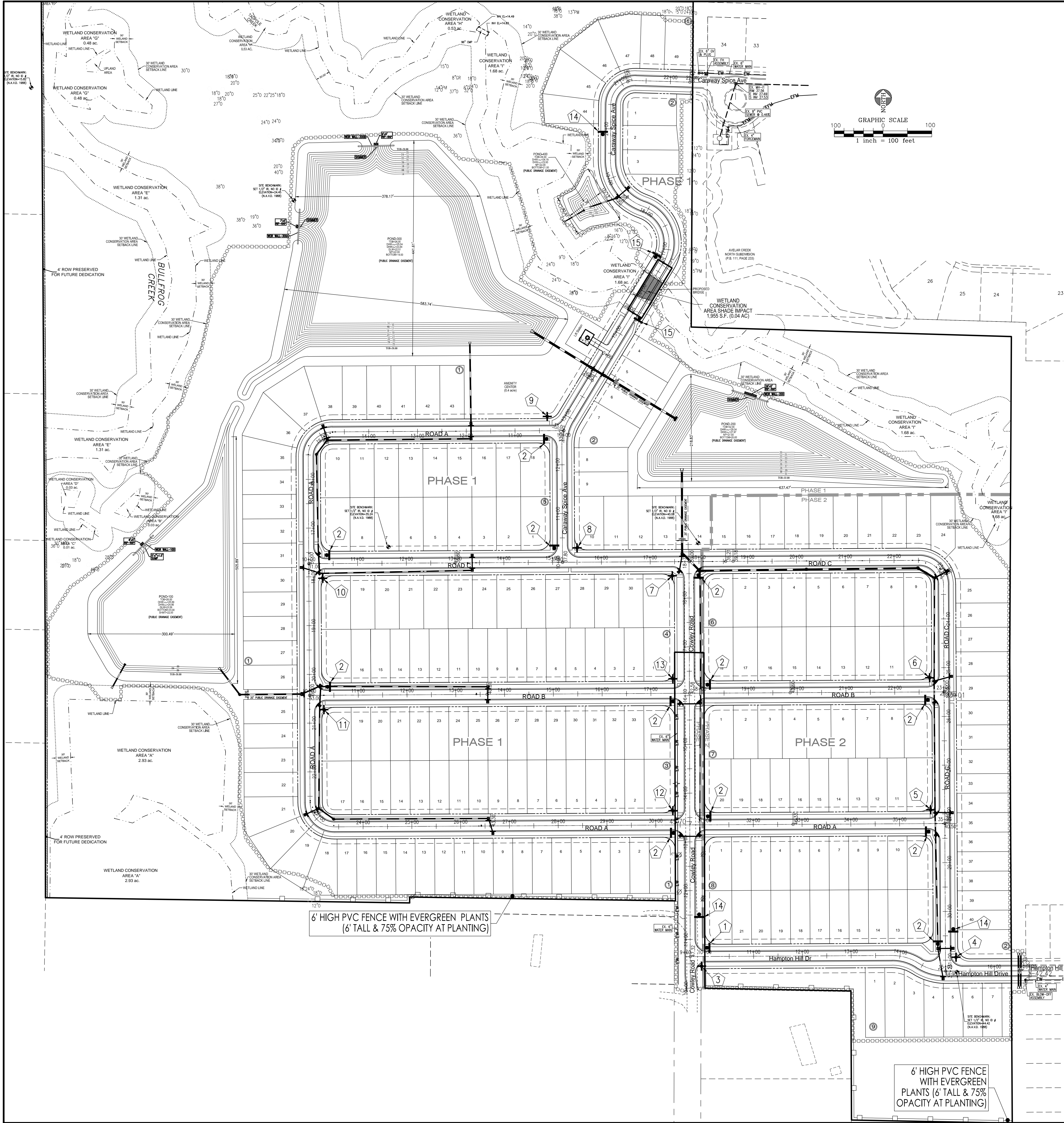
TOGETHER WITH:

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 6 AND THE NORTH 1/2 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; RUN THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00°20'32" WEST, 667.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 88°17'55" EAST, 656.69 FEET TO NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 00°17'05" WEST, 666.64 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°18'40" EAST, 681.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID

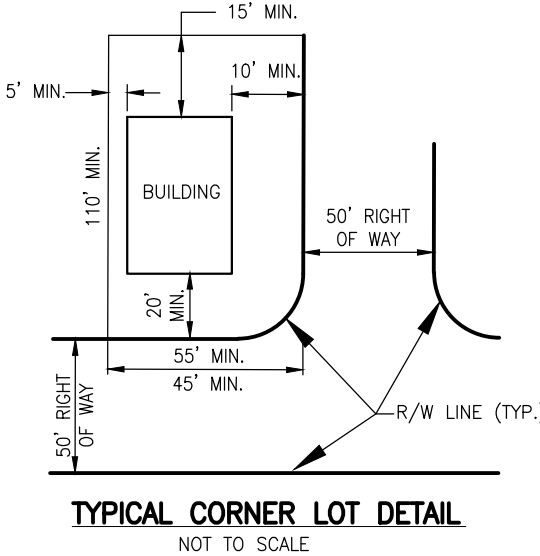
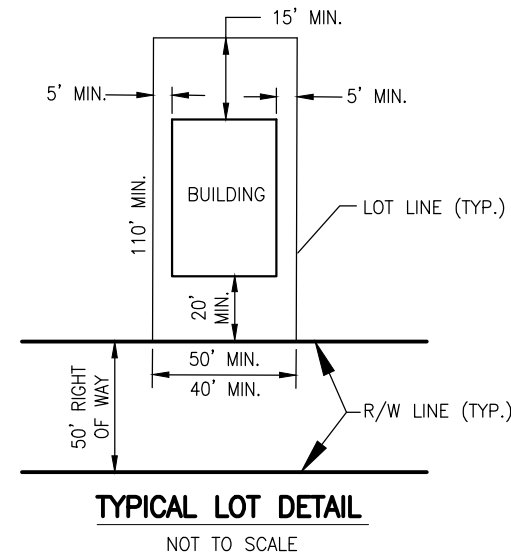
SECTION 7; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°18'40" EAST, 264.60 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, NORTH 88°52'49" WEST, 329.69 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°14'41" WEST, 264.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID SOUTH BOUNDARY LINE, NORTH 88°52'49" WEST, 299.37 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE LYING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°10'44" WEST, 687.78 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID NORTH BOUNDARY LINE, NORTH 88°20'25" WEST, 30.02 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 89°18'01" WEST, 30.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD LYING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00°10'44" EAST, 509.97 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°10'43" WEST, 545.08 FEET; THENCE SOUTH 00°10'44" EAST, 12.00 FEET; THENCE NORTH 89°10'43" WEST, 746.77 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°03'11" WEST, 519.21 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, NORTH 00°21'00" WEST, 1,325.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; AND THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89°39'58" EAST, 1,336.66 FEET TO THE POINT OF BEGINNING.

TOTAL TRACT CONTAINS 115.15 ACRES, MORE OR LESS.



ZONING NOTES

1. 40' WIDE LOTS ABUTTING THE SOUTHERN AND WESTERN BOUNDARIES ADJACENT TO FOLIOS 77540.01000, 77540.0025, AND 77481.0000 (LOTS 1-18, BLOCK 1 AND LOTS 1-7, BLOCK 9) ARE A MINIMUM 4,600 SQUARE FEET, 115' DEEP, AND HAVE A REAR SETBACK OF 25'.
2. LOTS LESS THAN 50' WIDE SHALL PROVIDE A DRIVEWAY THAT IS A MINIMUM OF 18 FEET IN WIDTH. DRIVEWAYS SHALL BE LOCATED IN AN ALTERNATING PATTERN ON THE LEFT OR RIGHT SIDE OF THE LOT'S FRONT FACADE. HOMES SHOULD NOT HAVE THE SAME DRIVEWAY LOCATION (LEFT OR RIGHT SIDE) AS THE ADJACENT HOMES. THE ALTERNATING PATTERN MAY BE ADJUSTED AT CORNER LOTS, LOTS ADJACENT TO CORNER LOTS, AND AS NECESSARY TO ACCOMMODATE TRANSFORMERS AND OTHER FIXED INFRASTRUCTURE.
3. FOR LOTS LESS THAN 50' WIDE, STREET TREES MAY INCLUDE ALTERNATE SHADE AND ORNAMENTAL TREES, SUBJECT TO FINAL DESIGN AND APPROVAL BY NATURAL RESOURCES STAFF.
4. FOR LOTS LESS THAN 50' WIDE, EACH UNIT'S PRIMARY ENTRANCE DOOR SHALL FACE THE ROADWAY.
5. LOTS LESS THAN 50' WIDE SHALL PROVIDE DUAL MAILBOXES OR A MAIL KIOSK. DUAL MAILBOXES SHALL BE LOCATED BETWEEN THE DRIVEWAYS ON TWO ADJACENT LOT IN THE LOCATION WHERE THE DRIVEWAYS ARE IN THE CLOSEST PROXIMITY WITH ONE ANOTHER. MAIL KIOSKS OR DUAL MAILBOXES SHALL BE FINISHED WITH A SIMILAR ARCHITECTURAL DESIGN AS THE MAIN DWELLINGS THEY SERVE.



SIGNING AND PAVEMENT MARKINGS

1. ALKALINE BASE THERMOPLASTIC COMPOUND WILL BE USED ON ALL THERMOPLASTIC PAVEMENT MARKINGS.
2. ALL TRAFFIC SIGN POSTS SHALL BE COMPATIBLE (MAKE, DESIGN) WITH POSTS NOW IN USE BY THE HILLSBOROUGH COUNTY TRAFFIC SERVICES DIVISION.
3. THE SIGN LOCATIONS SHOWN ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT AS DIRECTED BY THE ENGINEER.
4. THE RAISED PAVEMENT MARKER ADHESIVE FOR USE ON ASPHALT HIGHWAYS SHALL BE A BITUMINOUS ADHESIVE.
5. REFER TO F.O.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX 17332 FOR RETRO-REFLECTIVE PAVEMENT MARKER DETAILS AND PAVEMENT MARKINGS.
6. BULLNOSE ENDS OF TRAFFIC CALMING ISLANDS SHALL BE PAINTED YELLOW.

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, it's free, it's the law
www.callsunshine.com

NOTE: THE CLEAR ZONE IN THE URBAN DESIGN IS FOUR FEET FROM BACK OF CURB. OBJECTS, INCLUDING MATURE TREES, ARE TO BE OUTSIDE THE CLEAR ZONE.

SIGN DATA		
1	R1-1	STOP SIGN (36" x 36")
2	R1-1	STOP SIGN (30" x 30")
3	D3	STREET SIGN-COWLEY RD & HAMPTON HILL DR
4	D3	STREET SIGN-ROAD "C" & HAMPTON HILL DR
5	D3	STREET SIGN-ROAD "A" & ROAD "C"
6	D3	STREET SIGN-ROAD "B" & ROAD "C"
7	D3	STREET SIGN-ROAD "C" & COWLEY RD
8	D3	STREET SIGN-ROAD "C" & CARAWAY SPICE AVE
9	D3	STREET SIGN-ROAD "A" & CARAWAY SPICE AVE
10	D3	STREET SIGN-ROAD "A" & ROAD "C"
11	D3	STREET SIGN-ROAD "A" & ROAD "B"
12	D3	STREET SIGN-ROAD "A" & COWLEY RD
13	D3	STREET SIGN-ROAD "B" & COWLEY RD
14	R2-1	SPEED LIMIT - 25 MPH, UNLESS OTHERWISE POSTED
15	R12-1	WEIGHT LIMIT SIGN

LEGEND

EXISTING	PROPOSED
BOUNDARY/PROPERTY LINE	CURB INLET
EPC WETLAND CONSERVATION AREA LINE	FLARED/MITERED END SECTION
30' WETLAND CONSERVATION AREA SETBACK LINE	GRATE INLET/CONTROL STRUCTURE
OVERHEAD UTILITY LINE	MANHOLE
WATER METER	STORM SEWER
WATER VALVE	SIGN LOCATION
FIRE HYDRANT	CONTINUOUS EROSION CONTROL
UTILITY POLE	
LIGHT POLE	
GUY WIRE	

NOTE: PROPOSED PIPES & STRUCTURES ARE SHOWN SOLID. EXISTING PIPES & STRUCTURES ARE SHOWN OPEN & DASHED

TWIN CREEKS HILLSBOROUGH COUNTY, FLORIDA		DATE: 07/10/2015 DRAWN BY: M. Donohay CHECKED BY: TCA JOB NO.: 2140047	REVISIONS: 12/4/15 REVISED PER SHEWMA & HILLSBOROUGH COUNTY COMMENTS (MD) 03/07/16 REVISED PER SHEWMA & HILLSBOROUGH COUNTY COMMENTS (MD) 06/15/16 REVISED PER SHEWMA & HILLSBOROUGH COUNTY COMMENTS (MD)	TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER
OverAll - OVERALL & SIGNAGE PLAN		Elevations based on NORTH AMERICAN VERTICAL DATUM 1985 (NAVD85)		
SO-HO CAPITAL		2330 W HORATO AVE TAMPA, FL 33609 Phone (813) 781-2558		
LANDMARK ENGINEERING & SURVEYING CORPORATION		9515 Palm River Road Tampa, Florida 33619 E.B. # 28014 Phone (813) 621-7841 Fax (813) 621-6761 www.lesc.com		
5		32		

2016



BULLFROG CREEK

COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT EXPANSION AREA

Compiled By:

Meritus
Districts

SEPTEMBER 15, 2016

MASTER ASSESSMENT METHODOLOGY REPORT EXPANSION AREA **BULLFROG CREEK** COMMUNITY DEVELOPMENT DISTRICT

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	REPORT OBJECTIVE.....	1
II.	DISTRICT OVERVIEW	2
III.	PROPOSED IMPROVEMENTS	2
IV.	FINANCING	2
V.	ALLOCATION METHODOLOGY	3
VI.	DETERMINATION OF SPECIAL ASSESSMENT	4
VII.	ASSIGNMENT OF ASSESSMENTS.....	5
VIII.	TRUE-UP MODIFICATION	5
<u>EXHIBIT</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
TABLE 1	INFRASTRUCTURE COSTS	7
TABLE 2	DEVELOPMENT PROGRAM	7
TABLE 3	CAPITAL IMPROVEMENT PLAN.....	8
TABLE 4	BOND FINANCING	8
TABLE 5	ASSESSMENT ALLOCATION	9
A	ASSESSMENT ROLL	10
B	METES AND BOUNDS LEGAL DESCRIPTION	11

SEPTEMBER 15, 2016

I. REPORT OBJECTIVE

This *Bullfrog Creek Community Development District Master Assessment Methodology Report - Expansion Area* (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan relating to Expansion Area of the Bullfrog Creek Community Development District (the “District”). Those lands within the Expansion Area of the District are generally described in the Engineer’s Report (as defined below) as Phase 1 and Phase 2 of the Twin Creeks Project (the “Expansion Area”) and are further described in Exhibit B of this Master Report. The objective of this Master Report is to:

1. Identify the District’s Capital Improvement Program (“CIP”) for the Expansion Area to be financed, constructed and/or acquired by the District and define the benefits to properties within the Expansion Area;
2. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the Expansion Area and ultimately to the individual units therein; and
3. Provide a basis for the placement of a lien on the assessable lands within Expansion Area that benefit from the District’s CIP, as outlined by the *Engineer’s Report for Bullfrog Creek Community Development District*, dated September 2016 (the “Engineer’s Report”).

The basis of benefit received by properties within Expansion Area relates directly to the proposed CIP allocable to Expansion Area. It is the District’s Expansion Area Project (herein defined) that will create the public infrastructure which enables properties within Expansion Area of the District to be developed and improved. Without these public improvements, which include off-site improvements, stormwater management, utilities (water and sewer), public roadways and entry feature & signage, the development of lands within Expansion Area of the District could not be undertaken within the current legal development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by a portion of the CIP to the District’s Expansion Area. A detailed allocation methodology and finance plan will be utilized to equitably distribute certain CIP costs upon properties within Expansion Area based upon the level of benefit received. This Master Report will outline the proposed financing structure and assessment methodology for the Bonds (as defined below) to be issued by the District and identifies the maximum long term assessment associated with the portion of the CIP allocable to Expansion Area (the “Expansion Area Project”). The methodology consultant will distribute supplemental report(s), as necessary, in connection with updates and/or revisions to the finance plan. Supplemental reports will be created to stipulate amended terms, interest rates, developer contributions, issuance costs, and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The District will issue Special Assessment Bonds (the “Bonds”) to finance the construction and/or acquisition of all or a portion of the Expansion Area Project which will provide special benefit to all assessable parcels within Expansion Area. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Expansion Area. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments, and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DISTRICT OVERVIEW

The District currently encompasses approximately 115.2 acres and is located in Hillsborough County, Florida, within Section 6, Township 31 South, Range 20 East. The primary developer of the property within Expansion Area is SoHo Cowley Road LLC (the “Developer”), who has created the overall development plan for the Expansion Area as outlined in and supported by the Engineer’s Report. The development plan for the District contemplates two phases of development, consisting of the existing 119 single family lots in the Bullfrog Creek Project and the planned 240 single family lots in the Expansion Area constituting the Twin Creeks portion of the District. The Bullfrog Creek Project, public improvements of which were partially funded by the Series 2015 Special Assessment Bonds, is complete and will be unaffected by the issuance of the Bonds. The Expansion Area is comprised of 77.77 gross acres. The public improvements which make up the Expansion Area Project, as described in the Engineer’s Report, include off-site improvements, stormwater management, utilities (water and sewer), public roadways and entry feature & signage. The Engineer’s Report has also established the cost of the public infrastructure necessary to develop the Expansion Area.

III. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop the District’s Expansion Area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the Expansion Area or the Bullfrog Creek Project or both Assessment Areas. The potable water and sewer facilities are an example of a system that provides benefit to all units within Expansion Area. As a system of improvements, all private landowners of Expansion Area property benefit the same from the first few feet of pipe as they do from the last few feet. The same principal can be applied to the storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire Expansion Area development program, and thus all landowners within Expansion Area.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as part of the CIP. The CIP includes off-site improvements, stormwater management, utilities (water and sewer), public roadways and entry feature & signage. The total cost of the CIP improvements providing benefit to Expansion Area is estimated to be approximately \$3,950,000 and is generally described within Tables 1 and 3 of this Master Report with further detail provided in the Engineer’s Report.

IV. FINANCING

The District will finance all or a portion of the Expansion Area Project through the issuance of the Bonds. A number of items comprise the bond size such as capitalized interest, a debt service reserve, underwriter’s discount, issuance costs and rounding as shown on Table 4.

V. ALLOCATION METHODOLOGY

The cost and benefit of the improvements constructed and/or acquired by the District is allocated to each property within the Expansion Area based on the estimated special benefit received. This method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the property's use and size in comparison to other properties within the Expansion Area and the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specifically benefited properties. The benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the Expansion Area Project, are apportioned to the assessable lands within the Expansion Area for levy and collection. The allocation of benefits and assessments associated with the development program are demonstrated within Tables 5 and 6 of this Master Report. The Developer may choose to pay down all or a portion of the assessments on an individual lot basis, thereby reducing the annual debt service assessment associated with the Bonds, applicable to the lots paid down.

EQUIVALENT ASSESSMENT UNITS ("EAU") ALLOCATION: The utilization of EAU values to determine an equitable means of allocating special assessments is validated by the varying level of benefit enjoyed by units of dissimilar product types; smaller units will benefit less from the District's Expansion Area Project than those with larger front footage: In general, smaller units will produce less stormwater runoff, require fewer vehicular trips, and necessitate a lower level of irrigation capacity than larger units. Additionally, the monetary value of larger units will likely yield a greater net appreciative return than those of the smaller units benefitting from the Expansion Area Project.

The level of relative benefit will be balanced by calculating "equivalent" units of measurement, by product type, to compare dissimilar development units within each product type. This is accomplished by determining an estimated relationship between individual product types based on front footage and calculating a ratio by which a comparative "weight" is established. This weight is calculated based on the relative benefit received from the system of capital improvements by each product type within Expansion Area. The use of EAU methodologies is well established throughout the State as a fair and reasonable proxy for estimating the benefit received by development units.

Table 2 within the Engineer's Report provides a distribution schedule of estimated infrastructure costs, organized by improvement type and allocated to each Phase of the Expansion Area Project. While the individual costs associated with Phase 1 and Phase 2 of the Expansion Area Project can be divided and quantified based on the location and/or construction chronology of each improvement, the overall development plan creates a system of improvements which serve a mutually beneficial purpose between the individual Phases of the Expansion Area. Off-site improvements, stormwater management, utilities (water and sewer), public roadways and entry feature & signage benefit all developable property within the Expansion Area. Therefore, the shared benefit resulting from the District's CIP will be allocated based on EAU values to better reflect the actual benefit imparted upon individual units within the development.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's Expansion Area Project contains a "system of improvements" including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), public roadways and entry feature & signage; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all properties within Expansion Area receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The development program contains a mix of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Expansion Area Project is expressed in terms of EAU Factor in Table 2. For this Master Report, the District's single family units are assessed by product type, with each unit within its product type receiving the same EAU Factor.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District's Expansion Area Project. The allocation of responsibility for the payment of special assessments, being associated with the Bond liens encumbering Expansion Area, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of Expansion Area will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the Expansion Area that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the land within Expansion Area.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within Expansion Area receive benefit from a portion of the CIP and all of the land within Expansion Area would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within Expansion Area. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur, the true-up provisions in section VIII of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for Expansion Area has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within Expansion Area.

VIII. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology.”

This mechanism is to be utilized to ensure that the principal assessment on a per EAU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology, which equals \$17,689.39 (\$4,670,000 in total assessment divided by 264.00 total EAUs). If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular land uses in the parcel as signified by the number of EAUs.

As the land is platted, the assessments are assigned to them based on the figures in Tables 5 of this Master Report. If, as a result of platting and apportionment of assessment to the platted land, the assessment per EAU for the land that remains unplatted remains equal to \$17,689.39, then no true-up adjustment will be necessary. If as a result of platting and apportionment of assessment to the platted land, the assessment per EAU for the land that remains unplatted equals to less than \$17,689.39 (either as a result of a larger number of lots, larger lots or both), then the per EAU assessments for all lots will be lowered if that state persists at the conclusion of platting of all land in the District.

If, in contrast, as a result of platting and apportionment of assessment to platted land, the assessment per EAU for the land that remains unplatted equals to more than \$17,689.39 (either as a result of a smaller number of lots, smaller lots or both), then the difference in assessment will be collected from the owner of the property which platting caused the increase of assessment per EAU to occur, in accordance with the True-Up Agreement, which will be binding on assignees. The owner(s) of the property will be required to immediately remit to the Trustee a true-up payment equal to the difference between the actual assessment per EAU and \$17,689.39 multiplied by the actual number of EAUs developed plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be calculated to the following interest payment date.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the Expansion Area to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

BULLFROG CREEK

COMMUNITY DEVELOPMENT DISTRICT

TABLE 1. INFRASTRUCTURE COSTS

DISTRIBUTION OF DEVELOPMENT COST ESTIMATES ⁽¹⁾		
ITEM DESCRIPTION	TWIN CREEKS PHASE 1	TWIN CREEKS PHASE 2
Off-Site Improvements	\$100,000.00	\$0.00
Stormwater Management	\$970,000.00	\$130,000.00
Utilities (Water and Sewer)	\$830,000.00	\$290,000.00
Roadway	\$920,000.00	\$360,000.00
Entry Feature & Signage	\$250,000.00	\$100,000.00
TOTAL	\$3,070,000.00	\$880,000.00

TABLE 2. DEVELOPMENT PROGRAM

Product Type	Planned Assessable Units	Equivalent Assessment Unit (EAU) Weighting Factor	Assessment Total EAUs
Single Family 40'	120	1.00	120.0
Single Family 50'	120	1.20	144.0
	240		264.0

⁽¹⁾ Per Engineer's Report dated September 2016

TABLE 3. CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT PLAN -- EXPANSION AREA	Funding Needs
Off-Site Improvements	\$100,000.00
Stormwater Management	\$1,100,000.00
Utilities (Water and Sewer)	\$1,120,000.00
Roadway	\$1,280,000.00
Entry Feature & Signage	\$350,000.00
CAPITAL IMPROVEMENT NEEDS FOR DEVELOPMENT WITHIN EXPANSION AREA	\$3,950,000.00
Net Proceeds From Bonds	\$3,950,000.00
Amount required from private contributions or other sources to complete	\$0.00

TABLE 4. BOND FINANCING

<u>SPECIAL ASSESSMENT REVENUE BONDS</u>		
(¹) Coupon Rate		6.000%
Term (Years)		31
Principal Amortization Installments		30
ISSUE SIZE		\$4,670,000
Construction Fund		\$3,950,000
(¹) Capitalized Interest (Months)	12	\$280,200
Debt Service Reserve Fund		\$169,817
Underwriter's Discount	2.00%	\$93,400
+ Premium / - Discount		\$0
Cost of Issuance		\$175,000
Contingency		\$1,583
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$339,633
(²) Collection Costs and Discounts @ 7%		\$25,564
TOTAL ANNUAL ASSESSMENT		\$365,197

(¹) Interest Rate and Capitalized Interest Period are not final and subject to change.

(²) Collection Costs and Discounts are fees associated with the placement of the assessments on the County Tax Roll.

TABLE 5. ASSESSMENT ALLOCATION

ASSESSMENT ALLOCATION ASSIGNEMENT						
Product Type	Planned Units	EAU Value	Per Product		Per Unit	
			Maximum Total Principal	Maximum Total Annual Assessment	Maximum Principal	Maximum Annual Assessment
Single Family 40'	120	1.00	\$2,122,727	\$162,310	\$17,689.39	\$1,352.58
Single Family 50'	120	1.20	\$2,547,273	\$202,887	\$21,227.27	\$1,690.73
	240		\$4,670,000	\$365,197		

EXHIBIT "A"

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with the assessment methodology.

<u>Assessment Roll</u>			
TOTAL ASSESSMENT:		<u>\$4,670,000.00</u>	
ANNUAL ASSESSMENT:		<u>\$365,196.81</u>	(30 Installments)
TOTAL ASSESSABLE ACRES +/-:		<u>77.77</u>	
Landowner Name, Parcel ID & Address	Unplatted Assessable Acres	<u>PER PARCEL ASSESSMENTS</u>	
		<u>Total PAR Debt</u>	<u>Total Annual</u>
SOHO COWLEY ROAD LLC PARCEL ID: 77481.0200 701 S HOWARD AVE TAMPA, FL 33606-1024	1.97	\$118,296.26	\$9,250.84
SOHO COWLEY ROAD LLC PARCEL ID: 77482.0000 701 S HOWARD AVE TAMPA, FL 33606-1024	59.97	\$3,601,130.26	\$281,610.55
SOHO COWLEY ROAD LLC PARCEL ID: 77540.0200 701 S HOWARD AVE TAMPA, FL 33606-1024	6.91	\$414,937.64	\$32,448.37
SOHO COWLEY ROAD LLC PARCEL ID: 77540.0300 701 S HOWARD AVE TAMPA, FL 33606-1024	8.92	\$535,635.85	\$41,887.05
Totals:	<u>77.77</u>	<u>\$4,670,000.00</u>	<u>\$365,196.81</u>

EXHIBIT B

LEGAL DESCRIPTION -- TWIN CREEKS:

A TRACT OF LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 6 AND THE NORTH 1/2 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; RUN THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 00°20'32" WEST, 667.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 88°17'55" EAST, 656.69 FEET TO NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6, SOUTH 00°17'05" WEST, 666.64 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°18'40" EAST, 681.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE EAST BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°18'40" EAST, 264.60 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, NORTH 88°52'49" WEST, 329.69 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°14'41" WEST, 264.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID SOUTH BOUNDARY LINE, NORTH 88°52'49" WEST, 299.37 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE LYING 30.00 FEET EAST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°10'44" WEST, 687.78 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID NORTH BOUNDARY LINE, NORTH 88°20'25" WEST, 30.02 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 89°18'01" WEST, 30.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID WESTERLY

RIGHT-OF-WAY LINE OF COWLEY ROAD LYING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00°10'44" EAST, 509.97 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°10'43" WEST, 545.08 FEET; THENCE SOUTH 00°10'44" EAST, 12.00 FEET; THENCE NORTH 89°10'43" WEST, 746.77 FEET TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 00°03'11" WEST, 519.21 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, NORTH 00°21'00" WEST, 1,325.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; AND THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6, SOUTH 89°39'58" EAST, 1,336.66 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 77.77 ACRES, MORE OR LESS.

RESOLUTION 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, AT _____ A.M./P.M. AT THE OFFICES OF 301 TAMPA, LOCATED AT 2909 W. BAY TO BAY BLVD. SUITE 408, TAMPA, FLORIDA 33629, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Bullfrog Creek Community Development District (“District”) Board of Supervisors (the “Board”) previously adopted Resolution 2017-03, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2017-03, a preliminary assessment roll has been prepared and all other conditions precedent, as set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 2005 Pan Am Circle Suite 120, Tampa, Florida 33607 (District Records Office).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. There is hereby declared a public hearing to be held at _____ a.m./p.m., _____, 2017, at the offices of 301 Tampa, located at 2909 W. Bay to Bay Blvd. Suite 408, Tampa, Florida 33629, for the purpose of hearing comment and objections

to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager at 2005 Pan Am Circle Suite 120, Tampa, Florida 33607.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Hillsborough County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of October, 2016.

ATTEST:

**BULLFROG CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Print Name

Print Name

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

June 7, 2016 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Bullfrog Creek Community Development District was held on Tuesday, June 7, 2016 at 1:00 pm at the offices of 301 Tampa, located at 2909 W. Bay to Bay Blvd. Suite 408 Tampa, FL 33629.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Bullfrog Creek Community Development District to order on Tuesday, June 7, 2016 at 1:00 p.m.

Present:

Jason Starling	Chairman
Jim Holloway	Vice Chairman
Paul Skidmore	Supervisor
Brian Rose	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Nicole Chamberlain	Meritus
Dan Molloy	District Counsel (<i>via speakerphone</i>)

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public present so there were no comments.

3. BUSINESS ITEMS

A. Consideration of Resolution 2016-01; Re-Designating Officers

Mr. Lamb went over this Resolution with the Board. It changes the Treasurer from Robert Rios to Walter Morales. The rest of the Board will remain as is.

MOTION TO:	Approve Resolution 2016-01.
MADE BY:	Supervisor Starling
SECONDED BY:	Supervisor Holloway
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

B. Consideration of Resolution 2016-02; Approving Proposed Fiscal Year 2017 Budget & Setting Public Hearing

Mr. Lamb reviewed this Resolution and the budget with the Board.

MOTION TO:	Approve Resolution 2016-02 and setting public hearing for August 11, 2016 at 9:00 am.
MADE BY:	Supervisor Holloway
SECONDED BY:	Supervisor Starling
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

C. Annual Disclosure of Qualified Electors

Mr. Lamb announced there were zero qualified electors in the Buckeye Park CDD.

D. Announcement of Landowner Election in November 2016

1. Sample Ballot and Proxy

Mr. Lamb stated the landowner election would be held in November 2016 and that the date would be decided at the August meeting. He announced that Seats 3, 4 and 5 are up for election. They are currently held by James Holloway in Seat 3, Jenna Rose in Seat 4 and Brian Rose in Seat 5.

Mr. Lamb reviewed the Sample Ballot and Proxy with the Board.

E. General Matters of the District

4. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting August 13, 2016.

B. Consideration of Operation and Maintenance Expenditures May 2016

C. Review of Financial Statements Month Ending March 31, 2016

The Board reviewed all the consent agenda items.

MOTION TO:	Approve Consent Agenda Items A - C.
MADE BY:	Supervisor Holloway
SECONDED BY:	Supervisor Starling
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

5. STAFF REPORTS

A. District Counsel

District Counsel went over the fact that the Board authorized the Chair and District Counsel to expand the District and he informed the Board they had proceeded with the process and that all requests have been satisfied. It is set to go in front of the County Commissioners on July 27, 2016 and nothing further is required by the District.

District Counsel asked for authorization if the County Commissioners grants the petition to authorize Chair to

sign an acquisition agreement between the District and the new developer in the same form as the agreement between 301 Tampa and the District.

MOTION TO:	Authorize Chair to sign an acquisition agreement between the District and the new developer in the same form as the agreement between 301 Tampa and the District.
MADE BY:	Supervisor Holloway
SECONDED BY:	Supervisor Starling
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

The new developer would like to slightly increase the amount of the authorized bond issuance from the original and would like to initiate another bond validation proceeding to get to the required amount that the new developer would like to get to. Mr. Molloy stated they would have to hire bond counsel.

MOTION TO:	Approve to initiate bond validation proceeding and hire bond counsel.
MADE BY:	Supervisor Starling
SECONDED BY:	Supervisor Holloway
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

Brian Lamb stated the District Engineer's Report and the Resolution needed from Bond Counsel would be provided at the August meeting.

B. District Engineer
C. District Manager

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Holloway
SECONDED BY:	Supervisor Starling
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

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

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

August 11, 2016 Minutes of the Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors of the Bullfrog Creek Community Development District was held on Tuesday, August 11, 2016 at 9:00 1m at the offices of 301 Tampa, located at 2909 W. Bay to Bay Blvd. Suite 408 Tampa, FL 33629.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the Bullfrog Creek Community Development District to order on Thursday, August 11, 2016 at 1:00 p.m.

Present:

Jason Starling	Chairman
Jim Holloway	Vice Chairman
Brian Rose	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Nicole Chamberlain	Meritus

Adam Harden
Chas Bruck
Matt Suggs

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public present so there were no comments.

3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2017 Budget

MOTION TO:	Open Public Hearing on Proposed Fiscal Year 2017 Budget.
MADE BY:	Supervisor Starling
SECONDED BY:	Supervisor Rose
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

B. Staff Presentations

Mr. Lamb reviewed the proposed budget with the Board.

C. Public Comment

1. Resident Letters Regarding O&M Assessments

Mr. Lamb and the Board recognized the letters and the concern of the residents.

D. Close Public Hearing on Proposed Fiscal Year 2017 Budget

E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget

MOTION TO:	Approve Resolution 2016-03; Adopting Fiscal Year 2017 Budget.
MADE BY:	Supervisor Starling
SECONDED BY:	Supervisor Holloway
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

4. PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS

A. Open Public Hearing on Imposing Special Assessments

B. Staff Presentations

C. Public Comment

D. Close Public Hearing on Imposing Special Assessments

E. Consideration of Resolution 2016-04; Imposing Special Assessments

Mr. Lamb reviewed this Resolution with the Board.

MOTION TO:	Approve Resolution 2016-04; Imposing Special Assessments.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Holloway
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

5. BUSINESS ITEMS

A. Consideration of Resolution 2016-05; Designation of Treasurer & Assistant Treasurer

Mr. Lamb explained this Resolution with the Board.

MOTION TO:	Approve Resolution 2016-05.
MADE BY:	Supervisor Holloway
SECONDED BY:	Supervisor Starling
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

B. Consideration of Resolution 2016-06; Setting Fiscal Year 2017 Meeting Schedule

Mr. Lamb discussed this Resolution with the Board and suggested they should have a meeting every month and the Board agreed.

90 MOTION TO: Approve Resolution 2016-06 with change to monthly
91 meetings.
92 MADE BY: Supervisor Rose
93 SECONDED BY: Supervisor Holloway
94 DISCUSSION: None further
95 RESULT: 3/0 Motion passed unanimously

96
97 **C. Consideration of Resolution 2016-07; Setting Landowners Election**
98

99 Mr. Lamb reviewed this Resolution with the Board and stated the landowner election would be November
100 10, 2016 at 9:00 a.m. at the offices of 301 Tampa.
101

102 MOTION TO: Approve Resolution 2016-07.
103 MADE BY: Supervisor Holloway
104 SECONDED BY: Supervisor Starling
105 DISCUSSION: None further
106 RESULT: 3/0 Motion passed unanimously

107
108 **D. Acceptance of Paul Skidmore's Resignation**
109

110 MOTION TO: Acknowledge and Accept Paul Skidmore's Resignation.
111 MADE BY: Supervisor Starling
112 SECONDED BY: Supervisor Holloway
113 DISCUSSION: None further
114 RESULT: 3/0 Motion passed unanimously

115
116 **E. General Matters of the District**
117

118 Brian Lamb stated that Hillsborough County approved Ordinance 16-15 and this was discussed in detail
119

120 **(full discussion available on audio)**
121

122 MOTION TO: Authorize Staff to move forward and validate an additional
123 five million dollars based on the estimated and probable
124 cost provided by the Engineer of four million dollars and
125 proceeds.
126 MADE BY: Supervisor Starling
127 SECONDED BY: Supervisor Holloway
128 DISCUSSION: None further
129 RESULT: 3/0 Motion passed unanimously

Brain Lamb stated that Jenna Rose resigned from the Board.

MOTION TO:	Accept Jenna Rose's Resignation.
MADE BY:	Supervisor B. Rose
SECONDED BY:	Supervisor Starling
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

Mr. Lamb reviewed the vacancies with the Board.

MOTION TO:	Appoint Adam Harden to Paul Skidmore's vacant seat.
MADE BY:	Supervisor Starling
SECONDED BY:	Supervisor Holloway
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

MOTION TO:	Appoint Chas Bruck to Jenna Rose's vacant seat.
MADE BY:	Supervisor Starling
SECONDED BY:	Supervisor Holloway
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

Mr. Lamb administered the Oaths of Office to Adam Harden and Chas Bruck.

Supervisor Holloway resigned from the Board.

MOTION TO:	Accept Resignation of Jim Holloway.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Starling
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

MOTION TO:	Appoint Matt Suggs to Jim Holloway's vacant seat.
MADE BY:	Supervisor Starling
SECONDED BY:	Supervisor Harden
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

Mr. Lamb administered the Oath of Office to Matt Suggs. Mr. Lamb went over the need to fill out the Form 1 and Form 1F forms.

6. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting June 7, 2016.

B. Consideration of Operation and Maintenance Expenditures August 2016

C. Review of Financial Statements Month Ending June 30, 2016

7. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Starling
SECONDED BY:	Supervisor Harden
DISCUSSION:	None further
RESULT:	5/0 Motion passed unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

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

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Bullfrog Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	7403	\$ 2,020.75		Management Service - June
Meritus Districts	7441	2,014.68		Management Service - July
Meritus Districts	7476	2,034.51	\$ 6,069.94	Management Service - August
Yellowstone Landscape	119683	662.00		Landscape Maintenance - May
Yellowstone Landscape	122468	662.00		Landscape Maintenance - June
Yellowstone Landscape	126550	662.00	\$ 1,986.00	Landscape Maintenance - July
Monthly Contract Sub-Total		\$ 8,055.94		
Variable Contract				
Landmark Engineering & Surveying Corporation	2140013.8	\$ 625.00		Professional Service thru 04/02/16
Landmark Engineering & Surveying Corporation	2140013.9	272.50	\$ 897.50	Professional Service thru 05/07/16
Molloy & James	15295	220.00		Review Agenda - 05/06/16
Variable Contract Sub-Total		\$ 1,117.50		
Utilities				
BOCC	6329271129 042916	\$ 460.09		Water Service thru 04/27/16
BOCC	6329271129 053116	451.77		Water Service thru 05/26/16
BOCC	6329271129 063016	469.50	\$ 1,381.36	Water Service thru 06/28/16
Tampa Electric	0476 0983860 050616	1,438.11		Electric Service thru 05/03/16
Tampa Electric	0476 0983860 060716	1,438.43		Electric Service thru 06/02/16
Tampa Electric	0476 0983860 070716	1,416.86	\$ 4,293.40	Electric Service thru 07/01/16
Utilities Sub-Total		\$ 5,674.76		
Regular Services				

Bullfrog Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Insurance Office of America	CAP0204270214 051716	\$ 1,308.00		Liberty Insurance Underwriters - 06/09/16-06/09/17
Tampa Bay Times	306411	44.84		Notice of Regular Meeting - 06/07/16
Regular Services Sub-Total		\$ 1,352.84		

Additional Services				
Bullfrog Creek Preserve HOA	BFC050416	\$ 1,463.04		Reimbursement for Electric Bill - 05/04/16
Davidson Landscape & Irrigation, Inc.	14183	2,585.00		Service Call for Irrigation - 06/20/16
Grau and Associates	14405	500.00		Audit FYE 09/30/15
Molloy & James	15366	550.00		Review Agenda on Conference Call - 06/07/16
Additional Services Sub-Total		\$ 5,098.04		

TOTAL:		\$ 21,299.08		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 7403
Invoice Date: Jun 1, 2016
Page: 1

Voice: 813-397-5121
Fax: 813-873-7070

Bill To:

Bullfrog Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Best Way		6/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 3101	District Management Services - June		2,000.00
	Postage 4101	Postage - April		0.98
	EXP	Express Delivery Services - 4/8/16, 4/25/16, 4/28/16		19.77
Subtotal				2,020.75
Sales Tax				
Total Invoice Amount				2,020.75
Payment/Credit Applied				
TOTAL				2,020.75

Check/Credit Memo No:

MAY 18 2016

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070



INVOICE

Invoice Number: 7441
Invoice Date: Jul 1, 2016
Page: 1

Bill To:

Bullfrog Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		7/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 3101	District Management Services - July		2,000.00
	Postage	Postage - May		0.98
	EXP 4101	Express Delivery Services - 5/6/16		13.70
BFC 062016				

Subtotal	2,014.68
Sales Tax	
Total Invoice Amount	2,014.68
Payment/Credit Applied	
TOTAL	2,014.68

Check/Credit Memo No:

Approved 6/29/2016 by bhowell

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



Invoice Number: 7476
Invoice Date: Aug 1, 2016
Page: 1

Voice: 813-397-5121
Fax: 813-873-7070

Bill To:
Bullfrog Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Best Way		8/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 3101	District Management Services - August		2,000.00
	Postage 4101	Postage - June		11.55
	EXP	Express Delivery Services - 6/22/16		22.96
		0.		
			JUL 20 2016	
		BFC:DL62016		

Subtotal	2,034.51
Sales Tax	
Total Invoice Amount	2,034.51
Payment/Credit Applied	
TOTAL	2,034.51

Check/Credit Memo No:

Approved 7/25/2016 by bhowell

072216



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000119683
Invoice Date: May 1, 2016

Account: 19852
PO Number:

Bill To:
Bullfrog Creek CDD
c/o Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10151095.101
Property Name: Bullfrog Creek CDD
Terms: NET 30

Invoice Due Date: May 31, 2016
Invoice Amount: \$662.00
Month of Service: May 2016

Description	Current Amount
Monthly Landscape Maintenance	550.00
Added Maintenance Bed (Per Amendment #1 Eff. 6/1/15)	112.00

Invoice Total 662.00

BFC052016

53900
4604

MAY 13 2016

Should you have any questions or inquiries please call (386) 437-6211.



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000122468
Invoice Date: June 1, 2016

Account: 19852
PO Number:

Bill To:

Bullfrog Creek CDD
c/o Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10151095.101
Property Name: Bullfrog Creek CDD
Terms: NET 30

Invoice Due Date: July 1, 2016
Invoice Amount: \$662.00
Month of Service: June 2016

Description	Current Amount
Monthly Landscape Maintenance	550.00
Added Maintenance Bed	112.00

Invoice Total 662.00

JUN 10 2016

Should you have any questions or inquiries please call (386) 437-6211.



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000126550
Invoice Date: July 1, 2016

Account: 19852
PO Number:

Bill To:
Bullfrog Creek CDD
c/o Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10151095.101
Property Name: Bullfrog Creek CDD
Terms: NET 30

Invoice Due Date: July 31, 2016
Invoice Amount: \$662.00
Month of Service: July 2016

Description	Current Amount
Monthly Landscape Maintenance	550.00
Added Maintenance Bed	112.00

Invoice Total 662.00

JUL 11 2016

Should you have any questions or inquiries please call (386) 437-6211.

BFC 062016 53900 4604 071816

Approved 7/19/2016 by bhowell



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

PAGE 1 OF 1

MR. BRIAN LAMB
BULLFROG CREEK CDD
5680 W CYPRESS STREET, SUITE A
TAMPA, FLORIDA 33607

INVOICE
NO. 2140013.8
ACCOUNT # 50094
DATE 4/14/16

For Professional Services Rendered Thru: 4/2/16



Project: BULLFROG CREEK CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

PREPARE PETITION EXHIBITS FOR BOUNDARY AMENDMENT WITH TWIN CREEKS

5.0	Hours Professional Engineer @	\$125.00 /Hr.	\$625.00
-----	-------------------------------	---------------	----------

TOTAL THIS INVOICE \$625.00

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

PAGE 1 OF 1

MR. BRIAN LAMB
BULLFROG CREEK CDD
2005 PAN AM CIRCLE DRIVE, SUITE 120
TAMPA, FLORIDA 33607

INVOICE
NO. 2140013.9
ACCOUNT # 50094
DATE 5/19/16

For Professional Services Rendered Thru: 5/7/16



Project: BULLFROG CREEK CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

COORDINATE WITH STAFF FOR BOUNDARY AMENDMENT WITH TWIN CREEKS

2.0	Hours Professional Engineer @	\$125.00 /Hr.	\$250.00
0.5	Hours Clerical @	\$45.00 /Hr.	\$22.50

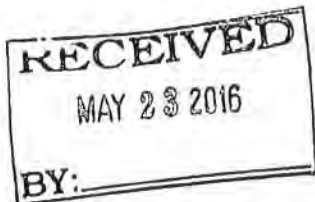
TOTAL THIS INVOICE \$272.50

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

052416

80

Approved 5/25/2016 by bhowell



Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

Bullfrog Creek CDD
325 S. Boulevard
Tampa, FL
33606

May 19, 2016

Attention:
Re: Bullfrog Creek CDD

Inv #: 15295

DATE	DESCRIPTION	HOURS	AMOUNT
May-06-16	Review agenda.	0.80	220.00
	Totals	0.80	<u>\$220.00</u>
	Total Fee & Disbursements		<u>\$220.00</u>
	Previous Balance		275.00
	Previous Payments		275.00
	Balance Now Due		<u>\$220.00</u>

TAX ID Number 59-2866686

JUN 27 2016

PAYMENT DETAILS

May-09-16	Check #1541	275.00
	Total Payments	<u>\$275.00</u>

Like you said get CDD to PAH

BFC062016



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BULLFROG CREEK COMMUNITY DEV DISTRICT	6329271129	04/29/2016	05/20/2016

Service Address: 12710 BULLFROG CREEK RD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60880740	03/28/2016	7276	04/27/2016	7858	58200	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$170.53
Water Base Charge	\$290.24
Water Consumption Charge	\$40.16
Total Service Address Charges	\$504.98

Summary of Account Charges

Previous Balance	(\$44.89)
Net Payments - Thank You	\$0.00
Credit Amount	(\$44.89)
Total Account Charges	\$504.98

AMOUNT DUE	\$460.09
-------------------	-----------------

Important Message

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.



Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6329271129

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



102 3053133 00 00006425 00006532 I=12

6425 1 AT 0.399 0.3990
BULLFROG CREEK COMMUNITY DEV DISTRICT
5680 W CYPRESS ST SUITE A
TAMPA FL 33607-1775

DUE DATE	05/20/2016
AMOUNT DUE	\$460.09
AMOUNT PAID	

0063292711296

051016
00000460097



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BULLFROG CREEK COMMUNITY DEV DISTRICT

6329271129

05/31/2016

06/21/2016

Service Address: 12710 BULLFROG CREEK RD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60880740	04/27/2016	7858	05/26/2016	8293	43500	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$127.46
Water Base Charge	\$290.24
Water Consumption Charge	\$30.02
Total Service Address Charges	\$451.77

Summary of Account Charges

Previous Balance	\$460.09
Net Payments - Thank You	(\$460.09)
Total Account Charges	\$451.77

AMOUNT DUE	\$451.77
-------------------	-----------------

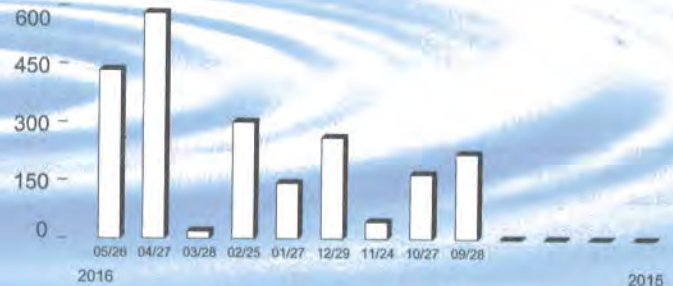
Important Message

A price indexing rate adjustment increase of 0.71% is effective June 1, 2016. For additional information please visit our website at <http://hillsboroughcounty.org/index.aspx?nid=1831>

BFC052016
53100
JUN 12

JUN 06 2016

Consumption History x 100 Gallons

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6329271129

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526

Internet Payments: <https://iwr.hillsboroughcounty.org>Additional Information: www.hillsboroughcounty.org/publicutilities

10Z 3064432 00 00006660 00006777 I=12



66601 AT 0.396 0.3960

BULLFROG CREEK COMMUNITY DEV DISTRICT

5680 W CYPRESS ST SUITE A

TAMPA FL 33607-1775

DUE DATE	06/21/2016
AMOUNT DUE	\$451.77
AMOUNT PAID	

0063292711296

00000451773



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BULLFROG CREEK COMMUNITY DEV DISTRICT	6329271129	06/30/2016	07/21/2016

Service Address: 12710 BULLFROG CREEK RD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60880740	05/26/2016	8293	06/28/2016	8777	48400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.05
Purchase Water Pass-Thru	\$141.81
Water Base Charge	\$290.24
Water Consumption Charge	\$33.40
Total Service Address Charges	\$469.50

Summary of Account Charges

Previous Balance	\$451.77
Net Payments - Thank You	(\$451.77)
Total Account Charges	\$469.50

AMOUNT DUE	\$469.50
-------------------	-----------------

Important Message

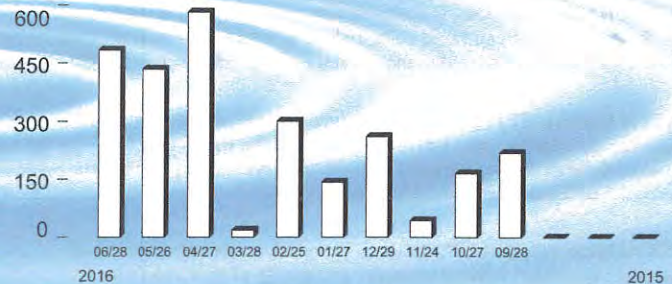
Be Alert for Scams! Public Utilities will never call you to ask for your credit card or checking account numbers. If you are uncertain about an individual's association with Public Utilities, please contact us for verification at (813) 272-6680.

A price indexing rate adjustment increase of 0.71% is effective June 1, 2016. For additional information please visit our website at <http://hillsboroughcounty.org/index.aspx?nid=1831>

JUL 11 2016

BFC 06/20/16
53600 4302

Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6329271129

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3075436 00 00006727 00006845 I=12

6727 1 AT 0.396 0.3960
BULLFROG CREEK COMMUNITY DEV DISTRICT
5680 W CYPRESS ST SUITE A
TAMPA FL 33607-1775

DUE DATE	07/21/2016
AMOUNT DUE	\$469.50
AMOUNT PAID	

0063292711296

071816
00000469502

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
6771-11660

May Billing Information:

718549

BULLFROG CREEK CDD
BULLFROG CREEK PRESERVE RD
GIBSONTOWN FL 33534-0000

Account Number
0476 0983860

Statement Date
May 06, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,416.86	
Payments Received - Thank You	As of May 06, 2016	-1,416.86	
			\$0.00
New Charges Due by May 30, 2016		Service for 29 days from Apr 04 to May 03	
Lighting Service Items LS-1	41 Lights, 41 Poles	1,200.89	
Energy Flat Charge		53.71	
Fuel Charge	1,804 kWh @ \$.03627/kWh	65.60	
Florida Gross Receipts Tax	Based on \$119.31	2.87	
Florida Sales Tax-light/Pole	Based on \$1,200.89	84.07	
Fla State Taxes-energy/Fuel	Based on \$122.18	9.72	
This Month's Charges			\$1,416.86
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 04/29/16	@ 1.5% On \$1,416.86	21.25	
Total Miscellaneous Charges			\$21.25
Total Due			\$1,438.11

Approved 5/19/2016 by bhowell

BFC 052016
58100 4301

MAY 13 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718549



Account No.
0476 0983860

New Charges
\$1,438.11
Payable by May 30

Total Bill Amount
\$1,438.11

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

6771-11660 11660-1040



BULLFROG CREEK CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380



051816

2 1820

07 0476 0983860 0001438.11

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
8871-11632

June Billing Information:

718590

BULLFROG CREEK CDD
BULLFROG CREEK PRESERVE RD
GIBSONTON FL 33534-0000

Account Number
0476 0983860

Statement Date
Jun 07, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,438.11	
Payments Received - Thank You	As of June 07, 2016	-1,438.11	
			\$0.00
New Charges Due by Jun 28, 2016		Service for 30 days from May 03 to Jun 02	
Lighting Service Items LS-1	41 Lights, 41 Poles	1,200.89	
Energy Flat Charge		53.71	
Fuel Charge	1,804 kWh @ \$.03627/kWh	65.60	
Florida Gross Receipts Tax	Based on \$119.31	2.87	
Florida Sales Tax-light/Pole	Based on \$1,200.89	84.07	
Fla State Taxes-energy/Fuel	Based on \$122.18	9.72	
This Month's Charges			\$1,416.86
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 05/31/16	@ 1.5% On \$1,438.11	21.57	
Total Miscellaneous Charges			\$21.57
Total Due			\$1,438.43

BFC062016
53100-1301

JUN 10 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718590



Account No.
0476 0983860

New Charges
\$1,438.43
Payable by Jun 28

Total Bill Amount
\$1,438.43

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

8871-11632 11632-1042



BULLFROG CREEK CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380



2 1820 05 0476 0983860 0001438.43

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
1071-11598

July Billing Information:

718633

BULLFROG CREEK CDD
BULLFROG CREEK PRESERVE RD
GIBSONTON FL 33534-0000

Account Number
0476 0983860

Statement Date
Jul 07, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,438.43	
Payments Received - Thank You	As of Jul 07, 2016	-1,438.43	
			\$0.00
New Charges Due by Jul 28, 2016		Service for 29 days from Jun 02 to Jul 01	
Lighting Service Items LS-1	41 Lights, 41 Poles	1,200.89	
Energy Flat Charge		53.71	
Fuel Charge	1,804 kWh @ \$.03627/kWh	65.60	
Florida Gross Receipts Tax	Based on \$119.31	2.87	
Florida Sales Tax-light/Pole	Based on \$1,200.89	84.07	
Fla State Taxes-energy/Fuel	Based on \$122.18	9.72	
This Month's Charges			\$1,416.86
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Total Due			\$1,416.86

Approved 7/19/2016 by bhowell



Account No.
0476 0983860

New Charges
\$1,416.86
Payable by Jul 28

Total Bill Amount
\$1,416.86

BFC062016
53100 4B01

JUL 11 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718633

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

1071-11598 11598-1048



BULLFROG CREEK CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380



071816 1820

05 0476 0983860 0001416.86



INSURANCE OFFICE OF AMERICA

3220 SW 33rd Road
Ocala, FL 34474
Phone: (352) 368-1051
Fax: (352) 368-2309

Bullfrog Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circl, Suite 120
Tampa, FL 33607

INVOICE

ACCOUNT	BULLCRE-01
INVOICE	
DATE	5/17/2016
PAGE	

ACCOUNT EXECUTIVE
George McCoy

ACCOUNT REPRESENTATIVE
Nancy Moerler

INSURED'S NAME
Bullfrog Creek Community Development District

POLICY NUMBER
CAP0204270214

POLICY PERIOD
6/9/2016 - 6/9/2017

TRANSACTION TYPE	EFFECTIVE	COMPANY	DESCRIPTION	AMOUNT
Renewal	06/09/2016	Liberty Insurance Underwriters	Annual Premium 51300 4501 BFC052016	\$1,308.00

PLEASE MAKE YOUR CHECK PAYABLE TO:
Insurance Office of America, Inc.

3220 SW 33rd Road
Ocala, FL 34474

INVOICE TOTAL
\$1,308.00

Approved 5/25/2016 by bhowell



M-F 8:00 - 5:00

tampabay.com

Approved 6/10/2016 by bhowell

BULLFROG CREEK CDD
DISTRICT CHECK REQUEST FORM

BFC052016

Today's Date 05/04/16

District Name Bullfrog Creek CDD

Check Amount \$ 1,463.04

Payable to Bullfrog Creek Preserve HOA

Mailing Address: Do not mail. Please give the check to Devin.

Check Description: Reimburse Bullfrog HOA for Electric Bills

Special Instructions: Please print on separate check.

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM	_____
Fund	<u>001</u>
G/L	<u>53100-4301</u>
CK #	Date _____

AP Vendor Ledger **

Check Date 1/1/2016 to 4/30/2016 11:59:00 PM

Vendor Key Tampa Electric, Tampa Electric

Bullfrog Creek Preserve Homeowners Assoc.

Ctrl #	Invoice #	Invoice	Bank	Expense	Amount	Check #	Check	Memo	Status
Tampa Electric									
Location: Tampa Electric									
41599	718222	3/8/2016	Valley National Bank - 8920		1,438.11	1040	3/22/2016	Gate Electric Service thru 03/03/2016	PAID
41600	718223	3/8/2016	Valley National Bank - 8920		24.93	1041	3/22/2016	Electric Services acc#0476 0986021	PAID
					1,463.04				

Wednesday, May 04, 2016 11:37

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
4671-11321

April Billing Information:

718144

BULLFROG CREEK CDD
BULLFROG CREEK PRESERVE RD
GIBSONTOWN FL 33534-0000

Account Number
0476 0983860

Statement Date
Apr 07, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,438.11	
Payments Received - Thank You	As of April 07, 2016	-1,438.11	
			\$0.00
New Charges Due by Apr 28, 2016		Service for 32 days from Mar 03 to Apr 04	
Lighting Service Items LS-1	41 Lights, 41 Poles	1,200.89	
Energy Flat Charge		53.71	
Fuel Charge	1,804 kWh @ \$.03627/kWh	65.60	
Florida Gross Receipts Tax	Based on \$119.31	2.87	
Florida Sales Tax-light/Pole	Based on \$1,200.89	84.07	
Fla State Taxes-energy/Fuel	Based on \$122.18	9.72	
This Month's Charges			\$1,416.86
Amount not paid by due date may be assessed a late payment charge.			
Total Due			\$1,416.86

APR 13 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718144



Account No.
0476 0983860

New Charges
\$1,416.86
Payable by Apr 28

Total Bill Amount
\$1,416.86

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

4671-11321 11321-1041



BULLFROG CREEK CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380



1 1820

05 0476 0983860 0001416.86

042116
050916

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY™

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
4671-11322

Average kWh per day

Apr 2016	1
Mar	0
Feb 2016	0

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit **tampaelectric.com/share** to learn more.

April Billing Information:

718145

BULLFROG CREEK PRESERVE
12790 FLATWOOD CREEK DR GAT
GIBSONTON FL 33534-0000

Account Number
0476 0986021

Statement Date
Apr 07, 2016

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	29 day period
C24507	00028	00001	27	1	

Next Read Date On Or About **May 3, 2016**

Total kWh Purchased **27**

Account Activity	Explanation	Charge	Total
Previous Balance		24.93	
Payments Received - Thank You	As of April 07, 2016	-24.93	

\$0.00

New Charges Due by Apr 28, 2016

Service from Mar 07 to Apr 05

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	27 kWh @ \$.05788/kWh	1.56
Fuel Charge	27 kWh @ \$.03676/kWh	0.99
Electric Service Cost		\$20.55
Florida Gross Receipts Tax	Based on \$20.55	0.53
Fla State Taxes-energy/Fuel	Based on \$21.08	1.67

This Month's Charges

\$22.75

Amount not paid by due date may be assessed a late payment charge.

Total Due

\$22.75

Customer Service - Business Hillsborough Co. 813.228.1010. All Other: 1.866.TECO.BIZ (866.832.6249)

Need to contact us?

Your time is valuable and we want to do everything possible to make your requests fast and easy. Check out the helpful tips on the "Need to contact us?" insert enclosed with this month's statement. If you're an e-Bill customer, visit **tampaelectric.com/contact** to download the insert.

APR 13 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718145



Account No.
0476 0986021

New Charges
\$22.75
Payable by Apr 28

Total Bill Amount
\$22.75

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

4671-11322 11322-1K42



BULLFROG CREEK PRESERVE
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380



1 1800

00 0476 0986021 0000022.75

042116
050916

Davidson Landscape & Irrigation, Inc.
1113 Lady Elaine Drive
Valrico, FL 33594
(813) 671-6865

Invoice

DATE	INVOICE #
6/20/2016	14183

BILL TO
Suarez Central LLC Suarez Housing Brian Rose 325 S. Boulevard Tampa, FL 33606

RECEIVED
 JUN 20 2016
 BY: _____

JOB #/TECH	TERMS	DUE DATE	JOB LOCATION
Charlie & Cr...	Net 30	7/20/2016	Bullfrog Creek E...

ITEM	DESCRIPTION	RATE	QUANTITY	AMOUNT
Irrigation	Locate source of problems relating to irrigation problems at Bullfrog Creek Entry Way Removed Backflow Preventer and checked water supply issues on both sides of Backflow Preventer. Reinstalled and checked for pressure loss (8lbs) across check valves. Also tested unit to make sure device was working properly with guages.	175.00	1	175.00
Irrigation	6-16-2016: Jeff, Charlie and crew. Tested spray zone on north side of entry way , 65lbs operating pressure at heads. Tested spray zone on south side of entry way, 25lbs operating pressure. Rotor Zone had 10lbs of operating pressure. Located mainline on southside of entry way where it comes out from under entry way cut line and checked for flow. Low flow and no pressure.	170.00	3	510.00

JUN 21 2016

Thank you for your business.

BFC 062016

Total 2,585

Davidson Landscape & Irrigation, Inc.
1113 Lady Elaine Drive
Valrico, FL 33594
(813) 671-6865

Invoice

DATE	INVOICE #
6/20/2016	14183

BILL TO
Suarez Central LLC Suarez Housing Brian Rose 325 S. Boulevard Tampa, FL 33606

JOB #/TECH	TERMS	DUE DATE	JOB LOCATION
Charlie & Cr...	Net 30	7/20/2016	Bullfrog Creek E...

ITEM	DESCRIPTION	RATE	QUANTITY	AMOUNT
Irrigation	6-17-2016: Jeff, Charlie and Crew. Tested drip zone on north side of entry way has some issues due to pipe sizing and excessive drip tubing but made some alterations and is working better now. Also located mainline where it goes under roadway so that Monday morning we could check for flow here.	170.00	3	510.00
Irrigation	6-20-2016: Jeff, Charlie, & Crew. Dug up mainline on north side of entry and checked flow. Flow was good here. Dug up in center island next to gate post where sleeve crossed road and discovered the problem. It appears someone broke the main line and wires in the center island. I am going to assume it was electricians since system worked when we did original relandscape of Islands and then they came in and started running conduit. Pipe had been cut and repaired. Pipe was originally 1 1/2". They repaired by reducing down to 1/2" to put it back together. I have pictures and they will be sent under separate email.	170.00	7	1,190.00

Thank you for your business.	Total
------------------------------	--------------

Davidson Landscape & Irrigation, Inc.
1113 Lady Elaine Drive
Valrico, FL 33594
(813) 671-6865

Invoice

DATE	INVOICE #
6/20/2016	14183

BILL TO
Suarez Central LLC Suarez Housing Brian Rose 325 S. Boulevard Tampa, FL 33606

JOB #/TECH	TERMS	DUE DATE	JOB LOCATION
Charlie & Cr...	Net 30	7/20/2016	Bullfrog Creek E...

ITEM	DESCRIPTION	RATE	QUANTITY	AMOUNT
Irrigation	Misc. PVC fittings, pipe, and new wire under north entry way to make repairs and have wire in junction boxes so that it would be accessible for future access.	200.00	1	200.00
Thank you for your business.		Total		\$2,585.00

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Bull Frog Creek Community Development District
5680 W Cypress Street, Suite A
Tampa, FL 33607

Invoice No. 14405
Date 06/01/2016

SERVICE

AMOUNT

Audit FYE 09/30/2015

\$ 500.00

Current Amount Due

\$ 500.00

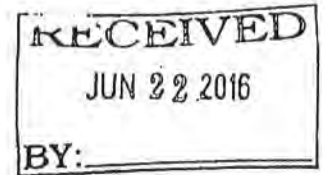
BFC052016
51300
3202

JUN 06 2016

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606



Ph:813 - 254-7157

Bullfrog Creek CDD
2909 W. Bay to Bay Blvd.
Suite 408
Tampa, FL
33629

June 21, 2016

Attention:
Re: Bullfrog Creek CDD

Inv #: 15366

DATE	DESCRIPTION	HOURS	AMOUNT
Jun-07-16	Review agenda, status; telephone conference Board of Supervisors meeting.	2.00	550.00

Totals	2.00	\$550.00
--------	------	----------

Total Fee & Disbursements
Previous Balance

\$550.00

220.00 - entered

Balance Now Due

\$770.00

TAX ID Number 59-2866686

OK

JUN 27 2016

BFC 062016 062716

51300
309

Approved 6/29/2016 by bhowell

Bullfrog Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Landscape Maintenance Professionals	112263	\$ 700.00		Grounds Maintenance - August - Prorated
Landscape Maintenance Professionals	112644	1,400.00	\$ 2,100.00	Grounds Maintenance - September
Meritus Districts	7378	2,001.53		Management Services - May
Meritus Districts	7523	2,057.37	\$ 4,058.90	Management Services - September
Yellowstone Landscape	128840	662.00		Landscape Maintenance - August
Monthly Contract Sub-Total		\$ 6,820.90		
Variable Contract				
Landmark Engineering	2140013.10	\$ 584.00		Professional Services - thru 08/06/16
Molloy & James	15463	110.00		Review Ordinance - 08/04/16
Variable Contract Sub-Total		\$ 694.00		
Utilities				
BOCC	6329271129 072916	\$ 492.96		Water Service - thru 07/27/16
BOCC	6329271129 083016	503.46	\$ 996.42	Water Service - thru 08/26/16
Tampa Electric	0476 0983860 080516	1,438.11		Electric Service - thru 08/02/16
Tampa Electric	0476 0983860 090716	1,438.43	\$ 2,876.54	Electric Service - thru 09/01/16
Utilities Sub-Total		\$ 3,872.96		
Regular Services				
Grau & Associates	14672	\$ 1,500.00		Audit FY15 - 08/01/16
Times Publishing Company	327777	227.50		Budget Increase - 07/22/16
Times Publishing Company	327777	223.50		Budget Increase - 07/29/16
Times Publishing Company	346389	418.50		Meeting Schedule - FY17
Times Publishing Company	346389 083116	6.77	\$ 876.27	Finance Charge - 08/31/16
Regular Services Sub-Total		\$ 2,376.27		

Bullfrog Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Davidson Landscape & Irrigation	14007	\$ 1,700.50		Replace Items - Electrical & Water Issues - 04/13/16
Meritus Districts	7557	492.96		Reimburse Paid Water Bill - 09/02/16
Meritus Districts	7563	1,452.96	\$ 1,945.92	Reimburse TECO Bill Payment - 09/08/16
Additional Services Sub-Total		\$ 3,646.42		
TOTAL:		\$ 17,410.55		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Pt
St

813-757-6500
813-757-6501

Invoice

Date	Invoice #
8/22/2016	112263

Bill To:
Bull Frog Creek CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information
P.O. Box 2167 Seffner, FL 33583

Services for the month of September 2016

Description	Qty	Rate	Amount
Monthly Grounds Maintenance for the Month of August (Pro-Rated for 2 weeks of service)	0.5	1,400.00	700.00
<p><i>Landscape Maint</i></p> <p><i>BFC 082216 53900 41004</i></p> <p><i>AUG 22 2016</i></p>			
Total			\$700.00
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	9/21/2016	Balance Due \$700.00

Approved 9/2/2016 by bhowell



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
9/1/2016	112644

Bill To:
Bull Frog Creek CDD c/o Meritus 2005 Pan Am Cir. Suite 120 Tampa, FL 33607

Property Information

Services for the month of September 2016

Description	Qty	Rate	Amount
Monthly Grounds Maintenance <i>US MAINT</i>	1	1,400.00	1,400.00
		Total	\$1,400.00
<i>Thank you for allowing us to serve your needs. We greatly appreciate your business.</i>	Terms	Due Date	Payments/Credits
	Net 30	10/1/2016	Balance Due \$1,400.00

Approved 9/28/2016 by dthomas

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7378
Invoice Date: May 1, 2016
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:

Bullfrog Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
51300	Best Way		5/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS 3101	District Management Services - May		2,000.00
	Postage 4101	Postage - March		1.53
		M		

Subtotal	2,001.53
Sales Tax	
Total Invoice Amount	2,001.53
Payment/Credit Applied	
TOTAL	2,001.53

Check/Credit Memo No:

Approved 5/3/2016 by wxavier

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070



INVOICE



Invoice Number: 7523
Invoice Date: Sep 1, 2016
Page: 1

Bill To:

Bullfrog Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		9/1/16

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - September		2,000.00
	Postage	Postage - July		1.47
	Postage	Postage - assessments mailing		55.90
				
				

Subtotal	2,057.37
Sales Tax	
Total Invoice Amount	2,057.37
Payment/Credit Applied	
TOTAL	2,057.37

Check/Credit Memo No:

Approved 9/28/2016 by dthomas



7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Invoice OPT0116079

Jul 22, 2016

Client Meritus Associations
Product Specialty Mail
Job Number HATYcxydvGM
Job Name Bullfrog Creek CDD
PO Number Bullfrog Creek Assessments
Due Date Aug 21, 2016

Thanks for your order!

Meritus Associations
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Summary

Materials & Services

Printing, inserting and mailing.
121 | 1-5 sheets @ \$0.27 base (\$0.11 each additional sheet)
121 | 2 Sheets total: 45.98
121 | #10 Envelope

Postage 1 oz Letter

Qty	Price	Tax	Summ
1	45.980	T	\$45.98
121	0.440	N	\$53.24
Subtotal			\$99.22
Tax			\$3.22
Total			\$102.44

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:

Optimal Outsource
7 Rancho Cr
Lake Forest, CA 92630

Postage only
53.24
X 1.05
55.90



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000128840
Invoice Date: August 1, 2016

Account: 19852
PO Number:

Bill To:
Bullfrog Creek CDD
c/o Meritus Communities
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Remit To:
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10151095.101
Property Name: Bullfrog Creek CDD
Terms: NET 30

Invoice Due Date: August 31, 2016
Invoice Amount: \$662.00
Month of Service: August 2016

Description	Current Amount
Monthly Landscape Maintenance	550.00
Added Maintenance Bed	112.00

RECEIVED
AUG 05 2016

EY:.....

Invoice Total 662.00

53900 4404

BFC062016

Should you have any questions or inquiries please call (386) 437-6211.



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

PAGE 1 OF 1

MR. BRIAN LAMB
BULLFROG CREEK CDD
2005 PAN AM CIRCLE DRIVE, SUITE 120
TAMPA, FLORIDA 33607

INVOICE
NO. 2140013.10
ACCOUNT # 50094
DATE 8/18/16

For Professional Services Rendered Thru: 8/6/16



Project: BULLFROG CREEK CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

COORDINATE WITH STAFF FOR BOUNDARY AMENDMENT WITH TWIN CREEKS; COORDINATE WITH HAMILTON ENGINEERING ON FEMA LOMR

4.0	Hours Professional Engineer @	\$125.00 /Hr.	\$500.00
	COPIES & PRINTING		\$84.00

TOTAL THIS INVOICE \$584.00

BFC062016

AUG 19 2016

51300 3103

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Approved 9/28/2016 by dthomas

8/10/2016

Bullfrog Creek CDD

Reimbursable Backup

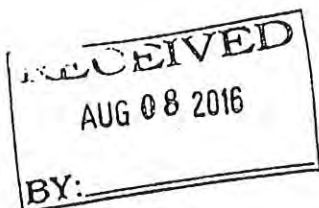
2140013

Start Date: 7/3/16 End Date: 8/6/16

Date	To Whom	Company/Agency	Copies	# of Sheets	Description	Total Prints	Unit Cost	Cost	Outside Service Provider	Provider's Invoice Date	Misc. Description	Misc. Cost
7/27/2016	Rob Lee	Hamilton Eng	1	42	Client Requested	42	@ \$2.00	\$84.00				\$0.00

Sum of Printing Cost \$84.00
 Sum of Miscellaneous Services: \$0.00
 Total Reimbursables: \$84.00

(REPORT BY DATE)



Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

Bullfrog Creek CDD
2909 W. Bay to Bay Blvd.
Suite 408
Tampa, FL
33629

August 4, 2016

Attention:

Inv #: 15463

Re: Bullfrog Creek CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Jul-27-16	Review Ordinance and memo.	0.60	165.00
	Totals	0.60	<u>\$165.00</u>

Total Fee & Disbursements

\$165.00

Previous Balance

770.00

Previous Payments

275.00 - *pd.*

Balance Now Due

\$660.00

TAX ID Number 59-2866686

AUG 10 2016

entered - 550.00

PAYMENT DETAILS

Jul-07-16 Check #1155

275.00

110.00

Total Payments

\$275.00

*BFCDD 2016
51400 3109*

dc

Approved 8/16/2016 by bhowell



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BULLFROG CREEK COMMUNITY DEV DISTRICT	6329271129	07/29/2016	08/19/2016

Service Address: 12710 BULLFROG CREEK RD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60880740	06/28/2016	8777	07/27/2016	9320	54300	ACTUAL	WATER



Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$159.10
Water Base Charge	\$292.31
Water Consumption Charge	\$37.47
Total Service Address Charges	\$492.96

Summary of Account Charges

Previous Balance	\$469.50
Net Payments - Thank You	(\$469.50)
Total Account Charges	\$492.96

AMOUNT DUE	\$492.96
-------------------	-----------------

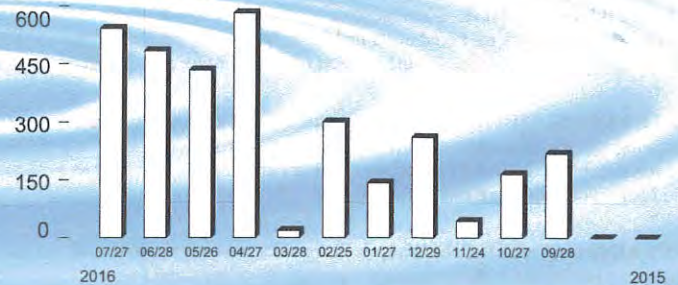
Important Message

The 2015 Water Quality Report is now available online at www.HillsboroughCounty.org/WaterQualityReport. To request a mailed copy, call 813-246-3146 (TTY: 301-7173) and leave a message with your name, mailing address, and phone number.

Be Alert for Scams! Public Utilities will never call you to ask for your credit card or checking account numbers. If you are uncertain about an individual's association with Public Utilities, please contact us for verification at (813) 272-6680.

53600 4302
BFC 06/2016

Consumption History x 100 Gallons



AUG 10 2016

Approved 8/16/2016 by bhowell



Make checks payable to: **BOCC**
ACCOUNT NUMBER: 6329271129

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3085603 00 00006695 00006801 I=12

6695 1 AT 0.396 0.3960
BULLFROG CREEK COMMUNITY DEV DISTRICT
5680 W CYPRESS ST SUITE A
TAMPA FL 33607-1775

DUE DATE	08/19/2016
AMOUNT DUE	\$492.96
AMOUNT PAID	

0063292711296

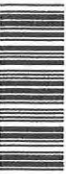
081216
00000492967



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BULLFROG CREEK COMMUNITY DEV DISTRICT	6329271129	08/30/2016	09/13/2016

Service Address: 12710 BULLFROG CREEK RD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60880740	07/27/2016	9320	08/26/2016	9892	57200	ACTUAL	WATER



Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$167.60
Water Base Charge	\$292.31
Water Consumption Charge	\$39.47
Total Service Address Charges	\$503.46

Summary of Account Charges

Previous Balance	\$492.96
Net Payments - Thank You	\$0.00
Past Due Amount	\$492.96
Total Account Charges	\$503.46

pd 9/102

AMOUNT DUE	\$996.42
-------------------	-----------------

Important Message

Be Alert for Scams! Public Utilities will never call to ask for financial information or to request a payment. Our employees will not show up unannounced and ask to enter your home or accept payments. Call (813) 272-6680 with any concerns or questions

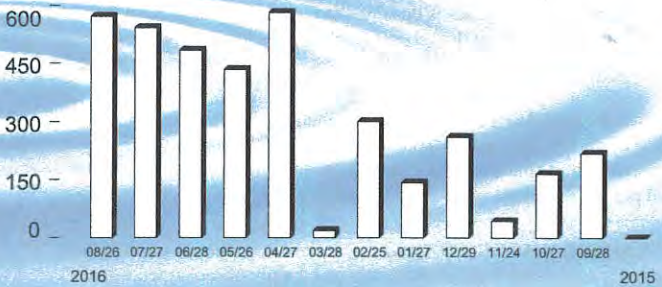
The 2015 Water Quality Report is now available online at www.HillsboroughCounty.org/WaterQualityReport. To request a mailed copy, call 813-246-3146 (TTY: 301-7173) and leave a message with your name, mailing address, and phone number.

WC 4302

Notice

"TO AVOID A SERVICE INTERRUPTION, the full balance must be paid by the bill due date. If you have a dispute, please contact our office prior to that date. Late payments and service interruptions may result in an increased deposit and/or service charges"

Consumption History x 100 Gallons



*** NOTICE *** THE BALANCE REFLECTS A PAST DUE AMOUNT

Make checks payable to: **BOCC**
ACCOUNT NUMBER: 6329271129

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526
Internet Payments: <https://iwr.hillsboroughcounty.org>
Additional Information: www.hillsboroughcounty.org/publicutilities



TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE

DUE DATE	09/13/2016
AMOUNT DUE	\$996.42
AMOUNT PAID	

10Z 3096217 00 00006625 00006737 I=12
6625 1 AT 0.396 0.3960
BULLFROG CREEK COMMUNITY DEV DISTRICT
2005 PAN AM CIR # 120
TAMPA FL 33607-2380

0063292711296 00000996421

Approved 9/28/2016 by dthomas

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
3171-11615

August Billing Information:

718738

BULLFROG CREEK CDD
BULLFROG CREEK PRESERVE RD
GIBSONTOWN FL 33534-0000

Account Number
0476 0983860

Statement Date
Aug 05, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,416.86	
Payments Received - Thank You	As of August 05, 2016	-1,416.86	
			\$0.00
New Charges Due by Aug 29, 2016		Service for 32 days from Jul 01 to Aug 02	
Lighting Service Items LS-1	41 Lights, 41 Poles	1,200.89	
Energy Flat Charge		53.71	
Fuel Charge	1,804 kWh @ \$.03627/kWh	65.60	
Florida Gross Receipts Tax	Based on \$119.31	2.87	
Florida Sales Tax-light/Pole	Based on \$1,200.89	84.07	
Fla State Taxes-energy/Fuel	Based on \$122.18	9.72	
This Month's Charges			\$1,416.86
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 07/29/16	@ 1.5% On \$1,416.86	21.25	
Total Miscellaneous Charges			\$21.25
Total Due			\$1,438.11

BFC 08/20/16
53100 4301

AUG 10 2016

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718738



Account No.
0476 0983860

New Charges
\$1,438.11
Payable by Aug 29

Total Bill Amount
\$1,438.11

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

3171-11615 11615-1045



BULLFROG CREEK CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380



081216
E 1820

07 0476 0983860 0001438.11

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
5271-11481

September Billing Information:

718716

BULLFROG CREEK CDD
BULLFROG CREEK PRESERVE RD
GIBSONTON FL 33534-0000

Account Number
0476 0983860

Statement Date
Sep 07, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,438.11	
Payments Received	As of September 07, 2016	0.00	
Total Past Due Amount			\$1,438.11-pd
New Charges Due by Sep 28, 2016		Service for 30 days from Aug 02 to Sep 01	
Lighting Service Items LS-1	41 Lights, 41 Poles	1,200.89	
Energy Flat Charge		53.71	
Fuel Charge	1,804 kWh @ \$.03627/kWh	65.60	
Florida Gross Receipts Tax	Based on \$119.31	2.87	
Florida Sales Tax-light/Pole	Based on \$1,200.89	84.07	
Fla State Taxes-energy/Fuel	Based on \$122.18	9.72	
This Month's Charges			\$1,416.86
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 08/30/16	@ 1.5% On \$1,438.11	21.57	
Total Miscellaneous Charges			\$21.57
Total Due			\$2,876.54

~~1438.11~~

UC 4301

Approved 9/28/2016 by dthomas

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718716



Account No.
0476 0983860

Past due Amount
\$1,438.11
*Pay now to avoid
disconnection*

New Charges
\$1,438.43
Payable by Sep 28

Total Bill Amount
\$2,876.54

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

5271-11481 11481-1041



BULLFROG CREEK CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380



Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Bull Frog Creek Community Development District
5680 W Cypress Street, Suite A
Tampa, FL 33607*

Invoice No. 14672
Date 08/01/2016

SERVICE

AMOUNT

Audit FYE 09/30/2015

\$ 1,500.00

Current Amount Due

\$ 1,500.00

BFCDD2016

500 51300 3202

AUG 10 2016

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Approved 8/16/2016 by bhowell

Grau & Associates

2700 N Military Trail, Suite 350
Boca Raton, FL 33431
561-994-9299

Bull Frog Creek Community Development District
5680 W Cypress Street, Suite A
Tampa, FL 33607

Statement Date 08/01/2016
Client No. 100603.0

Invoice	Date	Description	Charge	Credit	Balance
Current Activity Through 08/01/2016					
14672	08/01/2016	Invoice	1,500.00		1,500.00
Current Balance				\$	1,500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	\$ 1,500.00

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

**CUSTOMER SUMMARY FOR
BULLFROG CREEK**

PERIOD ENDING	08/31/16
PREVIOUS BALANCE	\$451.00
CURRENT CHARGES	\$425.27
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$876.27

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$451.00
	08/31/16				FINANCE CHARGE			\$6.77
08/31/16	08/31/16	346389		405	BC 126 FY 2017 Meeting Schedul	2	2x 4.25	\$418.50

425.2

WE 4801

Tampa Bay Times
tampabay.com

Amount due: \$876.27

Due Date: 9/30/2016 Amount Paid:

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
08/01/16 - 08/31/16	BULLFROG CREEK	109978			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$876.27	\$425.27	\$451.00	\$0.00	\$0.00	\$0.00

BULLFROG CREEK
ATTN: MERITUS DISTRICTS -AP
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

21 SEP 08 2016

BY: _____

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

[illegible]

Davidson Landscape & Irrigation, Inc.
 1113 Lady Elaine Drive
 Valrico, FL 33594
 (813) 671-6865

Invoice

DATE	INVOICE #
4/13/2016	14007

BFC

BILL TO
Suarez Central LLC Suarez Housing Brian Rose 325 S. Boulevard Tampa, FL 33606

JOB #/TECH	TERMS	DUE DATE	JOB LOCATION
	Net 30	5/13/2016	Bullfrog Creek

ITEM	DESCRIPTION	RATE	QUANTITY	AMOUNT
	Bullfrog Creek Entry Way Landscape Items replaced due to water and electrical issues. I still believe there are some water preesure/flow issues but what we have no should suffice, now that the power isn't an issue.			
Shrubs	Begonia's with soil and fertilizer	4.25	150	637.50
Shrubs	#3 Fashion Azaleas	18.00	18	324.00
Shrubs	#7 Tibouchina	42.50	2	85.00
Shrubs	#3 Tibouchina	18.00	3	54.00
Labor	Trim Shrubs and Topiaries (not being done by maintenance contractor) pull weeds in entry way islands only.	125.00	1	125.00
Irrigation	Check irrigation set controller, clean filter.	125.00	1	125.00
Thank you for your business.		Total 1700.50		

53900 4611
 BFC 06/2016

Approved 8/10/2016 by bhowell

Davidson Landscape & Irrigation, Inc.
 1113 Lady Elaine Drive
 Valrico, FL 33594
 (813) 671-6865

Invoice

DATE	INVOICE #
4/13/2016	14007

BILL TO
Suarez Central LLC Suarez Housing Brian Rose 325 S. Boulevard Tampa, FL 33606

JOB #/TECH	TERMS	DUE DATE	JOB LOCATION
	Net 30	5/13/2016	Bullfrog Creek

ITEM	DESCRIPTION	RATE	QUANTITY	AMOUNT
Trees	Magnolia's have a very bad disease known as scale. We trimmed the trees back to stimulate for new growth and they have been fertilized and I sprayed with insecticide and I also spread a granular systemic insecticide that the tree will take in thru root system for future resistance. This is early for this disease but it is due to the mild winter that we had this year. I will respray again first of may if need be. There is a chance that these trees could possibly die due to this disease hopefully we caught it in time.	225.00	1	225.00
Trees	12709 Flatwoods Creek Dr. Remove tree out of front yard on inventory home that was not wanted by new homeowner. Tree was alive a month ago but in poor health. Tree was dead when we removed. Tree was removed and area was sodded over for new homeowners per Jim.	125.00	1	125.00
Thank you for your business.			Total	\$1,700.50

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 7557
Invoice Date: Sep 2, 2016
Page: 1

Voice: 813-397-5121
Fax: 813-873-7070

Bill To:

Bullfrog Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		9/2/16

Quantity	Item	Description	Unit Price	Amount
	3101 31	7/29/16 Hillsborough County water bill paid by District Management Services		492.96

Subtotal	492.96
Sales Tax	
Total Invoice Amount	492.96
Payment/Credit Applied	
TOTAL	492.96

Check/Credit Memo No:

Approved 9/28/2016 by dthomas

PAST DUE



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
---------------	----------------	-----------	----------

BULLFROG CREEK COMMUNITY DEV DISTRICT

6329271129

07/29/2016

08/19/2016

Service Address: 12710 BULLFROG CREEK RD

#160902500290

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60880740	06/28/2016	8777	07/27/2016	9320	54300	ACTUAL	WATER

29

Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$159.10
Water Base Charge	\$292.31
Water Consumption Charge	\$37.47
Total Service Address Charges	\$492.96

Summary of Account Charges

Previous Balance	\$469.50
Net Payments - Thank You	(\$469.50)
Total Account Charges	\$492.96

AMOUNT DUE

\$492.96

Important Message

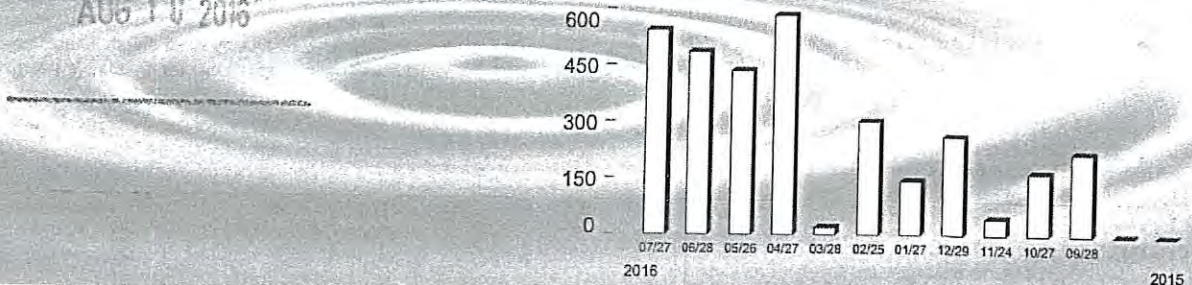
The 2015 Water Quality Report is now available online at www.HillsboroughCounty.org/WaterQualityReport. To request a mailed copy, call 813-246-3146 (TTY: 301-7173) and leave a message with your name, mailing address, and phone number.

Be Alert for Scams! Public Utilities will never call you to ask for your credit card or checking account numbers. If you are uncertain about an individual's association with Public Utilities, please contact us for verification at (813) 272-6680.

53600 4302
BFC062016

Balance
996.42

Consumption History x 100 Gallons



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6329271129

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276-8526

Internet Payments: <https://iwr.hillsboroughcounty.org>

Additional Information: www.hillsboroughcounty.org/publicutilities



10Z 3085603 00 00006695 00006801 I=12

66951 AT 0.396 0.3960

BULLFROG CREEK COMMUNITY DEV DISTRICT

5680 W CYPRESS ST SUITE A

TAMPA FL 33607-1775

DUE DATE	08/19/2016
AMOUNT DUE	\$492.96
AMOUNT PAID	

0063292711296

081216
00000492967

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070



INVOICE

Invoice Number: 7563
Invoice Date: Sep 8, 2016
Page: 1

Bill To:

Bullfrog Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		9/8/16

Quantity	Item	Description	Unit Price	Amount
		Payment of 8/5/16 Tampa Electric bill by District Management Services		1,452.96
		WC 4301		
Subtotal				1,452.96
Sales Tax				
Total Invoice Amount				1,452.96
Payment/Credit Applied				
TOTAL				1,452.96

Check/Credit Memo No:

Approved 9/28/2016 by dthomas

Your Electric Bill

We appreciate the opportunity to serve you.

LIFE RUNS ON ENERGY®

TECO
TAMPA ELECTRIC

Visit our
Web site at
tampaelectric.com
3171-11615

August Billing Information:

718738

BULLFROG CREEK CDD
BULLFROG CREEK PRESERVE RD
GIBSONTOWN FL 33534-0000

Account Number
0476 0983860

Statement Date
Aug 05, 2016

Account Activity	Explanation	Charge	Total
Previous Balance		1,416.86	
Payments Received - Thank You	As of August 05, 2016	-1,416.86	
			\$0.00
New Charges Due by Aug 29, 2016		Service for 32 days from Jul 01 to Aug 02	
Lighting Service Items LS-1	41 Lights, 41 Poles	1,200.89	
Energy Flat Charge		53.71	
Fuel Charge	1,804 kWh @ \$.03627/kWh	65.60	
Florida Gross Receipts Tax	Based on \$119.31	2.87	
Florida Sales Tax-light/Pole	Based on \$1,200.89	84.07	
Fla State Taxes-energy/Fuel	Based on \$122.18	9.72	
This Month's Charges			\$1,416.86
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
Late charge as of 07/29/16	@ 1.5% On \$1,416.86	21.25	
Total Miscellaneous Charges			\$21.25
Total Due			\$1,438.11

BFC 08/20/16
53100 4301

ALC 1779

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

718738



Account No.
0476 0983860

New Charges
\$1,438.11
Payable by Aug 29

Total Bill Amount
\$1,438.11

Mail Payment To:
P.O. Box 31318
Tampa, FL 33631-3318

3171-11615 11615-1045



BULLFROG CREEK CDD
2005 PAN AM CIR STE 120
TAMPA FL 33607-2380



081216
2 1820

07 0476 0983860 0001438.11

125



Thank you for your Tampa Electric payment.

Please print your receipt and keep it for your records.

Tampa Electric Receipt Number: 2528017005
Trace Number: 3682987479
Customer Name: Eric Davidson
Account Number: 04760983860
Payment Of: Electric Payment
Date Paid: 09/08/2016 9:01 EST
Amount Paid: 443.06
Credit Card Type: American Express
Last 4 digits of card number: 1123

Please note: The payment amount includes a \$4.95 convenience fee to use this service. Tampa Electric does not receive any portion of the convenience fee and it is nonrefundable. If any information is entered incorrectly or you do not have funds in your account for this transaction, this payment will be charged back against your Tampa Electric account.

[Tampa Electric Homepage](#)

[Make Another Payment](#)



Thank you for your Tampa Electric payment.

Please print your receipt and keep it for your records.

Tampa Electric Receipt Number: 2529016455
Trace Number: 3682987313
Customer Name: Eric Davidson
Account Number: 04760983860
Payment Of: Electric Payment
Date Paid: 09/08/2016 8:58 EST
Amount Paid: 504.95
Credit Card Type: American Express
Last 4 digits of card number: 1123

Please note: The payment amount includes a \$4.95 convenience fee to use this service. Tampa Electric does not receive any portion of the convenience fee and it is nonrefundable. If any information is entered incorrectly or you do not have funds in your account for this transaction, this payment will be charged back against your Tampa Electric account.

[Tampa Electric Homepage](#)

[Make Another Payment](#)



Thank you for your Tampa Electric payment.

Please print your receipt and keep it for your records.

Tampa Electric Receipt Number: 2529018145
Trace Number: 3682987194
Customer Name: Eric Davidson
Account Number: 04760983860
Payment Of: Electric Payment
Date Paid: 09/08/2016 8:56 EST
Amount Paid: 504.95
Credit Card Type: American Express
Last 4 digits of card number: 1123

Please note: The payment amount includes a \$4.95 convenience fee to use this service. Tampa Electric does not receive any portion of the convenience fee and it is nonrefundable. If any information is entered incorrectly or you do not have funds in your account for this transaction, this payment will be charged back against your Tampa Electric account.

[Tampa Electric Homepage](#)

[Make Another Payment](#)

Bull Frog Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2016



District Management Services, LLC
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Bullfrog Creek CDD

Balance Sheet

As of 8/31/2016
(In Whole Numbers)

	General Fund	Debt Service - Series 2015	General Long-Term Debt	Total
Assets				
Cash-Operating Account	402	0	0	402
Accounts Receivable - Other	625	0	0	625
Due From Developer	0	0	0	0
Due From General Fund	0	0	0	0
Investments-Revenue 2015	0	10,936	0	10,936
Investments-Reserve 2015	0	13,099	0	13,099
Investments-Prepayment 2015	0	18,992	0	18,992
Investments-Acquisition/Construction 2015	0	0	0	0
Investments-Cost of Issuance Account-2015	0	0	0	0
Investments-Reserve Account-Series 2006	0	0	0	0
Prepaid Items	0	0	0	0
Prepaid General Liability Insurance	904	0	0	904
Prepaid Professional Liability	0	0	0	0
Deposits	3,290	0	0	3,290
Amount Available-Debt Service	0	0	42,205	42,205
Amount To Be Provided-Debt Service	0	0	1,707,795	1,707,795
Total Assets	5,221	43,027	1,750,000	1,798,248
Liabilities				
Accounts Payable	13,158	0	0	13,158
Accounts Payable Other	0	0	0	0
Due To Debt Service Fund	0	0	0	0
Due to Homeowners Associations	0	0	0	0
Revenue Bonds Payable-LT-2015	0	0	1,750,000	1,750,000
Total Liabilities	13,158	0	1,750,000	1,763,158
Fund Equity & Other Credits				
Contributed Capital				
Fund Balance-All Other Reserves	0	42,205	0	42,205
Fund Balance-Unreserved	9,275	0	0	9,275
Other	(17,213)	822	0	(16,390)
Total Fund Equity & Other Credits Contributed Capital	(7,937)	43,027	0	35,090
Total Liabilities & Fund Equity	5,221	43,027	1,750,000	1,798,248

Bullfrog Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2015 Through 8/31/2016
(In Whole Numbers)

	Current Period Budget - Original	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	72,870	24,200	(48,670)	(67)%
Operations & Maintenance Assmts-Off Roll	0	9,880	9,880	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	12,145	12,145	0 %
Total Revenues	72,870	46,225	(26,645)	(37)%
Expenditures				
Financial & Administrative				
District Manager	24,000	22,000	2,000	8 %
District Engineer	2,400	1,802	599	25 %
Disclosure Report	0	0	0	100 %
Trustees Fees	3,450	3,717	(267)	(24)%
Auditing Services	5,000	2,000	3,000	9 %
Postage, Phone, Faxes, Copies	1,200	122	1,078	90 %
Public Officials Insurance	1,400	1,308	92	7 %
Legal Advertising	600	952	(352)	(59)%
Bank Fees	400	397	3	(297)%
Dues, Licenses & Fees	175	175	0	(150)%
Office Supplies	100	0	100	100 %
Website Administration	1,200	196	1,004	84 %
Legal Counsel				
District Counsel	2,400	935	1,465	61 %
Electric Utility Services				
Electric Utility Services	7,965	14,290	(6,325)	(79)%
Garbage/Solid Waste Control Services				
Garbage Collection	200	0	200	100 %
Water-Sewer Combination Services				
Water Utility Services	1,000	4,155	(3,155)	(316)%
Other Physical Environment				
Waterway Management Program	2,400	0	2,400	100 %
Property & Casualty Insurance	2,400	0	2,400	100 %
Club Facility Maintenance	2,500	0	2,500	100 %
Landscape Maintenance - Contract	7,000	5,996	1,004	25 %
Landscape Maintenance - Other	2,400	1,106	1,294	54 %
Plant Replacement Program	480	0	480	100 %
Irrigation Maintenance	1,200	4,286	(3,086)	(202)%
Pool Maintenance	3,000	0	3,000	100 %
Total Expenditures	72,870	63,437	9,433	13 %
Excess of Revenues Over (Under) Expenditures	0	(17,213)	(17,213)	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	(17,213)	(17,213)	0 %

Bullfrog Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service - Series 2015
From 10/1/2015 Through 8/31/2016
(In Whole Numbers)

	Current Period Budget - Original	Current Period Actual	Current Period Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	0	42,482	42,482	0 %
Debt Service Prepayments	0	14,286	14,286	0 %
Debt Service Assmts-Off Roll	0	19,200	19,200	0 %
Debt Service Assmts - Developer	0	59,945	59,945	0 %
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	135,915	135,915	0 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	0	125,093	(125,093)	0 %
Principal-Series 2015	0	10,000	(10,000)	0 %
Total Expenditures	0	135,093	(135,093)	0 %
Excess of Revenues Over (Under) Expenditures	0	822	822	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	822	822	0 %

Bullfrog Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/16
Reconciliation Date: 8/31/2016
Status: Locked

Bank Balance	401.77
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	401.77
Balance Per Books	<u>401.77</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Commercial Checking Acct Public Funds

Account number:

■ August 1, 2016 - August 31, 2016 ■ Page 1 of 1

**WELLS
FARGO**

BULLFROG CREEK COMMUNITY DEVELOPMENT DI
5680 W CYPRESS ST
TAMPA FL 33607-7002

Questions?

Call your Customer Service Officer or Client Services

1-800-AT WELLS (1-800-289-3557)

5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)

PO Box 63020

San Francisco, CA 94163

Account summary

Commercial Checking Acct Public Funds

Account number	Beginning balance	Total credits	Total debits	Ending balance
	\$1,852.24	\$0.00	-\$1,450.47	\$401.77

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	08/11	33.61	Client Analysis Svc Chrg 160810 Svc Chge 0716 000004124046988
		\$33.61	Total electronic debits/bank debits

Checks paid

Number	Amount	Date
1157	1,416.86	08/01
	\$1,416.86	Total checks paid
	\$1,450.47	Total debits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
07/31	1,852.24	08/01	435.38	08/11	401.77
Average daily ledger balance		\$412.61			