

**BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 13, 2017**

BULLFROG CREEK CDD
COMMUNITY DEVELOPMENT DISTRICT AGENDA

APRIL 13, 2017 at 9:00 a.m.

The Offices of So-Ho Capital

Located at 2330 W. Horatio Street Tampa, FL 33606

District Board of Supervisors	Chairman	Adam Harden
	Vice Chairman	Jason Starling
	Supervisor	Chas Bruck
	Supervisor	Matt Suggs
	Supervisor	Brady Lefere
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.

April 13, 2017

Board of Supervisors
Bullfrog Creek Community Development District

Dear Board Members:

The Regular Meeting and Public Hearing of the Bullfrog Creek Community Development District will be held on **Thursday, April 13, 2017 at 9:00 a.m.** at the offices of So-Ho Capital, located at 2330 W. Horatio Street Tampa, FL 33606. 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 2017-09; Assessment Resolution Tab 01
 - B. Discussion on Matters Related to Bond Closing
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Meeting January 12, 2017 Tab 02
 - B. Consideration of Operation and Maintenance Expenditures April 2017 Tab 03
 - C. Review of Financial Statements Month Ending February 28, 2017 Tab 04
- 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 2017-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2007-07; ADOPTING THE FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT DATED MARCH 23, 2017; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2017; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Bullfrog Creek Community Development District (the "**District**") previously indicated its intention to construct and/or acquire assessable improvements described in Bullfrog Creek Community Development District Master Engineer's Report of Landmark Engineering & Surveying Co., dated September, 2016 (the "**Improvements**");

WHEREAS, the District previously adopted Resolution 2017-07, equalizing, approving, confirming and levying special assessments on certain property within the District, for the purpose of acquiring certain types of public improvements and community facilities consisting of the Improvements and to finance such through the issuance of its Special Assessment Bonds, Series 2017 which bonds would be repaid by the imposition of special assessments on benefited property within the District, which resolution is still in full force and effect; and

WHEREAS, the District desires to revise the debt assessments adopted pursuant to Resolution 2017-07, as outlined in the First Supplemental Assessment Methodology Report, dated March 23, 2017, attached as **Exhibit "A"** (the "**Assessment Report**");

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

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.
2. **Findings.** The Board of Supervisors of the District hereby finds and determines that the issuance of the Special Assessment Bonds, Series 2017 serves a proper, essential, and valid public purpose.
3. **Assessment Lien for the Series 2017 Refunding Bonds.** The special assessments for the Series 2017 Refunding Bonds shall be made and allocated in accordance with the Assessment Report.

4. Payment Of Assessments And Method Of Collection.

Section 7(a) of Resolution 2017-07 is hereby amended to provide as follows:

(a) Unless waived in writing, the Assessments securing the Bonds may be paid in not more than thirty (30) consecutive yearly installments of principal commencing at such time as set forth in Exhibit B hereto. The Board hereby approves and adopts Exhibit B hereto and the provisions thereof are hereby incorporated by reference.

Unless waived in writing, the Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Improvements and the adoption by the Board of a resolution by the District accepting the Improvements. At any time subsequent to thirty (30) days after the Improvements have been completed and a resolution accepting the Improvements has been adopted by the Board, or at any time prior in the event the right to prepay without interest has been waived, the Assessments may be prepaid in part or in full at any time, in either case including the interest due to the next succeeding February 1, May 1, August 1 or November 1 (each a "Quarterly Redemption Date") or to the second succeeding Quarterly Redemption Date if such a prepayment is made within forty-five calendar days before a Quarterly Redemption. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

Exhibit B provides that the Assessments will be initially allocated to net assessable acres within the District in the manner set forth therein. Exhibit B, attached hereto and incorporated herein, addresses certain density reduction payments designed to insure that the debt per acre limitations set forth in Exhibit B are not exceeded. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the density reduction calculations described in Exhibit B. Upon submission of a plat which causes the Assessment levels as set forth in Exhibit B to be met or exceeded, the District will determine whether a density reduction payment is due and payable and, if it is, such density reduction payment shall become due and payable that tax year by the owner(s) of record of the remaining property, in addition to the regular Assessment installment payable with respect to the remaining developable acres. The District will take all necessary steps to ensure that density reduction payments are made in a timely fashion to ensure its debt service obligations in regard to the Bonds are met. The District shall record all density

reduction payments in its Improvement Lien Book.

5. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. Conflicts. This Resolution is intended to supplement Resolution 2017-07, which remains in full force and effect. This Resolution and Resolution 2017-07 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this ____ day of _____, 2017.

Attest:	Bullfrog Creek Community Development District
By:_____	By:_____
Assistant Secretary	Adam Harden Chair of the Board of Supervisors

2017



BULLFROG CREEK

COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

Compiled By:

Meritus
Districts

MARCH 23, 2017

FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT 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

MARCH 23, 2017

I. REPORT OBJECTIVE

This *Bullfrog Creek Community Development District First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to update and amend the basis of benefit allocation and assessment methodology to support the financing plan relating to the Bullfrog Creek Community Development District (the “District”) as initially described in the *Bullfrog Creek Community Development District Master Assessment Methodology Report -- Expansion Area* (the “Master Report”) dated April 22, 2016. Those lands within the Twin Creeks phase of the District are generally described in the Engineer’s Report (as defined below), further described in Exhibit B of this First Supplemental Report and are herein referred to as, the “Expansion Area”. The objective of this First Supplemental 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 Expansion Area’s CIP, as outlined by the *Engineer’s Report for Bullfrog Creek Community Development District*, dated July 2014 and updated September 2016 (the “Engineer’s Report”).

The basis of benefit received by properties within the District relates directly to the proposed CIP. It is the Expansion Area’s CIP that will create the public infrastructure which enables properties within the Expansion Area 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 the District could not be undertaken within the current legal development standards. The main objective of this First Supplemental Report is to further refine, update and amend the Master Report, which established a basis on which to quantify and allocate the special benefit provided by a portion of the CIP to the Expansion Area. A detailed allocation methodology and finance plan will be utilized to equitably distribute certain CIP costs upon properties within the Expansion Area based upon the level of benefit received. This First Supplemental Report will outline the latest proposed financing structure and assessment methodology for the Bonds (as defined herein) to be issued by the District, consistent with the maximum long term assessment associated with the portion of the CIP allocable to Expansion Area properties. The methodology consultant will distribute supplemental report(s), as necessary, in connection with further 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 CIP which will provide special benefit to all assessable parcels within the District’s Expansion Area. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. 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 First Supplemental 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 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 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. The drainage and surface water management system are an example of a system that provides benefit to all units within the Expansion Area. As a system of improvements, all private landowners of property within the Expansion Area benefit the same from the first few feet of pipe as they do from the last few feet. As an example, 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 development program, and thus all landowners within the 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 District is estimated to be \$3,950,000 and is generally described within Tables 1 and 3 of this First Supplemental Report with further detail provided in the Engineer’s Report.

IV. FINANCING

The District will finance all or a portion of the Expansion Area’s CIP 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. 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 CIP, are apportioned to the assessable lands within the District's 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 First Supplemental Report.

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 Expansion Area CIP 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 CIP.

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 the 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. While the specific costs associated with the individual phases of the Expansion Area 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 Expansion Area'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 Expansion Area CIP 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 the 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 CIP is expressed in terms of EAU Factor in Table 2. For this First Supplemental Report, the Expansion Area’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 duly 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 Expansion Area’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the Bond liens encumbering the 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 the 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. 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.

VII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the land within the 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 the Expansion Area benefit from a portion of the CIP and all of the lands within the District 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 District. 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. Debt shall be assigned on a first platted first assigned basis. 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 First Supplemental Report would be applicable. Conversely, should there occur excess EAUs within the development plan above what is necessary to adequately service Bond debt, the District reserves the right to utilize the surplus EAUs as security for a future, separate debt instrument.

The third condition is the “completed development state.” In this condition the entire development program for the 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 the 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 \$15,259.26 (\$4,120,000 in total assessment divided by 270.00 total EAUs). If such changes occur, the methodology will be 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 First Supplemental 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 \$15,259.26, 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 \$15,259.26 (either as a result of a larger number of lots, larger lots or both), the District reserves the right to utilize the surplus EAUs as security for a future, separate debt instrument. Should the District refuse this right, 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 \$15,259.26 (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 \$15,259.26 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 District 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

CONSTRUCTION COST ESTIMATE OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES ⁽¹⁾			
DESCRIPTION	TWIN CREEKS PHASE 1	TWIN CREEKS PHASE 2	TOTAL
Off-Site Improvements	\$100,000	\$0	\$100,000
Stormwater Management	\$970,000	\$130,000	\$1,100,000
Utilities (Water & Sewer)	\$830,000	\$290,000	\$1,120,000
Roadway	\$920,000	\$360,000	\$1,280,000
Entry Feature & Signage	\$250,000	\$100,000	\$350,000
TOTAL	\$3,070,000	\$880,000	\$3,950,000

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	1.25	150.0
	240		270.0

⁽¹⁾ Per Engineer's Report dated September 2016

TABLE 3. CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT PLAN	Funding Needs
Off-Site Improvements	\$100,000
Stormwater Management	\$1,100,000
Utilities (Water & Sewer)	\$1,120,000
Roadway	\$1,280,000
Entry Feature & Signage	\$350,000
CAPITAL IMPROVEMENT NEEDS FOR DEVELOPMENT WITHIN EXPANSION AREA	\$3,950,000
Net Proceeds From Bonds	\$3,601,735
Amount required from private contributions or other sources to complete	\$348,265

TABLE 4. BOND FINANCING

<u>SPECIAL ASSESSMENT REVENUE BONDS</u>		
⁽¹⁾ Coupon Rate		5.164%
Term (Years)		31
Principal Amortization Installments		30
ISSUE SIZE		\$4,120,000
Construction Fund		\$3,601,735
⁽¹⁾ Capitalized Interest (Months)	6	\$114,177
Debt Service Reserve Fund		\$137,559
Underwriter's Discount	2.00%	\$82,400
+ Premium / - Discount		\$27,279
Cost of Issuance		\$156,850
Contingency		\$0
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$275,184
⁽²⁾ Collection Costs and Discounts @ 6%		\$17,316
TOTAL ANNUAL ASSESSMENT		\$292,500

⁽¹⁾ Average Coupon Rate

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

TABLE 5. ASSESSMENT ALLOCATION

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	\$1,831,111	\$130,000	\$15,259.26	\$1,083.33
Single Family 50'	120	1.25	\$2,288,889	\$162,500	\$19,074.07	\$1,354.17
	240		\$4,120,000	\$292,500		

EXHIBIT "A"

The anticipated par amount of bonds to be borrowed by the District to pay for the public capital infrastructure improvements is \$4,120,000.00 payable in 30 annual installments of principal of \$3,761.09 per acre. The anticipated par debt is \$52,976.73 per acre and is outlined below.

Prior to platting, the debt associated with the CIP will initially be allocated within the District on a per acre basis. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and the remaining un-platted acres in accordance with the assessment methodology.

<u>Assessment Roll</u>			
TOTAL LONG TERM ASSESSMENT:		<u>\$4,120,000.00</u>	
ANNUAL LONG TERM ASSESSMENT:		<u>\$292,500.00</u>	(30 Installments)
TOTAL ACRES +/-:		<u>77.770</u>	
TOTAL LONG TERM ASSESSMENT PER ACRE:		<u>\$52,976.73</u>	
ANNUAL LONG TERM ASSESSMENT PER ACRE:		<u>\$3,761.09</u>	(30 Installments)
		<u>PER PARCEL ASSESSMENTS</u>	
		<u>Total</u>	<u>Total</u>
<u>Landowner Name, Parcel ID & Address</u>	<u>Acres</u>	<u>PAR Debt</u>	<u>Annual</u>
SOHO COWLEY ROAD LLC PARCEL ID: 77481.0200 701 S HOWARD AVE TAMPA, FL 33606-1024	1.970	\$104,364.15	\$7,409.35
SOHO COWLEY ROAD LLC PARCEL ID: 77482.0000 701 S HOWARD AVE TAMPA, FL 33606-1024	59.970	\$3,177,014.27	\$225,552.59
SOHO COWLEY ROAD LLC PARCEL ID: 77540.0200 701 S HOWARD AVE TAMPA, FL 33606-1024	6.910	\$366,069.18	\$25,989.13
SOHO COWLEY ROAD LLC PARCEL ID: 77540.0300 701 S HOWARD AVE TAMPA, FL 33606-1024	8.920	\$472,552.40	\$33,548.93
Totals:	<u>77.770</u>	<u>\$4,120,000.00</u>	<u>\$292,500.00</u>

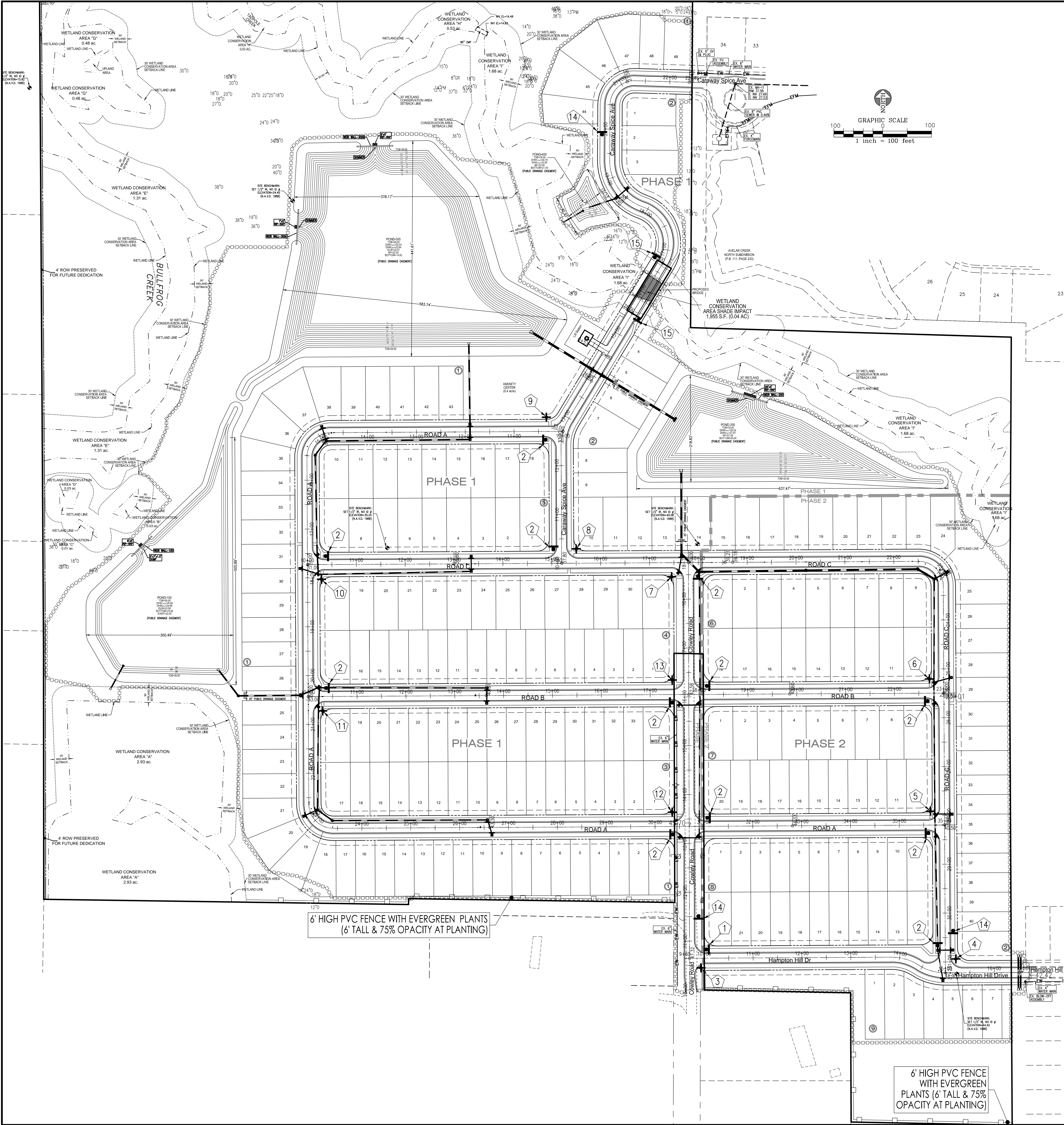
LEGAL DESCRIPTION -- TWIN CREEKS:

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 $00^{\circ}20'32''$ 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 $88^{\circ}17'55''$ 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 $00^{\circ}17'05''$ 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 $00^{\circ}18'40''$ 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 $00^{\circ}18'40''$ EAST, 264.60 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, NORTH $88^{\circ}52'49''$ 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 $00^{\circ}14'41''$ 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 $88^{\circ}52'49''$ 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 $00^{\circ}10'44''$ 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 $88^{\circ}20'25''$ 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 $89^{\circ}18'01''$ WEST, 30.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF COWLEY ROAD; THENCE ALONG SAID WESTERLY

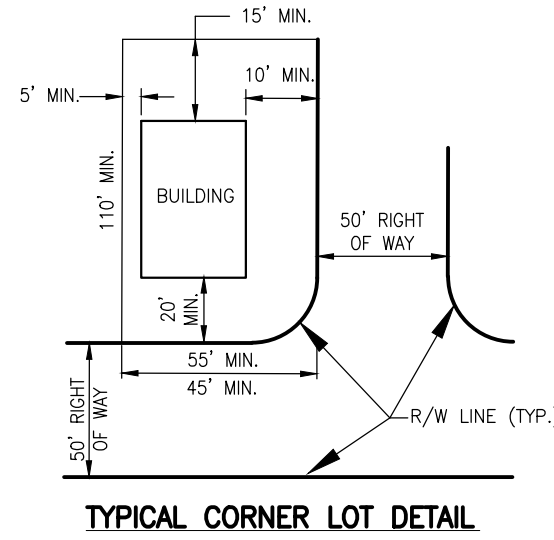
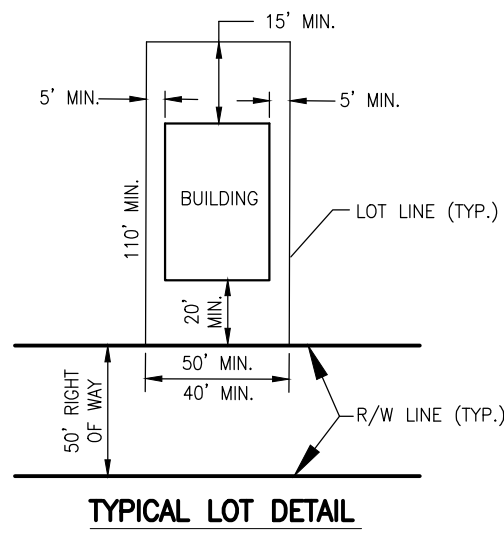
RIGHT-OF-WAY LINE OF COWLEY ROAD LYING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00°10'44" EAST, 509.97 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°10'43" WEST, 545.08 FEET; THENCE SOUTH 00°10'44" 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.



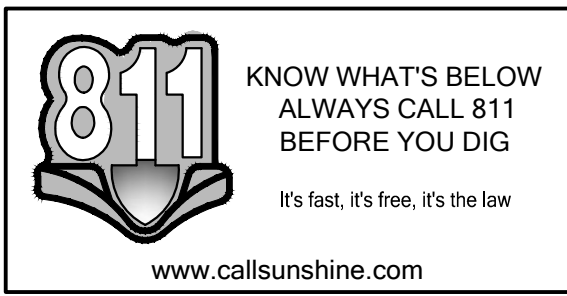
ZONING NOTES

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.



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

Overall - OVERALL & SIGNAGE
PLAN

SO-HO CAPITAL

2330 W HORATIO AVE
TAMPA, FL 33609
Phone (813) 781-2558

LANDMARK
ENGINEERING & SURVEYING
CORPORATION

8515 Palm River Road
Tampa, Florida 33619
E.B. # 28014

5

32

DATE: 07/10/2015

DRAWN BY: M. Donohay

CHECKED BY: TCA

JOB NO.: 2140047

REVISIONS:
12/4/15 REVISED PER SHEPARD & HILLSBOROUGH COUNTY COMMENTS (ND)
03/07/16 REVISED PER SHEPARD & HILLSBOROUGH COUNTY COMMENTS (ND)
03/07/16 REVISED PER SHEPARD & HILLSBOROUGH COUNTY COMMENTS (ND)
06/15/16 REVISED BRIDGE (ND)

Elevations based on
NORTH AMERICAN VERTICAL DATUM 1985 (NAVD85)

TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

January 12, 2017 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, January 12, 2017 at 9:00 a.m. at the offices of So-Ho Capital, located at 2330 W. Horatio Street, Tampa, FL 33606.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Bullfrog Creek Community Development District to order on Tuesday, January 12, 2017 at approximately 9:00 a.m.

Board Members Attending and Constituting a Quorum:

Adam Harden	Chairman
Jason Starling	Vice Chairman
Matt Suggs	Supervisor
Brady Lafere	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Chamberlain	Meritus

Dan Molloy	District Counsel
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There were no audience members present.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no residents or general public in attendance.

3. BUSINESS ITEMS

A. Consideration of Resolution 2017-08; Issuance of Special Assessment Bonds, Series 2017

i. Exhibits A-E

Brian Lamb explained the resolution in detail.

The full discussion is available on audio.

MOTION TO: Approve Resolution 2017-08.
MADE BY: Supervisor Harden
SECONDED BY: Supervisor Starling
DISCUSSION: None further
RESULT: Called to vote: Motion PASSED
4/0 - Motion passed unanimously

B. General Matters of the District

Mr. Lamb discussed the 2017 project and the expansion of the District with regards to the status of completion being the end of April, and Mr. Molloy advised that the bond completion should occur around this same time as well.

4. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting January 12, 2017

B. Consideration of Operation and Maintenance Expenditures January 2017

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

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.
MADE BY: Supervisor Harden
SECONDED BY: Supervisor Starling
DISCUSSION: None further
RESULT: Called to vote: Motion PASSED
4/0 - Motion passed unanimously

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

There was nothing additional to report at this time.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no audience members present.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Harden
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 Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
LMP	119321	\$ 1,400.00		Grounds Maintenance - April
Meritus Districts	7814	2,004.35		Management Services - April
Monthly Contract Sub-Total		\$ 3,404.35		
Variable Contract				
Molloy & James	15858	\$ 330.00		Professional Services - 02/20/17
Variable Contract Sub-Total		\$ 330.00		
Utilities				
BOCC	4530376936 022817	\$ 56.36		Water Service - 02/24/17
BOCC	6329271129 022817	435.40	\$ 491.76	Water Service - 02/28/17
TECO	211007105961 030817	80.70		Electric Service - thru 03/02/17
TECO	211007106167 030917	1,569.41		Electric Service - thru 03/02/17
TECO	211007106381 012617	52.11		Electric Service - thru 01/23/17
TECO	211007106381 022417	22.18		Electric Service - thru 02/21/17
TECO	211007106381 032717	22.08	\$ 1,746.48	Electric Service - thru 03/22/17
Utilities Sub-Total		\$ 2,238.24		
Regular Services				
Tampa Bay Times	109978 030917	\$ 62.41		Finance Fees - 02/28/17
US Bank	4561727	3,717.38		Trustee Fees - thru 01/31/18
Regular Services Sub-Total		\$ 3,779.79		
Additional Services				
LMP	119131	\$ 83.33		Irrigation Inspection Repairs - 03/17/17
LMP	119260	423.50	\$ 506.83	Spring Annuals - 03/22/17

Bullfrog Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 506.83		
TOTAL:		\$ 10,259.21		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
4/1/2017	119321

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

Property Information

Services for the month of April 2017

Description	Qty	Rate	Amount
Monthly Grounds Maintenance	1	1,400.00	1,400.00
Total			\$1,400.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	5/1/2017	Balance Due
			\$0.00
			\$1,400.00

Approved 4/5/2017 by dthomas

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



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

INVOICE

Invoice Number: 7814
Invoice Date: Apr 1, 2017
Page: 1

Bill To:

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

Ship to:

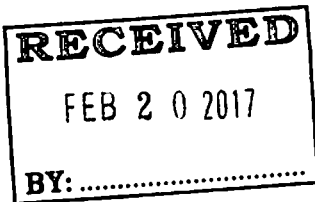
Customer ID	Customer PO	Payment Terms	
Bullfrog Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Best Way		4/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - April		2,000.00
	Postage	Postage - February		4.35
		B		

Subtotal	2,004.35
Sales Tax	
Total Invoice Amount	2,004.35
Payment/Credit Applied	
TOTAL	2,004.35

Check/Credit Memo No:

Approved 4/5/2017 by dthomas



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

February 20, 2017

PLEASE SIGN TO ME

Attention:

Inv #: 15858

Re: Bullfrog Creek CDD

DATE	DESCRIPTION	HOURS	AMOUNT
Feb-06-17	Review status.	1.20	330.00
	Totals	1.20	<u>\$330.00</u>
	Total Fee & Disbursements		<u>\$330.00</u>
	Previous Balance		742.50
	Previous Payments		742.50
	Balance Now Due		<u>\$330.00</u>

TAX ID Number 59-2866686

PAYMENT DETAILS

Feb-09-17	Check #1188	632.50
Feb-20-17	Check #1195	110.00
	Total Payments	<u>\$742.50</u>

APPROVED

Company: Bullfrog Creek CDD
Job: _____
Activity: _____
Approved by: _____ Date: _____

Approved 4/5/2017 by dthomas



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
301 TAMPA LLC	4530376936	02/28/2017	03/14/2017
Service Address: 12705 FLATWOOD CREEK DR			

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60847553	01/26/2017	178	02/24/2017	186	800	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$2.34
Water Base Charge	\$8.48
Water Consumption Charge	\$0.55
Collection Notice Fee	\$10.00
Total Service Address Charges	\$25.45

Summary of Account Charges

Previous Balance	\$30.91
Net Payments - Thank You	\$0.00
Past Due Amount	\$30.91
Total Account Charges	\$25.45

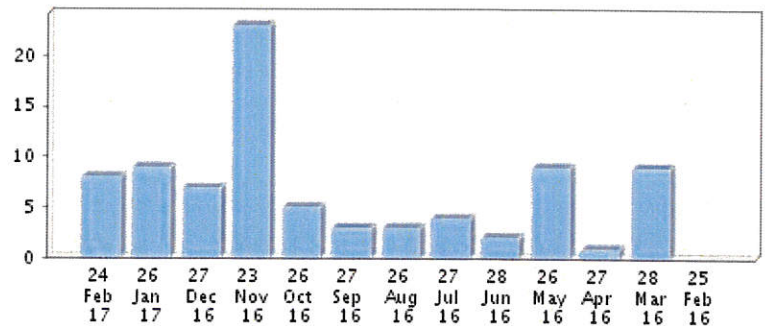
AMOUNT DUE	\$56.36
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IMPORTANT MESSAGE

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.

"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: 4530376936

SERVICE ADDRESS: 2909 W. BAY TO BAY BLVD., 408

ELECTRONIC PAYMENTS BY CHECK OR



Automated payment line: (813) 276-8526

Internet payments: <https://iwr.hillsboroughcounty.org/hcweb/>

Additional information:
<http://www.hillsboroughcounty.org/water/>

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

301 TAMPA LLC
2909 W. BAY TO BAY BLVD., 408
TAMPA , FL 33629-2909

00045303769363

DUE DATE	03/14/2017
AMOUNT DUE	\$56.36
AMOUNT PAID	

00000056366

Approved 4/5/2017 by dthomas



CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BULLFROG CREEK COMMUNITY DEV DISTRICT	6329271129	02/28/2017	03/21/2017

Service Address: 12710 BULLFROG CREEK RD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
60880740	01/26/2017	15857	02/24/2017	16241	38400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.08
Purchase Water Pass-Thru	\$112.51
Water Base Charge	\$292.31
Water Consumption Charge	\$26.50
Total Service Address Charges	\$435.40

Summary of Account Charges

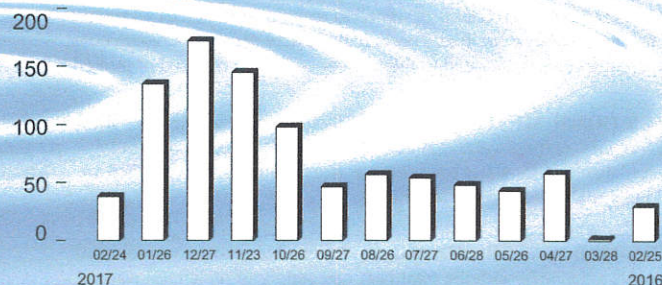
Previous Balance	\$785.09
Net Payments - Thank You	(\$785.09)
Total Account Charges	\$435.40

AMOUNT DUE	\$435.40
-------------------	-----------------

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 1000 Gallons



MAR 06 2017

Approved 4/5/2017 by dthomas



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

MAR 06 2017

ELECTRONIC PAYMENTS BY CHECK OR

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



10Z 3160475 00 00006774 00006861 I=12



6774 1 AB 0.400 0.4000
BULLFROG CREEK COMMUNITY DEV DISTRICT
2005 PAN AM CIR SUITE 120
TAMPA FL 33607-2529

DUE DATE	03/21/2017
AMOUNT DUE	\$435.40
AMOUNT PAID	

0063292711296

00000435404



ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 03/08/2017

Account: 211007105961

BULLFROG CREEK CDD
BULLFROG CREEK COMMUNITY
12705 FLATWOOD CREEK DR
GIBSONTOWN, FL 33534-5717

Current month's charges:	\$80.70
Total amount due:	\$80.70
Current month's charges due:	03/29/2017

Your Account Summary

Previous Amount Due	\$66.87
Payment(s) Received Since Last Statement	-\$66.87
Current Month's Charges Due By 03/29/2017	\$80.70
Total Amount Due	\$80.70

MAR 13 2017

Help us avoid service interruptions



Know what's below.
Call before you dig.

Call 811 three days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



More options for you.

Visit tecoaccount.com to view and pay your bill, manage your information and more, 24/7 from any device.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

MAR 13 2017

Account: 211007105961

Current month's charges:	\$80.70
Total amount due:	\$80.70
Current month's charges due:	03/29/2017

Amount Enclosed \$

604469173732

00004928 01 AV 0 37 33607 FTECO103081723083610 00000 02 01000000 005 03 11949 002



BULLFROG CREEK CDD
BULLFROG CREEK COMMUNITY
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



6044691737322110071059610000000080708

MAR 13 2017

ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 03/09/2017
Account: 211007106167

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

Current month's charges:	\$1,569.41
Total amount due:	\$1,569.41
Current month's charges due:	03/30/2017

Your Account Summary

Previous Amount Due	\$1,546.22
Payment(s) Received Since Last Statement	-\$1,546.22
Current Month's Charges Due By 03/30/2017	\$1,569.41
Total Amount Due	\$1,569.41

Help us avoid service interruptions



**Know what's below.
Call before you dig.**

Call 811 three days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig.

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WAYS TO PAY YOUR BILL



MAR 13 2017

See reverse side for more information

Account: 211007106167

Current month's charges:	\$1,569.41
Total amount due:	\$1,569.41
Current month's charges due:	03/30/2017
Amount Enclosed	\$

618049417179

00000826 01 AV 0 37 33607 FTECO103091723230910 00000 02 01000000 008 02 7825 002



BULLFROG CREEK CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6180494171792110071061670000001569417

ACCOUNT STATEMENT

tampaelectric.com



Account: 211007106167
Statement Date: 03/09/2017
Current month's charges due 03/30/2017

Details of Charges – Service from 02/02/2017 to 03/02/2017

Service for: BULLFROG CREEK PRESERVE RD, GIBSONTON, FL 33534-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1804 kWh @ \$0.03224/kWh	\$58.16
Fixture & Maintenance Charge	41 Fixtures	\$447.72
Lighting Pole / Wire	41 Poles	\$882.73
Lighting Fuel Charge	1804 kWh @ \$0.02916/kWh	\$52.60
Florida Gross Receipt Tax		\$2.84
State Tax		\$102.17
Lighting Charges		\$1,546.22
Other Fees and Charges		
Electric Late Payment Fee		\$23.19
Total Other Fees and Charges		\$23.19
Total Current Month's Charges		\$1,569.41

00000826-0001652-Page 3 of 4



ACCOUNT STATEMENT

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [v](#) [in](#)

BULLFROG CREEK CDD
BULLFROG CREEK COMMUNITY
3503 STARLING ESTATES CT, PM
VALRICO, FL 33596-6002

Statement Date: 01/26/2017

Account: 211007106381

Past Due – Pay Immediately \$24.93**Current month's charges: \$27.18****Total amount due: \$52.11****Current month's charges due: 02/16/2017**

Your Account Summary

Previous Amount Due	\$24.93
Payment(s) Received Since Last Statement	\$0.00
Past Due Unpaid Balance – Pay Immediately	\$24.93
Current Month's Charges Due By 02/16/2017	\$27.18
Total Amount Due	\$52.11

JAN 30 2017

Things to do:

- ✓ Read new bill carefully
- ✓ Make note of new account number
- ✓ Check out guide on last page
- ✓ Register at [tecoaccount.com](#)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



More options for you.

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211007106381

Past Due – Pay Immediately \$24.93**Current month's charges: \$27.18****Total amount due: \$52.11****Current month's charges due: 02/16/2017****Amount Enclosed \$**

62422234932

00002493 01 AV 0 37 33607 FTECO101271702225310 00000 03 01000000 001 05 16074 002



BULLFROG CREEK CDD
BULLFROG CREEK COMMUNITY
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

624222349322110071063810000000052113

ACCOUNT STATEMENT

tampaelectric.com



Statement Date: 02/24/2017

Account: 211007106381

BULLFROG CREEK CDD
BULLFROG CREEK COMMUNITY
3503 STARLING ESTATES CT, PM
VALRICO, FL 33596-6002

Current month's charges:	\$22.18
Total amount due:	\$22.18
Current month's charges due:	03/17/2017

Your Account Summary

Previous Amount Due	\$52.11
Payment(s) Received Since Last Statement	-\$52.11
Current Month's Charges Due By 03/17/2017	\$22.18
Total Amount Due	\$22.18

MAR 01 2017

*Thanks for your feedback
about our recent changes.*

We're continuing to make enhancements at tecoaccount.com to improve your experience.

With your new online account access, you can view and pay your bill online, get your balance and view your account history, enroll in programs, update your personal information and more.

Check it out!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Billing and payments made easy!

We offer many convenient and free ways to receive and pay your natural gas bill, such as e-Bill and Direct Debit. For more on our convenient options, log into tecoaccount.com or visit tampaelectric.com/business and select *Pay Your Bill*.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211007106381

Current month's charges:	\$22.18
Total amount due:	\$22.18
Current month's charges due:	03/17/2017

Amount Enclosed \$

620518544523

MAR 01 2017

00002916 01 AV 0.37 33607 FTECO102241723175510 00000 03 01000000 001 05 16509 002



BULLFROG CREEK CDD
BULLFROG CREEK COMMUNITY
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6205185445232110071063810000000022188

ACCOUNT STATEMENT

tampaelectric.com



Account: 211007106381
Statement Date: 02/24/2017
Current month's charges due 03/17/2017

Details of Charges – Service from 01/24/2017 to 02/21/2017

Service for: 3503 STARLING ESTATES CT, PM, VALRICO, FL 33596-6002

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K32257	02/21/2017	9,975		9,974		1 kWh	1	29 Days
Basic Service Charge						\$19.94	Tampa Electric Usage History Kilowatt-Hours Per Day (Average) FEB 2017 0.0 JAN 0.0 DEC 0 NOV 0	
Energy Charge						1 kWh @ \$0.06216/kWh \$0.06		
Fuel Charge						1 kWh @ \$0.02956/kWh \$0.03		
Florida Gross Receipt Tax						\$0.51		
Electric Service Cost						\$20.54		
State Tax						\$1.64		
Total Electric Cost, Local Fees and Taxes						\$22.18		
Total Current Month's Charges						\$22.18		

00002916-0006677-Page 3 of 4

Important Messages

Fuel sources We Use to Serve You

For the 12-month period ending December 2016, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was:

-Natural Gas & Oil* 48%
-Coal 38%
-Purchased Power 14%
*Oil makes up less than 1%.



Statement Date: 03/27/2017

Account: 211007106381

BULLFROG CREEK CDD
BULLFROG CREEK COMMUNITY
3503 STARLING ESTATES CT, PM
VALRICO, FL 33596-6002

Current month's charges:	\$22.08
Total amount due:	\$22.08
Current month's charges due:	04/17/2017

Your Account Summary

Previous Amount Due	\$22.18
Payment(s) Received Since Last Statement	-\$22.18
Current Month's Charges Due By 04/17/2017	\$22.08
Total Amount Due	\$22.08

MAR 30 2017

Help us avoid service interruptions



Know what's below.
Call before you dig.

Call 811 three days before your project to have utility lines marked for free. Utility lines can easily be

damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/callbeforeyoudig.

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See reverse side for more information

Account: 211007106381

Current month's charges:	\$22.08
Total amount due:	\$22.08
Current month's charges due:	04/17/2017

Amount Enclosed \$

636567939678

MAR 30 2017

00003166 01 AV 0 37 33607 FTECO103271723042610 00000 03 01000000 001 05 16659 002



BULLFROG CREEK CDD
BULLFROG CREEK COMMUNITY
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6365679396782110071063810000000022083

ACCOUNT STATEMENT

tampaelectric.com



Account: 211007106381
Statement Date: 03/27/2017
Current month's charges due 04/17/2017

Details of Charges – Service from 02/22/2017 to 03/22/2017

Service for: 3503 STARLING ESTATES CT, PM, VALRICO, FL 33596-6002

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K32257	03/22/2017	9,975		9,975		0 kWh	1	29 Days

Basic Service Charge
Florida Gross Receipt Tax

Electric Service Cost

State Tax

Total Electric Cost, Local Fees and Taxes

\$19.94

\$0.51

\$20.45

\$1.63

\$22.08

Total Current Month's Charges

\$22.08

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

MAR 2017 0
FEB 0.0
JAN 0.0
DEC 0
NOV 0

00003166-0006985- Page 3 of 4



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	02/28/17
PREVIOUS BALANCE	\$4,160.68
CURRENT CHARGES	\$402.42
ADJUSTMENTS	\$0.00
PAYMENTS	(\$4,500.69)
BALANCE DUE	\$62.41

ADVERTISING STATEMENT AND INVOICE

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$4,160.68
	02/03/17				Payment #1189			(\$4,099.19)
	02/28/17				FINANCE CHARGE			\$0.92
02/01/17	02/01/17	420952		405	Meeting Location	2	2x 4.14	\$401.50
					Payment - 02/22			(\$401.50)

MAR 06 2017

Tampa Bay Times
tampabay.com

Amount due: \$62.41

MAR 06 2017

Due Date: 3/30/2017 **Amount Paid:**

Billing Date		Due Date: 3/30/2017		Amount Paid: _____	
2/28/2017					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
02/01/17 - 02/28/17	BULLFROG CREEK	109978			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$62.41	\$0.92	\$61.49	\$0.00	\$0.00	\$0.00

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

[illegible]



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 4561727
Account Number: 258259000
Invoice Date: 02/24/2017
Direct Inquiries To: MARY JANICE ENTSINGER
Phone: 407-835-3810

MERITUS
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

BULLFROG CREEK CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,717.38

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

BULLFROG CREEK CDD 2015

Invoice Number: 4561727
Account Number: 258259000
Current Due: \$3,717.38

Direct Inquiries To: MARY JANICE ENTSINGER
Phone: 407-835-3810

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 258259000
Invoice # 4561727
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Approved 4/5/2017 by dthomas



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 4561727
Invoice Date: 02/24/2017
Account Number: 258259000
Direct Inquiries: MARY JANICE ENTSMINGER
Phone: 407-835-3810

BULLFROG CREEK CDD 2015

Accounts Included 258259000 258259001 258259002 258259003 258259004 258259005
In This Relationship: 258259006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,450.00	100.00%	\$3,450.00
Subtotal Administration Fees - In Advance 02/01/2017 - 01/31/2018				\$3,450.00
Incidental Expenses	3,450.00	0.0775		\$267.38
Subtotal Incidental Expenses				\$267.38
TOTAL AMOUNT DUE				\$3,717.38



PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Invoice

Date	Invoice #
3/17/2017	119131

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

Property Information

Estimate #
37897

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation Inspection repairs completed on 3/16/2017			
Irrigation Parts		23.33	23.33
Irrigation Labor - 2 Techs @ \$80.00 per hour	0.75	80.00	60.00
*See attached for details on Tech's repairs.			
Total			\$83.33
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	4/16/2017	Balance Due
			\$0.00
			\$83.33

Approved 4/5/2017 by dthomas



Property: Bullfrog Creek

Date: 3-16-17
Technician: TSMC
Arrive/Depart: 2:30 1:30 PM

P.O. 267 Seffner, Florida 33583 * (813) 757-6500 Fax: (813) 757-6501 * www.lmpro.com

Clock Type/ #	A	Hunter	Port-C	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Pgm A	1	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	6/25/16																	
Rain Sensor	OK	bad		Battery Replaced	Y	N												

Notes:

Zone #	Type	A	B	C	D	Zone Information	Start	Pgm A	1	Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	Port 38					MAX Set Nozzle	7:45	1								
2	5 20					NO221e 4	2									
3	10 40															
4	10 40															
5	10 40															
6	10 40															
7	5 20					NO221e 3										
8	10 40															
9																
10																
11																
12																
13																
14																
15																
16																
17																
18																
19																
20																
21																
22																
23																
24																

Run Time																		
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Supervisor: TSMC	Technician: TSMC	Materials	NO221e	16	173	1035
------------------	------------------	-----------	--------	----	-----	------

NO221e 3	7	033	231
----------	---	-----	-----

Satake Ass RW24	4	266	1064
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Total Labor Charges	\$ 6750
---------------------	---------

Total Materials	\$ 23.33
-----------------	----------

Total Labor	\$ 6750
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Grand Total	\$ 90133
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Bill To:	
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Please make additional notes on the reverse side of this report - Use extra report as needed for programming information	
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37897/119131	
--------------	--



Invoice

PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
3/22/2017	119260

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

Property Information

Estimate #
37186

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Spring Annuals 4 inch	200	1.70	340.00
Soil cy	1	55.00	55.00
Pine Fine mulch bag	6	4.75	28.50
Total			\$423.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	4/21/2017	Balance Due
			\$0.00
			\$423.50

Approved 4/5/2017 by dthomas

Bull Frog Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2017



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 2/28/2017

(In Whole Numbers)

	General Fund	Debt Service - Series 2015	General Long-Term Debt	Total
Assets				
Cash-Operating Account	11,959	0	0	11,959
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	80,188	0	80,188
Investments-Reserve 2005B	0	0	0	0
Investments-Reserve 2015	0	13,099	0	13,099
Investments-Prepayment 2015	0	18,282	0	18,282
Investments-Acquisition/Construction 2015	0	0	0	0
Investments-Cost of Issuance Account-2015	0	0	0	0
Investments-Interest Account-Series 2015	0	0	0	0
Prepaid Items	0	0	0	0
Prepaid General Liability Insurance	1,018	0	0	1,018
Prepaid Professional Liability	0	0	0	0
Prepaid Trustee Fees	1,163	0	0	1,163
Deposits	3,435	0	0	3,435
Amount Available-Debt Service	0	0	87,759	87,759
Amount To Be Provided-Debt Service	0	0	1,622,241	1,622,241
Total Assets	18,199	111,569	1,710,000	1,839,768
Liabilities				
Accounts Payable	2,474	0	0	2,474
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	1,710,000	1,710,000
Total Liabilities	2,474	0	1,710,000	1,712,474
Fund Equity & Other Credits Contributed Capital				
Fund Balance-All Other Reserves	0	44,486	0	44,486
Fund Balance-Unreserved	(9,376)	0	0	(9,376)
Other	25,100	67,083	0	92,183
Total Fund Equity & Other Credits Contributed Capital	15,725	111,569	0	127,294
Total Liabilities & Fund Equity	18,199	111,569	1,710,000	1,839,768

Bullfrog Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2016 Through 2/28/2017
(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	79,344	46,147	(33,197)	(42)%
Operations & Maintenance Assmts-Off Roll	0	2,662	2,662	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	24,663	24,663	0 %
Total Revenues	79,344	73,472	(5,872)	(7)%
Expenditures				
Financial & Administrative				
District Manager	24,000	10,000	14,000	58 %
District Engineer	2,400	2,903	(503)	(21)%
Trustees Fees	3,750	2,555	1,195	32 %
Auditing Services	5,500	1,600	3,900	71 %
Postage, Phone, Faxes, Copies	500	201	299	60 %
Public Officials Insurance	1,200	904	296	25 %
Legal Advertising	600	6,497	(5,897)	(983)%
Bank Fees	450	194	256	57 %
Dues, Licenses & Fees	175	210	(35)	(20)%
Office Supplies	75	1	74	99 %
Website Administration	750	0	750	100 %
Legal Counsel				
District Counsel	2,400	1,705	695	29 %
Electric Utility Services				
Electric Utility Services	18,500	7,674	10,826	59 %
Water-Sewer Combination Services				
Water Utility Services	5,000	2,749	2,251	45 %
Other Physical Environment				
Property & Casualty Insurance	2,000	1,775	225	11 %
Landscape Maintenance - Contract	7,944	7,000	944	12 %
Landscape Maintenance - Other	2,400	569	1,831	76 %
Plant Replacement Program	500	0	500	100 %
Irrigation Maintenance	1,200	1,835	(635)	(53)%
Total Expenditures	79,344	48,372	30,972	39 %
Excess of Revenues Over (Under) Expenditures	0	25,100	25,100	0 %
Excess of Revenue/Other Sources Over Expenditures/Other Uses	0	25,100	25,100	0 %

Bullfrog Creek CDD
Statement of Revenues and Expenditures
200 - Debt Service - Series 2015
From 10/1/2016 Through 2/28/2017
(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	127,425	75,125	(52,300)	(41)%
Debt Service Prepayments	0	14,286	14,286	0 %
Lot Closings	0	4,800	4,800	0 %
Debt Service Assmts - Developer	0	64,810	64,810	0 %
Interest Earnings				
Interest Earnings	0	9	9	0 %
Total Revenues	127,425	159,030	31,605	25 %
Expenditures				
Debt Service Payments				
Interest-Series 2015	102,426	51,947	50,479	49 %
Principal-Series 2015	25,000	40,000	(15,000)	(60)%
Total Expenditures	127,426	91,947	35,479	28 %
Excess of Revenues Over (Under) Expenditures	(1)	67,083	67,084	(6,708,403)%
Excess of Revenue/Other Sources Over Expenditures/Other Uses	(1)	67,083	67,084	(6,708,403)%

**Bullfrog Creek CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/17

Reconciliation Date: 2/28/2017

Status: Locked

Bank Balance	19,826.10
Less Outstanding Checks/Vouchers	7,867.33
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	11,958.77
Balance Per Books	<u>11,958.77</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Bullfrog Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/17

Reconciliation Date: 2/28/2017

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1197	2/24/2017	System Generated Check/Voucher	2,793.00	Community Insurance Group, Inc
1199	2/24/2017	System Generated Check/Voucher	1,450.38	Landscape Maintenance Professionals, Inc
1200	2/24/2017	System Generated Check/Voucher	2,010.86	Meritus Districts
1201	2/24/2017	System Generated Check/Voucher	1,613.09	Tampa Electric
Outstanding Checks/Vouchers			7,867.33	

Commercial Checking Acct Public Funds

Account number:

February 1, 2017 - February 28, 2017 ■ Page 1 of 1



BULLFROG CREEK COMMUNITY DEVELOPMENT
DISTRICT
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
	\$107,689.63	\$0.00	-\$87,863.53	\$19,826.10

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	02/13	39.22	Client Analysis Srvc Chrg 170210 Svc Chge 0117 000004124046988
		\$39.22	Total electronic debits/bank debits

Checks paid

Number	Amount	Date	Number	Amount	Date	Number	Amount	Date
1185	270.50	02/09	1190	785.09	02/21	1194	2,012.50	02/15
1187*	1,504.69	02/06	1191	23,801.95	02/17	1195	110.00	02/21
1188	632.50	02/13	1192	51,323.04	02/17	1196	401.50	02/22
1189	4,099.19	02/03	1193	2,883.35	02/17			
	\$87,824.31		Total checks paid					

* Gap in check sequence.

\$87,863.53 **Total debits**

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
01/31	107,689.63	02/09	101,815.25	02/17	21,122.69
02/03	103,590.44	02/13	101,143.53	02/21	20,227.60
02/06	102,085.75	02/15	99,131.03	02/22	19,826.10
Average daily ledger balance		\$67,275.67			