BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

SEPTEMBER 17, 2024 REGULAR MEETING



313 CAMPUS STREET CELEBRATION, FL 34747

407-566-1935

Bullfrog Creek Community Development District

Board of Supervisors

District Staff

Esther Melvin, Chairperson Nanda Shrestha, Vice Chairperson Susan Blaylock, Assistant Secretary Joshua Kowalke, Assistant Secretary Jesus M. Sosa-Burgos, Assistant Secretary Michael Perez, District Manager Whitney Sousa, District Counsel Tonja Stewart, District Engineer

Regular Meeting Agenda Tuesday, September 17, 2024, – 6:00 p.m.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you plan to call into the meeting.

1.	Pledge of Allegiance
2.	Call to Order and Roll Call
3.	Audience Comments on Agenda – Three - (3) Minute Time Limit
4.	Business Items
	A. Review of FY 2023 Final AuditPage 4
	B. Consideration of Insurance Renewal Policy
	C. Consideration of Shell Walking Trail ProposalPage 45
	D. Consideration of Enhancement Proposal
5.	Staff Reports
	A. Field Inspection ReportPage 59
	B. District Counsel
	C. District Engineer
	D. District Manager
6.	Consent Agenda
	A. Consideration of the Regular Meeting Minutes from August 13, 2024 Page 68
	B. Consideration of July 2024 O&M Expenditures
	C. Consideration of July 2024 Financials & Check Register
7.	Supervisor Requests
8.	Audience Comments – Three - (3) Minute Time Limit
9.	Adjournment

The next meeting is scheduled for Tuesday, October 8, 2024, at 6:00 p.m.

Call in: 646-838-1601 - Phone Conference ID: 605 873 696#

District Office Inframark 313 Campus Street Celebration, FL 34747 Meeting Location: The Ventana Clubhouse 11101 Ventana Groves Blvd Riverview, FL 33578 BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Bullfrog Creek Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Bullfrog Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, and design and perform audit procedures responsive to those risks. Such procedures
 include examining, on a test basis, evidence regarding the amounts and disclosures in the financial
 statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures
 that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the
 effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that
 raise substantial doubt about the District's ability to continue as a going concern for a reasonable
 period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 29, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bullfrog Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,850,247).
- The change in the District's total net position in comparison with the prior fiscal year was \$112,634, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$621,035, an increase of \$80,218 in comparison with the prior fiscal year. The total fund balance is non-spendable for deposits, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management) and physical environment functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental funds with similar information presented for governmental funds with similar information presented for governments. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,

	 2023	2022
Current and other assets	\$ 622,872	\$ 549,830
Capital assets, net of depreciation	1,849,351	1,928,132
Total assets	2,472,223	2,477,962
Current liabilities	118,840	128,122
Long-term liabilities	5,203,630	5,312,721
Total liabilities	5,322,470	5,440,843
Net Position		
Net investment in capital assets	(3,354,279)	(3,384,589)
Restricted	369,190	339,720
Unrestricted	 134,842	81,988
Total net position	\$ (2,850,247)	\$ (2,962,881)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2023			2022
Revenues:				
Program revenues				
Charges for services	\$	678,406	\$	678,084
Operating grants and contributions		11,498		
Total revenues		689,904		678,084
Expenses:				
General government		82,145		84,360
Physical environment		212,987		225,113
Interest		282,138		287,168
Total expenses		577,270		596,641
Change in net position		112,634		81,443
Net position - beginning		(2,962,881)		(3,044,324)
Net position - ending	\$	(2,850,247)	\$	(2,962,881)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$577,270. Program revenues are comprised of assessments and increased from the prior year. In total, expenses decreased from the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$2,363,437 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$514,086 has been taken, which resulted in a net book value of \$1,849,351. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$5,225,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Bullfrog Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2023

	Governmental Activities	
ASSETS		_
Cash	\$	134,023
Due from other government		5,439
Accounts Receivable		175
Deposits		3,770
Restricted assets:		
Investments		479,465
Capital assets:		
Depreciable, net		1,849,351
Total assets		2,472,223
LIABILITIES		
Accounts payable and accrued expenses		1,837
Accrued interest payable		117,003
Non-current liabilities:		
Due within one year		115,000
Due in more than one year		5,088,630
Total liabilities		5,322,470
NET POSITION		
Net investment in capital assets		(3,354,279)
Restricted for debt service		369,190
Unrestricted		134,842
Total net position	\$	(2,850,247)

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

							Ne	et (Expense)
							R	evenue and
							Ch	anges in Net
				Program F	Reven	ues		Position
				<u> </u>	O	perating		
			Ch	narges for	Gra	ants and	G	overnmental
Functions/Programs	E	xpenses	5	Services	Con	tributions	Activities	
Primary government:								
Governmental activities:								
General government	\$	82,145	\$	82,145	\$	-	\$	-
Physical environment		212,987		187,060		-		(25,927)
Interest on long-term debt		282,138		409,201		11,498		138,561
Total governmental activities		577,270		678,406		11,498		112,634
	Chan	ge in net pos	sition					112,634
	Net p	osition - beg	inning					(2,962,881)
	Net p	osition - end	ing				\$	(2,850,247)

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2023

	Major Funds					Total	
	General Debt Service				Governmental Funds		
ASSETS		<u>Jeneral</u>	De	DI SEI VICE		runus	
Cash	\$	134,023	\$	_	\$	134,023	
Investments	Ψ	104,020	Ψ	479,465	Ψ	479,465	
Due from other government		2,158		3,281		5,439	
Accounts receivable		175		-		175	
Due from other funds		-		3,447		3,447	
Deposits		3,770		-		3,770	
Total assets	\$	140,126	\$	486,193	\$	626,319	
LIABILITIES AND FUND BALANCES Liabilities: Accounts payable and accrued liabilities Due to other funds	\$	1,837 3,447	\$	- -	\$	1,837 3,447	
Total liabilities	-	5,284		-		5,284	
Fund balances: Nonspendable: Deposits Restricted for: Debt service Unassigned Total fund balances	_	3,770 - 131,072 134,842		- 486,193 - 486,193		3,770 486,193 131,072 621,035	
Tatal Pal William and South along an	Φ.	440.400	Φ.	100 100	Φ.	000 040	
Total liabilities and fund balances		140,126	\$	486,193	\$	626,319	

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA RECONCILIATION OF THE BALANCE SHEET – GOVERMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2023

Total fund balances - governmental funds

\$ 621,035

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

 Cost of capital assets
 2,363,437

 Accumulated depreciation
 (514,086)
 1,849,351

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable (117,003)
Discount on bonds 21,370

Bonds payable (5,225,000) (5,320,633)

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	Major Funds					Total	
				Governmental			
		General	De	bt Service	Funds		
REVENUES							
Assessments	\$	269,205	\$	409,201	\$	678,406	
Interest earnings		-		11,498		11,498	
Total revenues		269,205		420,699		689,904	
EXPENDITURES							
Current:							
General government		82,145		_		82,145	
Physical environment		134,206		-		134,206	
Debt Service:							
Principal		-		110,000		110,000	
Interest		-		283,335		283,335	
Total expenditures		216,351		393,335		609,686	
Excess (deficiency) of revenues							
over (under) expenditures		52,854		27,364		80,218	
Fund balances - beginning		81,988		458,829		540,817	
Fund balances - ending	\$	134,842	\$	486,193	\$	621,035	

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds	\$	80,218
Amounts reported for governmental activities in the statement of activities are different because:	erent	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		110 000
		110,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of		
activities.		(78,781)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in		
the statement of activities.		(909)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the		
governmental fund financial statements.		2,106
Change in net position of governmental activities	\$	112,634

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Bullfrog Creek Community Development District ("District") was established on January 14, 2014 by Ordinance 14-1 of the Hillsborough County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

- Assessing and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bond. Bonds payable are reported net of the applicable premium or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the period of issuance. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as capital projects fund expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amo	rtized Cost	Credit Risk	Weighted Average Maturities
First American Government Obligation Fund Class Y	\$	137,630	S&P AAAm	24 days
US Bank Mmkt 5 -Ct	\$	341,835 479,465	N/A	Not available
	Ψ	713,700		

...

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	ı	Beginning Balance	Α	dditions	Redu	ctions		Ending Balance
Governmental activities								
Capital assets, being depreciated	•	0.000.407	•		•		•	0.000.407
Improvements other than buildings	_ \$_	2,363,437	\$	-	\$	-	\$	2,363,437
Total capital assets, being depreciated		2,363,437		-		-		2,363,437
Less accumulated depreciation for:								
Improvements other than buildings		435,305		78,781		-		514,086
Total accumulated depreciation		435,305		78,781		-		514,086
Total capital assets, being depreciated, net		1,928,132		(78,781)		_		1,849,351
Governmental activities capital assets, net	\$	1,928,132	\$	(78,781)	\$	-	\$	1,849,351

Depreciation expense was charged to the physical environment function/program.

NOTE 6 – LONG TERM LIABILITIES

<u>Series 2015</u>

On February 19, 2015, the District issued \$1,750,000 of Special Assessment Revenue Bonds, Series 2015 consisting of \$405,000 Term Bonds Series 2015A due on November 1, 2027 with a fixed interest rate of 5.875% and \$1,345,000 Term Bonds Series 2015A due in November 1, 2044 with a fixed interest rate of 6.000%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2044.

The Series 2015A Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2017

In April 2017, the District issued \$4,120,000 of Special Assessment Bonds, Series 2017 consisting of \$350,000 Term Bonds due on November 1, 2022 with a fixed interest rate of 4.0%, \$535,000 Term Bonds due on November 1, 2028 with a fixed interest rate of 4.75%, \$1,325,000 Term Bonds due on November 1, 2038 with a fixed interest rate of 5.125% and \$1,910,000 Term Bonds due on November 1, 2047 with a fixed interest rate of 5.25%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2018 through November 1, 2047.

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

Е	Beginning						Ending	D	ue Within
	Balance	Α	dditions	Re	eductions		Balance	C	One Year
\$	1,505,000	\$	-	\$	35,000	\$	1,470,000	\$	35,000
	3,830,000		-		75,000		3,755,000		80,000
	22,279		-		909		21,370		
\$	5,312,721	\$	-	\$	109,091	\$	5,203,630	\$	115,000
		3,830,000 22,279	\$ 1,505,000 \$ 3,830,000 22,279	Balance Additions \$ 1,505,000 \$ - 3,830,000 - 22,279 -	Balance Additions Reserve to the control of the contro	Balance Additions Reductions \$ 1,505,000 \$ - \$ 35,000 3,830,000 - 75,000 22,279 - 909	Balance Additions Reductions \$ 1,505,000 \$ - \$ 35,000 \$ 3,830,000 22,279 - 909	Balance Additions Reductions Balance \$ 1,505,000 \$ - \$ 35,000 \$ 1,470,000 3,830,000 - 75,000 3,755,000 22,279 - 909 21,370	Balance Additions Reductions Balance C \$ 1,505,000 \$ - \$ 35,000 \$ 1,470,000 \$ 3,830,000 \$ 75,000 3,755,000 \$ 22,279 - 909 21,370 -

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities					
September 30:		Principal		Interest		Total
2024	\$	115,000	\$	227,878	\$	342,878
2025		115,000		277,878		392,878
2026		125,000		272,022		397,022
2027		130,000		265,900		395,900
2028		135,000		259,394		394,394
2029-2033		810,000		1,184,944		1,994,944
2034-2038		1,045,000		948,809		1,993,809
2039-2043		1,360,000		640,806		2,000,806
2044-2048		1,390,000		249,525		1,639,525
Total	\$	5,225,000	\$	4,327,156	\$	9,552,156

NOTE 7 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

	A	udgeted mounts nal & Final	Actu	al Amounts	Fin	riance with al Budget - Positive Negative)
REVENUES						<u> </u>
Assessments	\$	266,226	\$	269,205	\$	2,979
Total revenues		266,226		269,205		2,979
EXPENDITURES Current: General government Physical environment Total expenditures		148,693 117,533 266,226		82,145 134,206 216,351		66,548 (16,673) 49,875
Excess (deficiency) of revenues over (under) expenditures	\$	-		52,854	\$	52,854
Fund balance - beginning				81,988		
Fund balance - ending			\$	134,842		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023 UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	12
Employee compensation	\$0
Independent contractor compensation	\$70,062
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance; \$751.28-\$864.82
	Debt service; \$1,083.35-\$1,354.17
Special assessments collected	\$678,406
Outstanding Bonds:	see Note 6 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Bullfrog Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Bullfrog Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated August 29, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

August 29, 2024



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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Bullfrog Creek Community Development District
Hillsborough County, Florida

We have examined Bullfrog Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Bullfrog Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

August 29, 2024



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors Bullfrog Creek Community Development District Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Bullfrog Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated August 29, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 29, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Bullfrog Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

August 29, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.





Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Bullfrog Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Bullfrog Creek Community Development District c/o Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Term: October 1, 2024 to October 1, 2025

Quote Number: 100124722

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY				
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$264,195			
Loss of Business Income	\$1,000,000			
Additional Expense	\$1,000,000			
Inland Marine				
Scheduled Inland Marine	Not Included			

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and
		Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle
		values, for "Named Storm" at each affected location
		throughout Florida subject to a minimum of \$10,000 per
		occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages				
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>		
Earth Movement	\$2,500	Included		
Flood	\$2,500 *	Included		
Boiler & Machinery	\$2,500	Included		
TRIA		Included		

^{*}Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$4,218

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
Х	А	Accounts Receivable	\$500,000 in any one occurrence
х	В	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
х	С	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
Х	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
Х	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
Х	F	Duty to Defend	\$100,000 any one occurrence
Х	G	Errors and Omissions	\$250,000 in any one occurrence
Х	Н	Expediting Expenses	\$250,000 in any one occurrence
Х	1	Fire Department Charges	\$50,000 in any one occurrence
Х	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
Х	К	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
Х	L	Leasehold Interest	Included
Х	М	Air Conditioning Systems	Included
х	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
х	0	Personal property of Employees	\$500,000 in any one occurrence
Х	Р	Pollution Cleanup Expense	\$50,000 in any one occurrence
Х	Q	Professional Fees	\$50,000 in any one occurrence
Х	R	Recertification of Equipment	Included
Х	S	Service Interruption Coverage	\$500,000 in any one occurrence
Х	Т	Transit	\$1,000,000 in any one occurrence
Х	U	Vehicles as Scheduled Property	Included
Х	V	Preservation of Property	\$250,000 in any one occurrence
Х	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
Х	Х	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Х	Υ	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
Х	Z	Ingress / Egress	45 Consecutive Days
Х	AA	Lock and Key Replacement	\$2,500 any one occurrence
Х	BB	Awnings, Gutters and Downspouts	Included
Х	СС	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u> Forgery and Alteration	<u>Limit</u> Not Included	<u>Deductible</u> Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit \$1,000,000

Personal Injury and Advertising Injury Included

Products & Completed Operations Aggregate Limit Included

Employee Benefits Liability Limit, per person \$1,000,000

Herbicide & Pesticide Aggregate Limit \$1,000,000

Medical Payments Limit \$5,000

Fire Damage Limit Included

No fault Sewer Backup Limit \$25,000/\$250,000

General Liability Deductible \$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit Per Claim \$1,000,000

Aggregate \$2,000,000

Public Officials and Employment Practices Liability Deductible \$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate. Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate

Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Bullfrog Creek Community Development District c/o Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Term: October 1, 2024 to October 1, 2025

Quote Number: 100124722

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$4,218
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,316
Public Officials and Employment Practices Liability	\$2,653
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$10,187

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2024, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Bullfrog Creek Community Development District

(Name of Local Governmental Entity)

By:

Signature

Print Name

Witness By:

Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2024

By:

Administrator



PROPERTY VALUATION AUTHORIZATION

Bullfrog Creek Community Development District c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
- 2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
- 3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
- 4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
- 5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
- 6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

	Building and Content TIV Inland Marine Auto Physical Damage	\$264,195 Not Included Not Included	As per schedule attached
Signa	ature:	Date:	
Nam	ne:		
Title	:		



Property Schedule

Bullfrog Creek Community Development District

Policy No.: Agent: 100124722 Egis Insurance Advisors LLC (Boca Raton, FL)

Unit#	Desc	ription	Year Bui	lt	Eff. Date	Building '	Value	Total Inc	urod Valuo
	Ad	Address Const Type Term Date C		Contents	ts Value Total Insured Va		ureu value		
	Roof Shape	Roof Pitch			Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Playground		2016		10/01/2024	\$28,32	25		
1	12710 Bullfrog Creek Rd Gisonton FL 33534		Non combus	stible	10/01/2025				\$28,325
Unit #	Desc	ription	Year Bui	l+	Eff. Date	Building '	Value		
Oille #		dress	Const Ty		Term Date	Contents		Total Ins	ured Value
l	Roof Shape	Roof Pitch	Collst Ty	ρe	Roof Cov	l		Replaced	Roof Yr Blt
	Dock	ROOI FILLII	2016		10/01/2024	\$5,66		3 nepiaceu	ROOI 11 BIL
2	12710 Bullfrog Creek Rd Gisonton FL 33534		Waterfro structure	-	10/01/2025				\$5,665
Unit #		cription	Year Bui		Eff. Date	Building '		Total Ins	ured Value
Į		dress	Const Ty	pe	Term Date	Contents			
	Roof Shape	Roof Pitch			Roof Cov			Replaced	Roof Yr Blt
	Entry Monument		2016		10/01/2024	\$84,97	75		
3	12710 Bullfrog Creek Rd Gisonton FL 33534		Masonry r combustil		10/01/2025				\$84,975
Unit #	Desc	ription	Year Bui	lt	Eff. Date	Building '	Value	Total Inc	ured Value
	Ad	dress	Const Ty	pe	Term Date	Contents	Value	Totalilis	ureu value
	Roof Shape	Roof Pitch			Roof Cov	ering	Covering	Replaced	Roof Yr Blt
	Entry Monument (Bullfrog East)		2016		10/01/2024	\$62,31	L5		
4	North of Hampton Hill Dr. & Cow Gibsonton FL 33534	rley Rd West	Masonry r combustil		10/01/2025				\$62,315
11.25.41	2		V		F((D.1)	D 11-11	V-1		
Unit #		cription	Year Bui		Eff. Date	Building '		Total Insured Value	
		dress	Const Ty	pe	Term Date Contents				
	Roof Shape	Roof Pitch	2016		Roof Cov			g Replaced	Roof Yr Blt
	Entry Monument (Bullfrog East)		2016		10/01/2024	\$62,31	15		
5	Hampton Rd North side just East Gibsonton FL 33534	of Rose Petal Place	Masonry r combustil		10/01/2025				\$62,315
Unit#		cription	Year Bui		Eff. Date	Building '		Total Ins	ured Value
ļ	i	dress	Const Ty	pe	Term Date	Contents			
	Roof Shape	Roof Pitch	2015		Roof Cov			Replaced	Roof Yr Blt
	Imitation Vinyl Stone Fence by Li	ft Station 9 70"	2016		10/01/2024	\$8,24	U		
6	Bull Frog Creek Rd Entrance Sout Gibsonton FL 33534	h side on Bull Frog Creek Rd.	Non combus	stible	10/01/2025				\$8,240
			1	<u> </u>					
Unit #		ription	Year Bui	lt	Eff. Date	Building '	Value	Total Inc	ured Value
	Ad	dress	Const Ty	pe	Term Date	Contents	Value	Totaling	area value
	Roof Shape	Roof Pitch			Roof Cov			Replaced	Roof Yr Blt
	Masonry and Wrought Iron Fence	e Right of Entry 50'	2016		10/01/2024	\$12,36	50		
7	Bull Frog Creek Rd Entrance Sout Gibsonton FL 33534	h side on Bull Frog Creek Rd.	Masonry r combustil		10/01/2025				\$12,360
			<u> </u>						
				uilding \ 264,195		Contents Value \$0	1	Insured Va \$264,195	alue

Sign:	Print Name:	Date:	



Bullfrog Creek Enhancement Proposal for Shell 9/2024

Date 9/5/2024

Customer Michael Perez | Inframark | 313 Campus Street | Celebration, FL 34747

Property Bullfrog Creek CDD | Bullfrog Creek | Riverview, FL 33578

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Add 73 Yards of white shell at the walking trail

Demo and Prep

Items Bullfrog Creek Shell	Quantity 73.00	Unit EA
Equipment charge	3.00	Day
Transport	3.00	Day

Demo and Prep: \$23,374.69

PROJECT TOTAL: \$23,374.69

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared. Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit. Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road

bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation

trator course for impation to bacca on opecinoations at the acaicated motor of the location marked on impation

plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

E-----

Escalation Clause

In the event of significant delay or price increase of material, equipment, or

energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are

subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

Ву _	Eur	Ву	
	Epifanio Carvajal Ulloa	Michael Perez	
Date	9/5/2024	Date	
	Pine Lake Services, LLC	Inframark	

Pine Lake Nursery & Landscape, LLC. | 12980 Tarpon Springs Road | Odessa, FL 33556



Bullfrog Creek Enhancement Proposal 9/2024

Date 9/4/2024

Customer Michael Perez | Inframark | 313 Campus Street | Celebration, FL 34747

Property Bullfrog Creek CDD | Bullfrog Creek | Riverview, FL 33578

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.

Plant Replacement at the Entrance

Add Plants to the center island and mail box

Items Install 10-7 Gallon Podocarpus	Quantity 10.00	Unit EA
Add 12 - 1 gallon society garlic at the center island inside the gate	12.00	EA
Install 30 - 1 Gallon Minima Jasmine at the entrance	30.00	EA
Install 6 - 3 gallon Loropetalum at the call box island	6.00	EA
Add 10 - 3 gallon Arboricola at Twin creek sign	10.00	EA
Add 2 - 3 gallon Tie Plants one on each side of Twin Creek sign	2.00	EA

Demo and Prep: \$2,450.53

PROJECT TOTAL: \$2,450.53

Terms & Conditions

Terms & Conditions

Payment Terms

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Exclusions

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Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared. Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod. Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit. Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

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We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road

bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using

current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between

Warranty and Tolerances

the date of this Contract and the date of installation

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner

neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters. Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping. Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed form rusting commencing immediately after installation Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an

subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the

project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.

Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

Ву	Eur	Ву	
	Epifanio Carvajal Ulloa	Michael Perez	2
Date	9/4/2024	Date	
_	Pine Lake Services, LLC	Inframark	

BULL FROG CREEK

Tuesday, August 20, 2024

Prepared For Board Of Supervisors

16 Issues Identified



Issue 1- Twin Creeks
Monument

Assigned To District Manager Recommend having a new monument installed completely.



Issue 2- Clubhouse Mail Kiosk

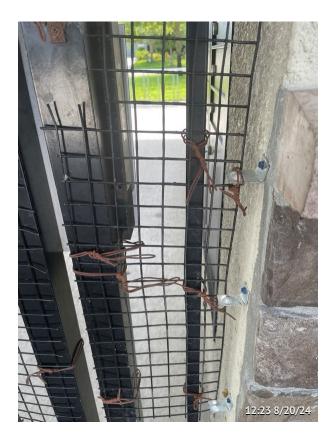
Assigned To District Manager Roof is failing, huge safety risk.



Issue 3- Mail Kiosk
Assigned To District Manager
Community board is shattered
needs to be replaced.



Assigned To District Manager
Exit is broken needs to be reset.



Issue 5- Clubhouse
Assigned To District Manager
Medal zipties are rusted and
can cause a safety concern.

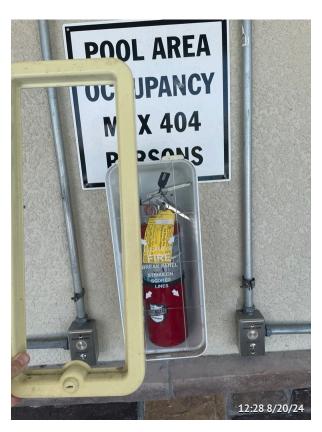


Assigned To District Manager
Bathroom door needs to be replaced.



Assigned To District Manager
Recommend Pressure washing

Recommend Pressure washing pool deck.



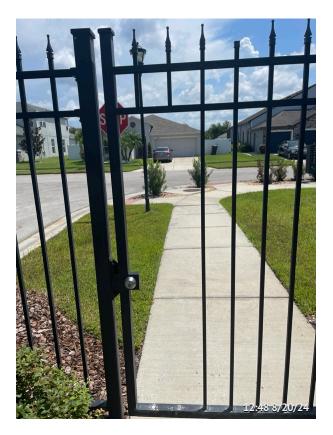
Issue 8- Clubhouse
Assigned To District Manager
Need to replace fire
extinguisher.



Issue 9- Clubhouse
Assigned To District Manager
Light is coming loose and will
need to be replaced.



Issue 10- Clubhouse Pond
Assigned To District Manager
Recommend having district
engineer come out and give us
a plan of action.



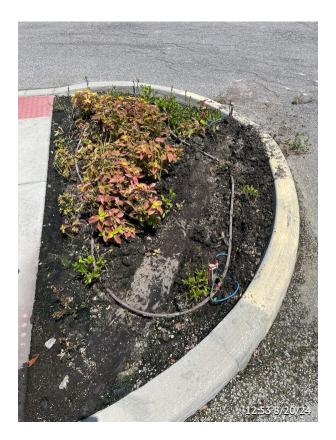
Issue 11- Bull Frog Creek Gates

Assigned To District Manager Recommend having this gate replaced.



Issue 12- Bull Frog Creek Gates

Assigned To District Manager Exit Gate does not close all the way, recommend having a tech out to explain why.



Issue 13- Bull Frog Creek Gates

Assigned To District Manager Pine lake has this area noted and will take care of it on August 21st.



Issue 14- Nature Trail
Assigned To District Manager
Proposal will be presented by
Pine Lake Nursery to add in
more shells to the nature trail.



Issue 15- Community Bridge
Assigned To District Manager
Recommend adding in an Ada
ramp so all residents can enjoy
CDD property.



Issue 16- Playground
Assigned To District Manager
Playground needs to have ADA
mulch.

	MINUT	TES OF MEETING		
		LFROG CREEK		
	COMMUNITY D	DEVELOPMENT DISTRICT		
	The Bullfrog Creek Community Development District regular meeting of the Board of			
;	Supervisors was held on Tuesday, Augi	ust 13, 2024, and called to order at 6:00 p.m. at the		
•	Ventana Clubhouse located at 11101 \	Ventana Groves Blvd., Riverview, FL 33578.		
1	Present and constituting a quorum were) :		
	Esther Melvin	Board Supervisor, Chair		
	Nanda Shrestha	Board Supervisor, Vice Chair		
	Susan Blaylock	Board Supervisor, Assistant Secretary		
	Jesus Sosa-Burgos Joshua Kowalke	Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary		
	JUSHUA NUWAINE	Bodru Supervisor, Assistant Secretary		
,	Also present were:			
	Michael Perez	District Manager, Inframark		
[FIRST ORDER OF BUSINESS	Pledge of Allegiance		
	The Pledge of Allegiance was re-			
:	SECOND ORDER OF BUSINESS	Call to Order and Roll Call		
	•	order at 6:00 p.m. and called the roll. A quorum was		
(established.			
	THIRD ORDER OF BUSINESS	Audience Comments on Agenda		
	There being none, the next item	followed.		
ĺ	FOURTH ORDER OF BUSINESS	Business Items		
	A. Public Hearing on FY 24-25 Bu	ıdget		
Ī	On MOTION by Ms. Melvin, second	led by Mr. Shrestha, with all in favor, the Public		
	Hearing on the FY 24-25 Budget, was			
•				
	On MOTION by Ms. Melvin, second Hearing on the FY 24-25 Budget, was	led by Mr. Shrestha, with all in favor, the Public s closed.		
•	1. Consideration of Resolutio	n 2024-04, Adopting the FY 24-25 Final Budget		
	On MOTION by Ms. Melvin, seconder 2024-04, Adopting the FY 24-25 Final	ed by Mr. Shrestha, with all in favor, Resolution		

43 B. Public Hearing on Levying O&M Assessments 44 On MOTION by Ms. Melvin, seconded by Mr. Shrestha, with all in favor, the Public Hearing on Levying O&M Assessments, was opened. 45 On MOTION by Ms. Melvin, seconded by Mr. Shrestha, with all in favor, the Public Hearing on Levying O&M Assessments, was closed. 46 1. Consideration of Resolution 2024-05, Levying O&M Assessments 47 48 On MOTION by Ms. Melvin, seconded by Mr. Shrestha, with all in favor, Resolution 2024-05, Levying O&M Assessments, was adopted. 49 C. Consideration of Resolution 2024-06, Approving FY 24-25 Meeting Schedule 50 51 On MOTION by Ms. Melvin, seconded by Mr. Sosa-Burgos, with all in favor, Resolution 2024-06, Approving the FY 2024-2025 Meeting Schedule, was adopted. 52 D. Consideration of Resolution 2024-07, Designating Officers 53 54 Concerns were raised about assigning more staff under the designation of officers. Mr. Perez explained that this would only impact managerial items and assured the District 55 56 there was no cause for concern. He presented the last Designation of Officers Resolution 57 for comparison. A request was made to separate Elected Officials and Assigned Officials. 58 Mr. Perez will adjust the Resolution accordingly. 59 On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, Resolution 2024-07, Designating Officers, was adopted, as amended. 60 In November 2024, Mr. Perez will address seat positions for discussion. 61 62 63 E. Consideration of Pine Lake Plant Installation Proposal 64 The Board discussed landscaping and the vendor and requested their presence at the next meeting. They also decided to issue an RFP. 65 66 On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with Mr. Shrestha opposed, the Board approved to go out for an RFP for landscaping services. 67 The plant installation proposal was tabled. The Board provided directions for Mr.

70 71

72

68

69

Perez to present to the landscapers.

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT August 13, 2024 - Minutes of Meeting Page 3

FIFTH ORDER OF BUSINESS Staff Reports C. District Manager
Mr. Perez discussed drain issues in a neighboring district and will arrange for a
District Engineer to inspect them.
 Discussion regarding Goals and Objectives Consideration of Resolution 2024-08, Adopting Goals and Objectives
On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, Resolution 2024-08, Adopting Goals and Objectives, was adopted.
A. District Counsel There being none, the next order of business followed.
B. District Engineer There being none, the next order of business followed.
SIXTH ORDER OF BUSINESS Consent Agenda A. Consideration of the Regular Meeting Minutes from May 14, 2024
On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, the regular minutes from the May 14, 2024 meeting, were approved.
B. Consideration of Operation and Maintenance Expenditures for April, May & June 2024
On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, the Operation & Maintenance Expenditures for April, May & June 2024, were approved.
C. Consideration of the April, May & June 2024 Financials & Check Register
On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, the Financials & Check Register for April, May & June 2024, were approved.
SEVENTH ORDER OF BUSINESS Supervisor Requests Mr. Kowalke noted that the monument light was out and requested the landscape
be informed.
EIGHTH ORDER OF BUSINESS Audience Comments There being none, the next order of business followed.

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT August 13, 2024 - Minutes of Meeting Page 4

10 11 12	NINTH ORDER OF BUSINESS There being no further business,	Adjournment		
	On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, the meeting was adjourned at 6:42 p.m.			
13 14 15				
16	Secretary / Assistant Secretary	Chairman / Vice Chairman		

BULLFROG CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
FIRST CHOICE AQUATIC WEED MANAGEMENT, LLC	7/23/2024	98717	\$119.00			WATERWAY - WEST
PINE LAKE SERVICES, INC	6/30/2024	4474	\$3,767.52			JULY 2024 SERVICES
Monthly Contract Subtotal			\$3,886.52			
Utilities						
TECO	7/8/2024	6167 070824 ACH	\$2,079.95			ELECTRIC
TECO	7/29/2024	0571 070624 ACH	\$4,141.18		\$6,221.13	ELECTRIC
Utilities Subtotal			\$6,221.13			
Regular Services						
PINE LAKE SERVICES, INC	6/26/2024	4398	\$185.53			IRRIGATION - WEST
U.S. BANK CM-9690	5/24/2024	7336996	\$4,094.50			TRUSTEE FEES
Regular Services Subtotal			\$4,280.03			
TOTAL			\$14,387.68			

Invoice

First Choice Aquatic Weed Management, LLC P.O. Box 593258 Orlando, FL 32859

Phone: 407-859-2020 Fax: 407-859-3275

Date Invoice # 7/23/2024 98717

Bill To

Bullfrog Creek CDD c/o Inframark 2005 Pan Am Circle Dr., Ste. 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/22/2024

Description	Amount	
Monthly waterway service for the month this invoice is dated.	119.	00
Thank you for your business		

Thank you for your business.

Total	\$119.00
Payments/Credits	\$0.00
Balance Due	\$119.00



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name:									
Customer No	ımber: 405				Customer:	FCA - BULLF	ROG CREEK		
Technician:	CJAY								
Date:	07/12/2024				Time: <u>09:25</u>	AM			
		Customer Signature:							
Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floatir Weed		Inspection	Request for Service	Restriction	# of days
1	Х	Х	Х						
				-					
CLARITY	FLOW	METHOD			CARP PROGRA	M W	ATER LEVEL	WEAT	HER
⊠ < I'	None	⊠ ATV	☐ Boat		☐ Carp observe	ed 🗆	High	⊠ Cle	ar
☐ _{1-2'}	Slight	☐ Airboat	☐ Truck		☐ Barrier Inspe	cted	Normal	☐ Clo	oudy
□ 2-4'	☐ Visible	☐ Backpack				\boxtimes	Low	□ Wi	ndy
□ > 4'								□ Ra	ny
FISH and WI	LDLIFE OBSER\	/ATIONS							
☐ Alligat	or 🗆 Ca	ntfish	☐ Gallinu	ules	☐ Osprey	□ w	oodstork		
☐ Anhing	ga 🗆 Co	oots	☐ Gamb	usia	☐ Otter				
☐ Bass	□ co	ormorant	☐ Heron	S	☐ Snakes				
☐ Bream	□ Eg	rets	☐ Ibis		☐ Turtles				
NATIVE WET	LAND HABITA	T MAINTENA	NCE		Benefici	Beneficial Vegetation Notes:			
☐ Arrow	head \Box	l Bulrush	☐ Golder	n Canna		Naiad			
□ Васора	a 🗆	l Chara	☐ Gulf S _l	oikerush		Pickerelweed	d		
☐ Blue F	ag Iris	Cordgrass	☐ Lily			Soft Rush			







12980 Tarpon Springs Road Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/30/24	4474
Terms	Due Date
Net 30	07/30/24

BILL TO

Michael Perez Inframark 313 Campus Street Celebration, FL 34747

PROPERTY

Bullfrog Creek CDD Bullfrog Creek Riverview, FL 33578

Amount Due	Enclosed
\$3,767.52	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
#3283 - Bullfrog Creed CDD 4.1.24 July 2024		\$3,767.52	\$0.00	\$3,767.52
Total		\$3,767.52	\$0.00	\$3,767.52





MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7336996

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000002501 02 SP 106481047771119 P

Bullfrog Creek Community Dev Dist ATTN District Manager 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7336996 278901000 05/24/2024 Duffy, Leanne M (407)-835-3807

Bullfrog Creek Community Dev Dist ATTN District Manager 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States

BULLFROG CREEK CDD 2017

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 \$4,094.50

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 2017

 Invoice Number:
 7336996

 Account Number:
 278901000

 Current Due:
 \$4,094.50

Direct Inquiries To: Duffy, Leanne M Phone: (407)-835-3807

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 278901000 Invoice # 7336996 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





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

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: Phone: 7336996 05/24/2024 278901000 Duffy, Leanne M (407)-835-3807

BULLFROG CREEK CDD 2017

Accounts Included 278901000

278901001

278901002

278901003

278901004

In This Relationship:

CURRENT CHAP	RGES SUMMARIZED FOR	ENTIRE RELATIONS	HIP	
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,800.00	100.00%	\$3,800.00
Subtotal Administration Fees - In Advance	05/01/2024 - 04/30/2025	5		\$3,800.00
Incidental Expenses 05/01/2024 to 04/30/2025	3,800.00	0.0775		\$294.50
Subtotal Incidental Expenses				\$294.50
TOTAL AMOUNT DUE				\$4,094.50





BULLFROG CREEK CDD

BULLFROG CREEK PRESERVE RD GIBSONTON, FL 33534-0000

Statement Date: July 08, 2024

Amount Due:

\$2,079.95

Due Date: July 29, 2024 Account #: 211007106167

DO NOT PAY. Your account will be drafted on July 29, 2024

Account Summary

Current Service Period: June 01, 2024 - July 01, 2024 \$2,079.95 Previous Amount Due -\$2,079.95 Payment(s) Received Since Last Statement \$2,079.95 **Current Month's Charges**

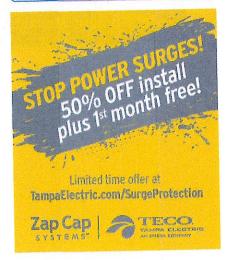
Amount Due by July 29, 2024

\$2,079.95

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211007106167 Due Date: July 29, 2024

Amount Due:

\$2,079.95

Payment Amount: \$.

640273123135

Your account will be drafted on July 29, 2024

Mail payment to: P.O. BOX 31318

TAMPA, FL 33631-3318

TECO



BULLFROG CREEK CDD 2005 PAN AM CIRCLE SUITE 300 **TAMPA, FL 33607**

Pay your bill online at TampaElectric.com

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

See reverse side of your paystub for more ways to pay.



Service Period: Jun 01, 2024 - Jul 01, 2024

Service For:

BULLFROG CREEK PRESERVE RD GIBSONTON, FL 33534-0000

Rate Schedule: Lighting Service

Account #: 211007106167 Statement Date: July 08, 2024 Charges Due: July 29, 2024

Charge Details

	Lighting Charges		\$2,079.95				
	State Tax		\$146.04				
	Florida Gross Receipt Tax		\$2.64				
	Lighting Fuel Charge Storm Protection Charge Clean Energy Transition Mechanism Storm Surcharge	979 kWh @ \$0.03127/kWh 979 kWh @ \$0.03877/kWh 979 kWh @ \$0.00036/kWh 979 kWh @ \$0.00074/kWh	\$0.72				
			\$0.35				
			\$37.96				
			\$30.61				
	Lighting Pole / Wire	41 Poles	\$1161.12				
	Fixture & Maintenance Charge	41 Fixtures	\$667.17				
	Lighting Energy Charge	979 kWh @ \$0.03406/kWh	\$33.34				
2000 A. I	Lighting Service Items LS-1 (Bright Choices) for 31 days						
(7)	Electric Charges						

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$2,079.95

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



in-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free:

866-689-6469

All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com Commercial Customer Care: 866-832-6249 Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) Hearing Impaired/TTY:

7-1-1 Power Outage:

877-588-1010 **Energy-Saving Programs:** 813-275-3909

888-223-0800 (All Other Counties)



BULLFROG CREEK CDD

9914 COWLEY RD RIVERVIEW, FL 33578-7521 Amount Due:

Due Date: July 29, 2024 Account #: 221006470571

\$4,141.18

DO NOT PAY. Your account will be drafted on July 29, 2024

Account Summary

ccount Summary	
Current Service Period: June 01, 2024 - July 01, 2024	\$4,141.18
Previous Amount Due Payment(s) Received Since Last Statement	-\$4,141.18 \$4,141.18
Current Month's Charges	\$4,141.18
Amount Due by July 29, 2024	d an additional deposit.

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment. Account #: 221006470571

Due Date: July 29, 2024

JUL 12

Amount Due:

\$4,141.18

Payment Amount: \$.

667433426684

Your account will be drafted on July 29, 2024



00004271 FTECO107092400541510 00000 03 00000000 18230 004 BULLFROG CREEK CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607-6008

See reverse side of your paystub for more ways to pay.

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Mail payment to: TECO P.O. BOX 31318

TAMPA, FL 33631-3318



9914 COWLEY RD RIVERVIEW, FL 33578-7521

Rate Schedule: Lighting Service

Service For:

Account #: 221006470571 Statement Date: July 08, 2024 Charges Due: July 29, 2024

Service Period: Jun 01, 2024 - Jul 01, 2024 Charge Details

Lighting Service Items LS-1 (Bright Lighting Energy Charge Fixture & Maintenance Charge Lighting Pole / Wire Lighting Fuel Charge Storm Protection Charge Clean Energy Transition Mechanism Storm Surcharge Florida Gross Receipt Tax State Tax Lighting Charges	1344 kWh @ \$0.03406/kWh 66 Fixtures 66 Poles 1344 kWh @ \$0.03127/kWh 1344 kWh @ \$0.03877/kWh 1344 kWh @ \$0.00036/kWh 1344 kWh @ \$0.00074/kWh	\$45.78 \$1687.68 \$2018.28 \$42.03 \$52.11 \$0.48 \$0.99 \$3.63 \$290.20
	The second secon	\$4,141.18

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$4,141.18

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

at TECOaccount.com.

Convenience fee will

be charged.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



Toll Free:

866-689-6469

All Other Correspondences: Tampa Electric

P.O. Box 111 Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com Phone:

Commercial Customer Care: 866-832-6249 Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not act as a responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment



12980 Tarpon Springs Road Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/26/24	4398
Terms	Due Date
Net 30	07/26/24

BILL TO

Michael Perez Inframark 313 Campus Street Celebration, FL 34747

PROPERTY

Bullfrog Creek CDD Bullfrog Creek Riverview, FL 33578

Amount Due	Enclosed
\$185.53	

Please detach top portion and return with your payment.

QTY ITEM UNIT PRICE EXT PRICE SALES TAX LINE TOTAL \$185.53 \$0.00 \$185.53

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Repairs found during the May 24 irrigation inspection.

 Irrigation Enhancement
 \$185.53
 \$0.00
 \$185.53

 Total
 \$185.53
 \$0.00
 \$185.53

Bullfrog Creek Community Development District

Financial Statements (Unaudited)

Period Ending July 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of July 31, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	ENERAL D - ADMIN	GENERAL FUND - WEST	GENERAL FUND - EAST	SERIES 2015 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 76,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	76,965
Cash In Bank	14,880	-	-	-	-	-	-	14,880
Cash in Transit	-	-	-	-	7,361	-	-	7,361
Accounts Receivable	(8,620)	-	-	-	-	-	-	(8,620)
Accounts Receivable - Other	(12,197)	-	-	-	-	-	-	(12,197)
Assessments Receivable	645	562	927	1,040	2,203	-	-	5,377
Due From Other Funds	-	33,407	86,544	7,460	-	-	-	127,411
Investments:								
Money Market Account	161,123	-	-	-	-	-	-	161,123
Interest Account	-	-	-	5,677	-	-	-	5,677
Prepayment Account	-	-	-	1,136	274	-	-	1,410
Reserve Fund	-	-	-	13,099	145,642	-	-	158,741
Revenue Fund	-	-	-	133,099	218,807	-	-	351,906
Prepaid Trustee Fees	3,407	(930)	928	-	-	-	-	3,405
Deposits	3,772	-	-	-	-	-	-	3,772
Fixed Assets								
Construction Work In Process	-	-	-	-	-	3,638,907	-	3,638,907
Amount Avail In Debt Services	-	-	-	-	-	-	449,529	449,529
Amount To Be Provided	-	-	-	-	-	-	4,885,471	4,885,471
TOTAL ASSETS	\$ 239,975	\$ 33,039	\$ 88,399	\$ 161,511	\$ 374,287	\$ 3,638,907	\$ 5,335,000 \$	9,871,118
<u>LIABILITIES</u>								
Accounts Payable	\$ (4,300)	\$ 7,654	\$ -	\$ -	\$ -	\$ -	\$ - \$	3,354
Accrued Expenses	3,017	-	-	-	-	-	-	3,017
Accounts Payable - Other	9,868	1,600	1,358	-	-	-	-	12,826
Due to Other	-	-	-	6,350	-	-	-	6,350
Bonds Payable	-	-	-	-	-	-	5,335,000	5,335,000
Due To Other Funds	123,411	-	-	-	4,001	-	-	127,412
TOTAL LIABILITIES	131,996	9,254	1,358	6,350	4,001	-	5,335,000	5,487,959

Balance Sheet

As of July 31, 2024 (In Whole Numbers)

							GENERAL	
						GENERAL	LONG TERM	
				SERIES 2015	SERIES 2017	FIXED ASSETS	DEBT	
	GENERAL	GENERAL	GENERAL	DEBT SERVICE	DEBT SERVICE	ACCOUNT	ACCOUNT	
ACCOUNT DESCRIPTION	FUND - ADMIN	FUND - WEST	FUND - EAST	FUND	FUND	GROUP FUND	GROUP FUND	TOTAL
FUND BALANCES								
Nonspendable:								
Prepaid Trustee Fees	3,407	(930)	928	-	-	-	-	3,405
Restricted for:								
Debt Service	-	-	-	155,161	370,286	-	-	525,447
Unassigned:	104,572	24,715	86,113	-	-	3,638,907	-	3,854,307
TOTAL FUND BALANCES	107,979	23,785	87,041	155,161	370,286	3,638,907	-	4,383,159
TOTAL LIABILITIES & FUND BALANCES	\$ 239,975	\$ 33,039	\$ 88,399	\$ 161,511	\$ 374,287	\$ 3,638,907	\$ 5,335,000	9,871,118

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fund - Admin (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	3,124	\$	3,124	0.00%
Special Assmnts- Tax Collector		80,009		81,346		1,337	101.67%
TOTAL REVENUES		80,009		84,470		4,461	105.58%
<u>EXPENDITURES</u>							
<u>Administration</u>							
Supervisor Fees		12,000		5,400		6,600	45.00%
ProfServ-Trustee Fees		-		4,095		(4,095)	0.00%
District Counsel		7,000		5,689		1,311	81.27%
District Engineer		3,840		2,259		1,581	58.83%
District Manager		35,000		29,167		5,833	83.33%
Auditing Services		5,300		-		5,300	0.00%
Website Compliance		1,900		1,100		800	57.89%
Email Hosting Vendor		140		-		140	0.00%
Postage, Phone, Faxes, Copies		300		66		234	22.00%
Insurance - General Liability		1,000		3,099		(2,099)	309.90%
Public Officials Insurance		3,149		2,479		670	78.72%
Legal Advertising		-		404		(404)	0.00%
Bank Fees		175		-		175	0.00%
Meeting Expense		1,000		150		850	15.00%
Website Administration		1,500		1,010		490	67.33%
Dues, Licenses, Subscriptions		175		175		-	100.00%
Total Administration		72,479		55,093		17,386	76.01%
Other Physical Environment							
Payroll - Special Pay		5,530		-		5,530	0.00%
Insurance -Property & Casualty		2,000		4,096		(2,096)	204.80%
Total Other Physical Environment		7,530		4,096		3,434	54.40%
TOTAL EXPENDITURES		80,009		59,189		20,820	73.98%
-		•				-	
Excess (deficiency) of revenues				05.004		05.004	0.0001
Over (under) expenditures		-		25,281		25,281	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				82,698			
FUND BALANCE, ENDING			\$	107,979			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fund - West (002) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOP ACCOUNT DESCRIPTION BUDG		PTED YEAR TO DA		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Special Assmnts- Tax Collector	\$	70,217	\$	70,029	\$	(188)	99.73%	
TOTAL REVENUES		70,217		70,029		(188)	99.73%	
<u>EXPENDITURES</u>								
Electric Utility Services								
Utility - Electric		31,500		19,778		11,722	62.79%	
Total Electric Utility Services		31,500		19,778		11,722	62.79%	
Water-Sewer Comb Services								
Utility - Water		7,000		6,959		41	99.41%	
Total Water-Sewer Comb Services		7,000		6,959		41	99.41%	
Other Physical Environment								
Waterway Management		1,428		1,190		238	83.33%	
R&M-Other Landscape		2,000		2,575		(575)	128.75%	
R&M-Plant Replacement		2,000		-		2,000	0.00%	
Landscape - Mulch		1,500		-		1,500	0.00%	
Landscape Maintenance		12,960		23,415		(10,455)	180.67%	
Recreation / Park Facility Maintenance		2,500		877		1,623	35.08%	
Irrigation Maintenance		1,000		2,877		(1,877)	287.70%	
Miscellaneous Expenses		4,612		1,650		2,962	35.78%	
Total Other Physical Environment		28,000		32,584		(4,584)	116.37%	
Debt Service								
ProfServ-Trustee Fees		3,717		2,047		1,670	55.07%	
Total Debt Service		3,717		2,047		1,670	55.07%	
TOTAL EXPENDITURES		70,217		61,368		8,849	87.40%	
Evenes (deficiency) of revenues								
Excess (deficiency) of revenues Over (under) expenditures		-		8,661		8,661	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2023)				15,124				
FUND BALANCE, ENDING			\$	23,785				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fund - East (003) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>							
Special Assmnts- Tax Collector	\$ 116	,000	\$	115,688	\$	(312)	99.73%
TOTAL REVENUES	116	,000		115,688		(312)	99.73%
<u>EXPENDITURES</u>							
Electric Utility Services							
Utility - Electric	40	,000		39,512		488	98.78%
Total Electric Utility Services	40	,000		39,512		488	98.78%
Other Physical Environment							
Waterway Management	3	,109		2,096		1,013	67.42%
Waterway Management - Other	6	,000		-		6,000	0.00%
R&M-Other Landscape	4	,000		-		4,000	0.00%
R&M-Plant Replacement	4	,000		-		4,000	0.00%
Landscape - Mulch	7	,000		-		7,000	0.00%
Landscape Maintenance	30	,240		12,829		17,411	42.42%
Irrigation Maintenance	5	,000		-		5,000	0.00%
Miscellaneous Expenses	10	,434		-		10,434	0.00%
Total Other Physical Environment	69	,783		14,925		54,858	21.39%
Debt Service							
ProfServ-Dissemination Agent	2	,500		2,292		208	91.68%
ProfServ-Trustee Fees	3	,717		2,047		1,670	55.07%
Total Debt Service	6	,217		4,339		1,878	69.79%
TOTAL EXPENDITURES	116	,000		58,776		57,224	50.67%
Excess (deficiency) of revenues							
Over (under) expenditures		-		56,912		56,912	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)				30,129			
FUND BALANCE, ENDING			\$	87,041			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2015 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	Υ	EAR TO DATE	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$	6,141	\$ 6,141	0.00%
Special Assmnts- Tax Collector	120,906		130,127	9,221	107.63%
TOTAL REVENUES	120,906		136,268	15,362	112.71%
EXPENDITURES					
Debt Service					
Principal Debt Retirement	35,000		35,000	-	100.00%
Interest Expense	85,906	_	86,934	(1,028)	101.20%
Total Debt Service	120,906	_	121,934	 (1,028)	100.85%
TOTAL EXPENDITURES	120,906		121,934	(1,028)	100.85%
Excess (deficiency) of revenues					
Over (under) expenditures	-	_	14,334	14,334	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			140,827		
FUND BALANCE, ENDING		\$	155,161		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 Series 2017 Debt Service Fund (201) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	16,805	\$	16,805	0.00%
Special Assmnts- Tax Collector	269,044		275,815		6,771	102.52%
TOTAL REVENUES	269,044		292,620		23,576	108.76%
EXPENDITURES						
Debt Service						
Principal Debt Retirement	80,000		80,000		-	100.00%
Interest Expense	189,044		190,944		(1,900)	101.01%
Total Debt Service	269,044		270,944		(1,900)	100.71%
TOTAL EXPENDITURES	269,044		270,944		(1,900)	100.71%
Excess (deficiency) of revenues						
Over (under) expenditures			21,676		21,676	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			348,610			
FUND BALANCE, ENDING		\$	370,286			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2024 General Fixed Assets Account Group Fund (900) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures			<u> </u>	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,638,907		
FUND BALANCE, ENDING		\$ 3,638,907		

Tuesday, September 3, 2024 Page 1 LMCDONALD

Bank Account Statement

Bullfrog Creek CDD

 Bank Account No.
 1310

 Statement No.
 07-24

 Statement Date
 07/31/2024

15,879.60	Statement Balance	14,879.60	GL Balance (LCY)
0.00	Outstanding Deposits	14,879.60	GL Balance
15,879.60	Subtotal	0.00	Positive Adjustments
-1,000.00	Outstanding Checks	14,879.60	Subtotal
		14,679.60	Subtotai
14,879.60	Ending Balance	0.00	Negative Adjustments
		14,879.60	Ending G/L Balance

Docume Posting Date Type	nt Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks					
04/16/2024 Payment	1009	Check for Vendor V00035			-1,000.00
Total Outstanding Ched	:ks				-1,000.00

Outstanding Deposits

Total Outstanding Deposits

Bullfrog Creek CDD

Community Development District Bank United - MMA

		Month Ending	July-24	_
Balance Per Bank Stateme	nt		\$160,426.59	
Add: Transfers/Deposits in	Transit		\$696.79	
Less: Outstanding Checks		\$0.00		
Balance Per Bank			\$161,123.38	
Beginning Bank Balance P	er Books		\$160,426.59	
Cash Receipts			\$696.79	
Cash Disbursements			\$0.00	
Adjustments			\$0.00	IRS Pymnts
Balance Per Books			\$161,123.38	
Check No. Amount	_	Check No.		Amount
	_			
	_			
	_			
	_			
	_			
	_			

BULLFROG CREEK CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
FIRST CHOICE AQUATIC WEED MANAGEMENT, LLC	7/23/2024	98717	\$119.00			WATERWAY - WEST
PINE LAKE SERVICES, INC	6/30/2024	4474	\$3,767.52			JULY 2024 SERVICES
Monthly Contract Subtotal			\$3,886.52			
Utilities						
TECO	7/8/2024	6167 070824 ACH	\$2,079.95			ELECTRIC
TECO	7/29/2024	0571 070624 ACH	\$4,141.18		\$6,221.13	ELECTRIC
Utilities Subtotal			\$6,221.13			
Regular Services						
PINE LAKE SERVICES, INC	6/26/2024	4398	\$185.53			IRRIGATION - WEST
U.S. BANK CM-9690	5/24/2024	7336996	\$4,094.50			TRUSTEE FEES
Regular Services Subtotal			\$4,280.03			
TOTAL			\$14,387.68			

Invoice

First Choice Aquatic Weed Management, LLC P.O. Box 593258 Orlando, FL 32859

Phone: 407-859-2020 Fax: 407-859-3275

Date	Invoice #
7/23/2024	98717

Bill To

Bullfrog Creek CDD c/o Inframark 2005 Pan Am Circle Dr., Ste. 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/22/2024

Description	Amount
Monthly waterway service for the month this invoice is dated.	119.00
Thank you for your business	

Thank you for your business.

Total	\$119.00
Payments/Credits	\$0.00
Balance Due	\$119.00



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name:									
Customer No	ımber: 405				Customer:	FCA - BULLF	ROG CREEK		
Technician:	CJAY								
Date:	07/12/2024				Time: <u>09:25</u>	AM			
		_			Customer S	ignature:			
Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floatir Weed		Inspection	Request for Service	Restriction	# of days
1	Х	Х	Х						
				-					
CLARITY	FLOW	METHOD			CARP PROGRA	M W	ATER LEVEL	WEAT	HER
⊠ < I'	None	⊠ ATV	☐ Boat		☐ Carp observe	ed 🗆	High	⊠ Cle	ar
☐ _{1-2'}	Slight	☐ Airboat	☐ Truck		☐ Barrier Inspe	cted	Normal	☐ Clo	oudy
□ 2-4'	☐ Visible	☐ Backpack				\boxtimes	Low	□ Wi	ndy
□ > 4'								□ Ra	ny
FISH and WI	LDLIFE OBSER\	/ATIONS							
☐ Alligat	or 🗆 Ca	ntfish	☐ Gallinu	ules	☐ Osprey	□ w	oodstork		
☐ Anhing	ga 🗆 Co	oots	☐ Gamb	usia	☐ Otter				
☐ Bass	□ co	ormorant	☐ Heron	S	☐ Snakes				
☐ Bream	□ Eg	rets	☐ Ibis		☐ Turtles				
NATIVE WET	LAND HABITA	T MAINTENA	NCE		Benefici	al Vegetatio	n Notes:		
☐ Arrow	head \Box	l Bulrush	☐ Golder	n Canna		Naiad			
□ Васора	a 🗆	l Chara	☐ Gulf S _l	oikerush		Pickerelweed	d		
☐ Blue F	ag Iris	Cordgrass	☐ Lily			Soft Rush			







12980 Tarpon Springs Road Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/30/24	4474
Terms	Due Date
Net 30	07/30/24

BILL TO

Michael Perez Inframark 313 Campus Street Celebration, FL 34747

PROPERTY

Bullfrog Creek CDD Bullfrog Creek Riverview, FL 33578

Amount Due	Enclosed
\$3,767.52	

Please detach top portion and return with your payment.

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
#3283 - Bullfrog Creed CDD 4.1.24 July 2024		\$3,767.52	\$0.00	\$3,767.52
Total		\$3,767.52	\$0.00	\$3,767.52





MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7336996

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000002501 02 SP 106481047771119 P

Bullfrog Creek Community Dev Dist ATTN District Manager 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul, MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7336996 278901000 05/24/2024 Duffy, Leanne M (407)-835-3807

Bullfrog Creek Community Dev Dist ATTN District Manager 2005 Pan AM Circle Ste 300 Tampa, FL 33607 United States

BULLFROG CREEK CDD 2017

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 \$4,094.50

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 2017

 Invoice Number:
 7336996

 Account Number:
 278901000

 Current Due:
 \$4,094.50

Direct Inquiries To: Duffy, Leanne M Phone: (407)-835-3807

Wire Instructions:

U.S. Bank ABA # 091000022 Acct # 1-801-5013-5135 Trust Acct # 278901000 Invoice # 7336996 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





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

Invoice Number: Invoice Date: Account Number: Direct Inquiries To: Phone: 7336996 05/24/2024 278901000 Duffy, Leanne M (407)-835-3807

BULLFROG CREEK CDD 2017

Accounts Included 278901000

278901001

278901002

278901003

278901004

In This Relationship:

CURRENT CHAP	RGES SUMMARIZED FOR	ENTIRE RELATIONS	HIP	
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,800.00	100.00%	\$3,800.00
Subtotal Administration Fees - In Advance	05/01/2024 - 04/30/2025	5		\$3,800.00
Incidental Expenses 05/01/2024 to 04/30/2025	3,800.00	0.0775		\$294.50
Subtotal Incidental Expenses				\$294.50
TOTAL AMOUNT DUE				\$4,094.50





BULLFROG CREEK CDD

BULLFROG CREEK PRESERVE RD GIBSONTON, FL 33534-0000

Statement Date: July 08, 2024

Amount Due:

\$2,079.95

Due Date: July 29, 2024 Account #: 211007106167

DO NOT PAY. Your account will be drafted on July 29, 2024

Account Summary

Current Service Period: June 01, 2024 - July 01, 2024 \$2,079.95 Previous Amount Due -\$2,079.95 Payment(s) Received Since Last Statement \$2,079.95 **Current Month's Charges**

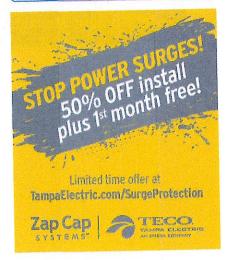
Amount Due by July 29, 2024

\$2,079.95

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211007106167 Due Date: July 29, 2024

Amount Due:

\$2,079.95

Payment Amount: \$.

640273123135

Your account will be drafted on July 29, 2024

Mail payment to: P.O. BOX 31318

TAMPA, FL 33631-3318

TECO



BULLFROG CREEK CDD 2005 PAN AM CIRCLE SUITE 300 **TAMPA, FL 33607**

Pay your bill online at TampaElectric.com

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

See reverse side of your paystub for more ways to pay.



Service Period: Jun 01, 2024 - Jul 01, 2024

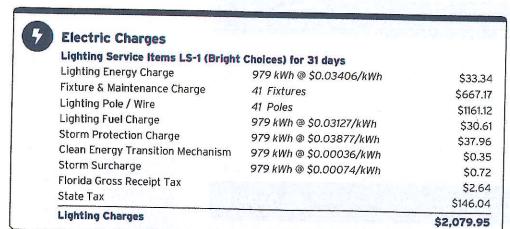
Service For:

BULLFROG CREEK PRESERVE RD GIBSONTON, FL 33534-0000

Rate Schedule: Lighting Service

Account #: 211007106167 Statement Date: July 08, 2024 Charges Due: July 29, 2024

Charge Details



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$2,079.95

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay



in-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.



Toll Free:

866-689-6469

All Other Correspondences: Tampa Electric

Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com Commercial Customer Care: 866-832-6249 Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties) Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

at TECOaccount.com. Convenience fee will be charged.



P.O. Box 111



BULLFROG CREEK CDD

9914 COWLEY RD RIVERVIEW, FL 33578-7521 Amount Due:

Due Date: July 29, 2024 Account #: 221006470571

\$4,141.18

DO NOT PAY. Your account will be drafted on July 29, 2024

Account Summary

ccount Summary	
Current Service Period: June 01, 2024 - July 01, 2024	\$4,141.18
Previous Amount Due Payment(s) Received Since Last Statement	-\$4,141.18 \$4,141.18
Current Month's Charges	\$4,141.18
Amount Due by July 29, 2024	d an additional deposit.

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment. Account #: 221006470571

Due Date: July 29, 2024

JUL 12

Amount Due:

\$4,141.18

Payment Amount: \$.

667433426684

Your account will be drafted on July 29, 2024



00004271 FTECO107092400541510 00000 03 00000000 18230 004 BULLFROG CREEK CDD 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607-6008

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Mail payment to: TECO P.O. BOX 31318

TAMPA, FL 33631-3318



9914 COWLEY RD RIVERVIEW, FL 33578-7521 Service Period: Jun 01, 2024 - Jul 01, 2024

Rate Schedule: Lighting Service

Service For:

Account #: 221006470571 Statement Date: July 08, 2024 Charges Due: July 29, 2024

Charge Details

Lighting Service Items LS-1 (Brighting Energy Charge Fixture & Maintenance Charge Lighting Pole / Wire Lighting Fuel Charge Storm Protection Charge Clean Energy Transition Mechanism Storm Surcharge Florida Gross Receipt Tax State Tax	1344 kWh @ \$0.03406/kWh 66 Fixtures 66 Poles 1344 kWh @ \$0.03127/kWh 1344 kWh @ \$0.03877/kWh 1344 kWh @ \$0.00036/kWh 1344 kWh @ \$0.00074/kWh	\$45.78 \$1687.68 \$2018.28 \$42.03 \$52.11 \$0.48 \$0.99 \$3.63
Lighting Charges		\$290.20

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Total Current Month's Charges

\$4,141.18

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Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not act as a responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment



12980 Tarpon Springs Road Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/26/24	4398
Terms	Due Date
Net 30	07/26/24

BILL TO

Michael Perez Inframark 313 Campus Street Celebration, FL 34747

PROPERTY

Bullfrog Creek CDD Bullfrog Creek Riverview, FL 33578

Amount Due	Enclosed
\$185.53	

Please detach top portion and return with your payment.

QTY ITEM UNIT PRICE EXT PRICE SALES TAX LINE TOTAL \$185.53 \$0.00 \$185.53

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Repairs found during the May 24 irrigation inspection.

 Irrigation Enhancement
 \$185.53
 \$0.00
 \$185.53

 Total
 \$185.53
 \$0.00
 \$185.53