

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

**MARCH 11, 2025
REGULAR MEETING**

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

Microsoft Teams meeting

[Click here to join the meeting](#)

Meeting ID: 281 888 161 416 Passcode: oqB9sF



313 CAMPUS STREET
CELEBRATION, FL 34747

407-566-1935

Bullfrog Creek Community Development District

Board of Supervisors

Esther Melvin, Chairperson
 Joshua Kowalke, Vice Chairperson
 Susan Blaylock, Assistant Secretary
 Jesus M. Sosa-Burgos, Assistant Secretary

District Staff

Michael Perez, District Manager
 Samantha Zaroni, District Manager
 Whitney Sousa, District Counsel
 Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, March 11, 2025, - 6:00pm

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. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Motion to adopt Agenda**
- 4. Audience Comments -Three – (3) Minute Time Limit**
- 5. Special Business Items**
 - A. Consideration of Resume for Vacant Seat #3 Page 3
 - B. Oath of Office..... Page 4
 - C. Consideration of Resolution 2025-03 Designation of Officers Page 5
- 6. Staff Reports**
 - A. Landscape
 - i. Consideration of Pine Lake Tree Straightening & Podocarpus Proposal #5303 Page 6
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - i. Consideration of Inframark Bench Proposal #00-1-2025 Page 12
 - ii. Consideration of Inframark Playground Equipment Proposal #00-2-2025 Page 14
- 7. Business Items**
- 8. Business Administration**
 - A. Consideration of Regular Meeting Minutes from February 11, 2025 Page 15
 - B. Consideration of January 2025 O&M Expenditures Page 18
 - C. Consideration of January 2025 Financials & Check Register Page 47
- 9. Supervisor Requests**
- 10. Audience Comments – Three (3) Minute Time Limit**
- 11. Adjournment**

The next meeting is scheduled for Tuesday, April 8, 2025, at 6:00 p.m.

District Office

Inframark
 313 Campus Street
 Celebration, FL 34747

Meeting Location:

The Ventana Clubhouse
 11101 Ventana Groves Blvd
 Riverview, FL 33578

Linda P. McAbee
12613 Sandpine Reserve Place
Gibson, FL 33534

Cell phone 941-518-3815
E-Mail mcabee@live.com

Micheal Perez

It is my intent to apply for the open position on the CDD Board of Hillsborough County.

Before I retired I was the Human Resources Director for a private Country Club for twenty-four years.

I currently serve on three Boards.

I am the Vice President of Manatee County Crime Stoppers. I have served on this Board for twenty years.

I am the Vice President of the Board for Manatee School of Arts and Sciences. I have served on this Board for seven years. I am certified in the Sunshine Laws.

I serve on the HOA Board for the Preserve at Bullfrog Creek. I hold the position of Secretary/Treasurer. I have served for two years.

I will diligently work to uphold all rules and policies to the best of my ability. I commit to attending Board meetings. I commit myself to this Board, this county, and to my community.

Thank you for your consideration.



Linda P. McAbee

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

Sworn to and subscribed before me by means of ____ physical presence or
____ online notarization, this ____ day of _____, ____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ **OR** Produced Identification ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

RESOLUTION 2025-03

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

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

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

<u>Esther Melvin</u>	Chair
<u>Joshua Kowalke</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Leah Popelka</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Samantha Ford</u>	Assistant Secretary
<u>Susan Blaylock</u>	Assistant Secretary
<u>Jesus Sosa-Burgos</u>	Assistant Secretary
<u>Linda McAbee</u>	Assistant Secretary
<u>Mike Perez</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption. **PASSED AND ADOPTED** this 11th day of March 2025.

ATTEST:

**BULLFROG CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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



Proposal #5303

Bullfrog creek straighten up oak trees & podocarpus by mail box Enhancement Proposal

Date 2/12/2025
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.

Install 5-7Gallon podocarpus by mailbox
straighten up 5 small oak trees by Hampton hill & Cowley Road
remove 1 dead flush cut

Items	Quantity	Unit	Price
Labor Enhancement	10.00	Hr	\$907.92
Podocarpus Install	5.00	EA	\$180.00
Staking, Tree Arbor Brace	4.00	EA	\$168.00
Demo and Prep:			\$1,255.92
PROJECT TOTAL:			\$1,255.92

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

Water source for irrigation is based on specifications at the dedicated meter or 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

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 from 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

By *Em*
Epifanio Carvajal Ulloa
Date 2/12/2025
Pine Lake Services, LLC

By
Michael Perez
Date
Inframark

**Inframark**

313 Campus Street, Celebration FL 34747

Phone: 407-922-5086

Date 02/20/2025

Work Order # 001-1-2025

Customer ID Bullfrog Creek CDD

Proposal For:

Bullfrog Creek CDD

Quotation valid until 04/31/2025

Prepared by: Howard Neal

Description		Unit Price	Quantity	Amount
Furnish and Install two Benches:				
✓ New 6ft Benches with Backs		\$645.00	2	\$1,290.00
• 72" x 12" x 31"				
• Color options				
✓ Delivery		\$290.00	1	\$290.00
✓ Installation in desired location		\$75.00	11	\$825.00
Total	Labor and Materials			\$2,405.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Howard Neal at

howard.neal@Inframark.com

By: Howard Neal

By: _____

Date: 02/20/2024

Date: _____

Inframark

Bullfrog Creek CDD



INGROUND MOUNT BENCHES

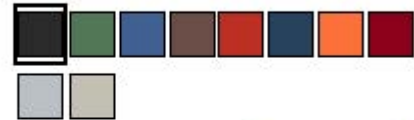
No legs to get in the way of cutting grass.

- Anchor permanently in ground. Secure with concrete.
- Thermoplastic coating withstands heat, cold and all weather elements.
- High gloss, smooth surface allows easy spray paint and graffiti removal.
- Black powder-coated tubular steel legs.
- Comfortable 12" wide seat.

Inground Mount Bench with Back - 6'



Select a color: Black



Select



Inframark
313 Campus Street, Celebration FL 34747
Phone: 407-922-5086

Date 02/20/2025
Work Order # 001-2-2025
Customer ID Bullfrog Creek CDD

Proposal For:
Bullfrog Creek CDD

Quotation valid until 04/31/2025
Prepared by: Howard Neal

Description		Unit Price	Quantity	Amount
Pressure Wash Playground Equipment		\$75.00	9	\$675.00
Total	Labor and Materials			\$675.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Howard Neal at howard.neal@Inframark.com

By: Howard Neal

By: _____

Date: 02/20/2024
Inframark

Date: _____
Bullfrog Creek CDD

MINUTES OF MEETING
BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Bullfrog Creek Community Development District regular meeting of the Board of Supervisors was held on Tuesday, February 11, 2025, and called to order at 6:14 p.m. at the Ventana Clubhouse located at 11101 Ventana Groves Blvd., Riverview, FL 33578.

Present and constituting a quorum were:

Joshua Kowalke	Board Supervisor, Vice Chair
Susan Blaylock	Board Supervisor, Assistant Secretary
Jesus M. Sosa-burgos	Board Supervisor, Assistant Secretary

Also present were:

Samantha Zanoni	District Manager, Inframark
Epifanio Carvajal	Landscaping, PineLake

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. Zanoni called to order at 6:14 pm and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Pledge of Allegiance was said.

THIRD ORDER OF BUSINESS Motion to Adopt Agenda

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to adopt agenda, carried.

FOURTH ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS Staff Reports

A. Landscaping

Mr. Carvajal presented an update on five oak trees that need to be straightened, one palm tree that needs to be removed and multiple plants that need to be installed at the mailboxes. Mr. Carvajal will provide proposals for these projects at the next meeting. Ms. Zanoni advised that the next scheduled meeting would be on March 11, 2025.

B. District Counsel

There being none, the next order of business followed.

C. District Engineer

There being none, the next order of business followed.

D. District Manager

a. Consideration of Playground Mulch Proposal #5208

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, motion to approve Playground Mulch Proposal #5208 for \$3565.84, carried.

b. Consideration of Triple D Fencing Repair Proposal

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, motion to approve Triple D Fencing Proposal for \$1200.00, carried.

c. Discussion of Vacant Seat

Discussion tabled until next meeting to give more time to receive applicates.

SIXTH ORDER OF BUSINESS Business Items

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from January 14, 2025

On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in favor, the regular minutes from the January 14, 2025, were approved.

B. Consideration of December 2024 Financial Statements

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the Financial Statements for December 2024, were approved.

C. Consideration of December 2024 O&M Report

On MOTION by Mr. Kowalke, seconded by Ms. Blaylock, with all in favor, the O&M Report for December 2024, were approved.

EIGHTH ORDER OF BUSINESS Supervisor Request

The Board requested that the playground and dock be pressure washed. Ms. Zanoni was asked to provide proposals to make the dock ADA complaint and to provided proposals for the installation of 2 benches on either side of the dock. Discussion ensued about having the landscaping crew empty the trash can when the mow the area.

NINTH ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS Adjournment

There being no further business, the Board adjourned the meeting at 6:27p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman

January 2025 Meeting

BULLFROG CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
FIRST CHOICE AQUATIC WEED MANAGEMENT, LLC	1/20/2025	105195	\$119.00	\$119.00	WATERWAY
INFRAMARK LLC	1/3/2025	141091	\$208.33		DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141091	\$3,004.17		DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141091	\$125.00	\$3,337.50	DISTRICT INVOICE
PINE LAKE SERVICES, INC	1/1/2025	6121	\$3,767.52	\$3,767.52	LANDSCAPE JAN 2025
Monthly Contract Subtotal			\$7,224.02	\$7,224.02	
Variable Contract					
ESTHER RENEE MELVIN	12/10/2024	EM 121024	\$200.00	\$200.00	BOARD MEETING
ESTHER RENEE MELVIN	1/15/2025	EM 011425	\$200.00	\$200.00	SUPERVISOR FEE
JESUS M. SOSA BURGOS	12/10/2024	JS 121024	\$200.00	\$200.00	SUPERVISOR FEE
JESUS M. SOSA BURGOS	1/15/2025	JS 011425	\$200.00	\$200.00	SUPERVISOR FEE
JOSHUA KOWALKE	12/10/2024	JK 121024	\$200.00	\$200.00	BOARD MEETING
JOSHUA KOWALKE	1/15/2025	JK 011425	\$200.00	\$200.00	SUPERVISOR FEE
SUSAN BLAYLOCK	12/10/2024	SB 121024	\$200.00	\$200.00	BOARD MEETING
SUSAN BLAYLOCK	1/15/2025	SB 011425	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,600.00	\$1,600.00	
Utilities					
BOCC ACH	11/27/2024	112724-1129 ACH	\$736.89	\$736.89	WATER
BOCC ACH	12/30/2024	123024-1129 ACH	\$862.03	\$862.03	WATER
TECO ACH	1/8/2025	010825 0571 ACH	\$4,051.61	\$4,051.61	ELECTRIC
TECO ACH	1/8/2025	010825 6167 ACH	\$1,938.21	\$1,938.21	ELECTRIC
Utilities Subtotal			\$7,588.74	\$7,588.74	
Regular Services					
FIRST CHOICE AQUATIC WEED MANAGEMENT, LLC	1/20/2025	105194	\$262.00	\$262.00	WATERWAY
STRALEY ROBIN VERICKER	1/14/2025	25870	\$52.50	\$52.50	PROFESSIONAL SERVICES THROUGH 11/30/24
Regular Services Subtotal			\$314.50	\$314.50	
Additional Services					
PINE LAKE SERVICES, INC	1/20/2025	6212	\$993.17	\$993.17	LANDSCAPE SERVICES
PINE LAKE SERVICES, INC	1/20/2025	6211	\$1,370.42	\$1,370.42	LANDSCAPE SERVICES
Additional Services Subtotal			\$2,363.59	\$2,363.59	

<p>BULLFROG CREEK CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$19,090.85	\$19,090.85	

Date	Invoice #
1/20/2025	105195

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	2/19/2025

Description	Amount
Monthly waterway service for the month this invoice is dated.	119.00

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 Number: 405 Customer: FCA - BULLFROG CREEK
 Technician: CJAY
 Date: 01/08/2025 Time: 09:52 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 1	x		x						

CLARITY <input checked="" type="checkbox"/> < 1' <input type="checkbox"/> 1-2' <input type="checkbox"/> 2-4' <input type="checkbox"/> > 4'	FLOW <input type="checkbox"/> None <input type="checkbox"/> Slight <input checked="" type="checkbox"/> Visible	METHOD <input checked="" type="checkbox"/> ATV <input type="checkbox"/> Airboat <input type="checkbox"/> Backpack <input type="checkbox"/> Boat <input type="checkbox"/> Truck	CARP PROGRAM <input type="checkbox"/> Carp observed <input type="checkbox"/> Barrier Inspected	WATER LEVEL <input type="checkbox"/> High <input type="checkbox"/> Normal <input checked="" type="checkbox"/> Low	WEATHER <input checked="" type="checkbox"/> Clear <input checked="" type="checkbox"/> Cloudy <input checked="" type="checkbox"/> Windy <input type="checkbox"/> Rainy
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FISH and WILDLIFE OBSERVATIONS

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE <input type="checkbox"/> Arrowhead <input type="checkbox"/> Bacopa <input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Bulrush <input type="checkbox"/> Chara <input type="checkbox"/> Cordgrass	<input type="checkbox"/> Golden Canna <input type="checkbox"/> Gulf Spikerush <input type="checkbox"/> Lily	Beneficial Vegetation Notes: <input type="checkbox"/> Naiad <input type="checkbox"/> Pickerelweed <input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____ <input type="checkbox"/> _____
---	--	---	--	--







2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Bullfrog Creek Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

141091

CUSTOMER ID

C2279

PO#**DATE**

1/3/2025

NET TERMS

Net 30

DUE DATE

2/2/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	208.33		208.33
District Management	1	Ea	3,004.17		3,004.17
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,337.50

Subtotal	\$3,337.50
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,337.50
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/01/25	6121
Terms	Due Date
Net 30	01/31/25

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 January 2025		\$3,767.52	\$0.00	\$3,767.52
	#3283 - Bullfrog Creed CDD 4.1.24 January 2025		\$3,767.52	\$0.00	\$3,767.52
	Total		\$3,767.52	\$0.00	\$3,767.52

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: December 10, 2024

	Name	In Attendance Please X	Paid
1	Esther Melvin	X	Yes
2			Yes
3	Susan Blaylock	X	Yes
4	Joshua Kowalke	X	Yes
5	Jesus M. Sosa-Burgos	X	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/6/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: January 14, 2025

Name		In Attendance Please X	Paid
1	Esther Melvin	X	\$200.00
2			Yes
3	Susan Blaylock	X	\$200.00
4	Joshua Kowalke	X	\$200.00
5	Jesus M. Sosa-Burgos	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/15/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: December 10, 2024

	Name	In Attendance Please X	Paid
1	Esther Melvin	X	Yes
2			Yes
3	Susan Blaylock	X	Yes
4	Joshua Kowalke	X	Yes
5	Jesus M. Sosa-Burgos	X	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/6/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: January 14, 2025

Name		In Attendance Please X	Paid
1	Esther Melvin	X	\$200.00
2			Yes
3	Susan Blaylock	X	\$200.00
4	Joshua Kowalke	X	\$200.00
5	Jesus M. Sosa-Burgos	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/15/2025
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: December 10, 2024

	Name	In Attendance Please X	Paid
1	Esther Melvin	X	Yes
2			Yes
3	Susan Blaylock	X	Yes
4	Joshua Kowalke	X	Yes
5	Jesus M. Sosa-Burgos	X	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/6/2025
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: January 14, 2025

	Name	In Attendance Please X	Paid
1	Esther Melvin	X	\$200.00
2			Yes
3	Susan Blaylock	X	\$200.00
4	Joshua Kowalke	X	\$200.00
5	Jesus M. Sosa-Burgos	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/15/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: December 10, 2024

	Name	In Attendance Please X	Paid
1	Esther Melvin	X	Yes
2			Yes
3	Susan Blaylock	X	Yes
4	Joshua Kowalke	X	Yes
5	Jesus M. Sosa-Burgos	X	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/6/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: January 14, 2025

Name		In Attendance Please X	Paid
1	Esther Melvin	X	\$200.00
2			Yes
3	Susan Blaylock	X	\$200.00
4	Joshua Kowalke	X	\$200.00
5	Jesus M. Sosa-Burgos	X	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/15/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BULLFROG CREEK COMMUNITY DEV DISTRICT	6329271129	11/27/2024	12/18/2024

Service Address: 12710 BULLFROG CREEK RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60880740	10/25/2024	63573	11/25/2024	64312	73900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$223.18
Water Base Charge	\$431.56
Water Usage Charge	\$76.12

Summary of Account Charges

Previous Balance	\$700.67
Net Payments - Thank You	\$-700.67
Total Account Charges	\$736.89

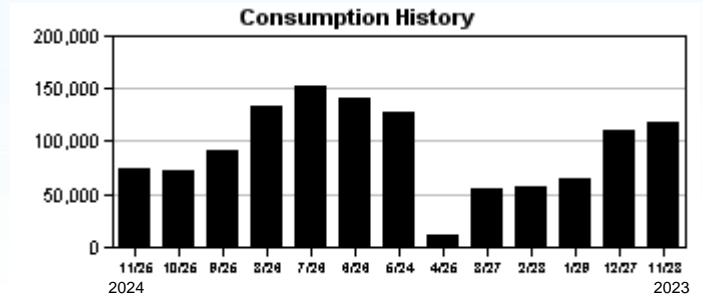
AMOUNT DUE	\$736.89
------------	----------

Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-733-5519 X 54133.

The one-day-per-week watering restrictions for unincorporated Hillsborough County have been lifted. Current year-round rules now allow watering twice per week on designated days. Find your watering days at [HCFL.gov/WaterRestrictions](https://www.hcfl.gov/WaterRestrictions).



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6329271129



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.HCFLGov.net/Water)



THANK YOU!



BULLFROG CREEK COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

2,145 8

DUE DATE	12/18/2024
AMOUNT DUE	\$736.89
AMOUNT PAID	

0063292711296 00000736892



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BULLFROG CREEK COMMUNITY DEV DISTRICT	6329271129	12/30/2024	01/21/2025

Service Address: 12710 BULLFROG CREEK RD

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60880740	11/25/2024	64312	12/26/2024	65360	104800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$316.50
Water Base Charge	\$431.56
Water Usage Charge	\$107.94

Summary of Account Charges

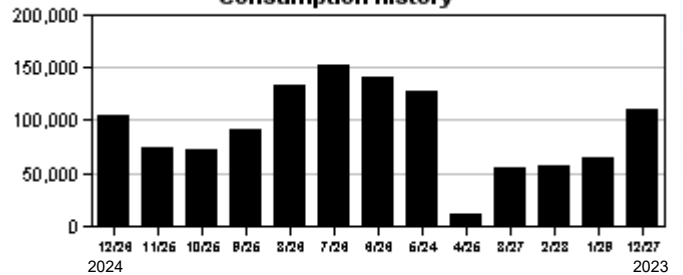
Previous Balance	\$736.89
Net Payments - Thank You	\$-736.89
Total Account Charges	\$862.03

AMOUNT DUE	\$862.03
-------------------	-----------------

Important Message

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6329271129



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



BULLFROG CREEK COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607-6008

1,476 8

DUE DATE	01/21/2025
AMOUNT DUE	\$862.03
AMOUNT PAID	

0063292711296 00000862037



BULLFROG CREEK CDD
9914 COWLEY RD
RIVERVIEW, FL 33578-7521

Page 36
Statement Date: January 08, 2025

Amount Due: \$4,051.61

Due Date: January 29, 2025
Account #: 221006470571

DO NOT PAY. Your account will be drafted on January 29, 2025

Account Summary

Current Service Period: December 03, 2024 - January 02, 2025

Previous Amount Due	\$4,141.18
Payment(s) Received Since Last Statement	-\$4,141.18
Current Month's Charges	\$4,051.61

Amount Due by January 29, 2025 \$4,051.61

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.
For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



Pay your bill online at TampaElectric.com

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

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



By _____

Account #: 221006470571

Due Date: January 29, 2025

Amount Due: \$4,051.61

Payment Amount: \$ _____

698296571913

Your account will be
drafted on January 29, 2025

00004026 FTECO101092503083810 00000 03 00000000 18720 002

BULLFROG CREEK CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
9914 COWLEY RD
RIVERVIEW, FL 33578-7521

Account #: 221006470571
Statement Date: January 08, 2025
Charges Due: January 29, 2025

Service Period: Dec 03, 2024 - Jan 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1344 kWh @ \$0.03412/kWh	\$45.86
Fixture & Maintenance Charge	66 Fixtures	\$1687.68
Lighting Pole / Wire	66 Poles	\$2018.28
Lighting Fuel Charge	1344 kWh @ \$0.03059/kWh	\$41.11
Storm Protection Charge	1344 kWh @ \$0.00559/kWh	\$7.51
Clean Energy Transition Mechanism	1344 kWh @ \$0.00043/kWh	\$0.58
Florida Gross Receipt Tax		\$2.44
State Tax		\$248.15

Lighting Charges **\$4,051.61**

Total Current Month's Charges

\$4,051.61

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.

00004026-0006508-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.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](https://www.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 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 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 charges to your account or service disconnection.



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

Page 38
Statement Date: January 08, 2025

Amount Due: \$1,938.21

Due Date: January 29, 2025

Account #: 211007106167

DO NOT PAY. Your account will be drafted on January 29, 2025

Account Summary

Current Service Period: December 03, 2024 - January 02, 2025

Previous Amount Due	\$2,077.29
Payment(s) Received Since Last Statement	-\$2,077.29
Miscellaneous Credits	-\$84.90
Credit balance after payments and credits	-\$84.90
Current Month's Charges	\$2,023.11

Amount Due by January 29, 2025 **\$1,938.21**

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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: January 29, 2025

Amount Due: \$1,938.21

Payment Amount: \$ _____

625458434086

Your account will be
drafted on January 29, 2025



Pay your bill online at TampaElectric.com

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

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

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211007106167
Statement Date: January 08, 2025
Charges Due: January 29, 2025

Service Period: Dec 03, 2024 - Jan 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	904 kWh @ \$0.03412/kWh	\$30.84
Fixture & Maintenance Charge	41 Fixtures	\$672.36
Lighting Pole / Wire	41 Poles	\$1161.12
Lighting Fuel Charge	904 kWh @ \$0.03059/kWh	\$27.65
Storm Protection Charge	904 kWh @ \$0.00559/kWh	\$5.05
Clean Energy Transition Mechanism	904 kWh @ \$0.00043/kWh	\$0.39
Florida Gross Receipt Tax		\$1.64
State Tax		\$124.06

Lighting Charges **\$2,023.11**

Total Current Month's Charges

\$2,023.11



Miscellaneous Credits

Interest for Cash Security Deposit - Electric **-\$84.90**

Total Current Month's Credits **-\$84.90**

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.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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.



Credit or Debit Card

Pay by credit Card 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

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 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 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 charges to your account or service disconnection.

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
1/20/2025	105194

Bill To
Bullfrog Creek CDD Twin Creeks c/o Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	2/19/2025

Description	Amount
Monthly waterway service for 4 waterways associated with Twin Creeks.	262.00

Thank you for your business.

Total	\$262.00
Payments/Credits	\$0.00
Balance Due	\$262.00

Lake & Wetland Customer Service Report

Date: 01/08/2025 Time: 01:52 PM

[illegible]

WEATHER

- ☒ < 1' ☐ None ☒ ATV ☐ Boat ☐ Carp observed ☐ High ☒ Clear
☐ 1-2' ☐ Slight ☐ Airboat ☐ Truck ☐ Barrier Inspected ☐ Normal ☒ Cloudy
☐ 2-4' ☒ Visible ☐ Backpack ☐ Low ☒ Windy
☐ > 4' ☐ Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna	<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush	<input type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily	<input type="checkbox"/> Soft Rush	<input type="checkbox"/>





pond 2



trash pickup on
pond 2

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Bullfrog Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

January 14, 2025
Client: 001573
Matter: 000001
Invoice #: 25870

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/6/2024	MS	REVIEW SUPERVISOR OF ELECTIONS WEBSITE TO CONFIRM ELECTION RESULTS; UPDATE SPREADSHEET IN ORDER TO PREPARE WELCOME PACKAGE FOR NEW BOARD MEMBERS.	0.3	\$52.50
Total Professional Services			0.3	\$52.50
Total Services			\$52.50	
Total Disbursements			\$0.00	
Total Current Charges				\$52.50
Previous Balance				\$240.00
Less Payments				(\$240.00)
PAY THIS AMOUNT				\$52.50

Please Include Invoice Number on all Correspondence



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/20/25	6212
Terms	Due Date
Net 30	02/19/25

BILL TO
Michael Perez Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Bullfrog Creek CDD Bullfrog Creek Riverview, FL 33578

Amount Due	Enclosed
\$993.17	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$993.17	\$0.00	\$993.17

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.

Install 9-7-Gallon Podocarpus by Mail Boxes

Demo and Prep	\$993.17	\$0.00	\$993.17
Total	\$993.17	\$0.00	\$993.17



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/20/25	6211
Terms	Due Date
Net 30	02/19/25

BILL TO
Michael Perez Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Bullfrog Creek CDD Bullfrog Creek Riverview, FL 33578

Amount Due	Enclosed
\$1,370.42	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,370.42	\$0.00	\$1,370.42

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 Viburnum Suspensum
and Viburnum
Odoratissimum & Blue
Plumbago along the wall**

<i>Enhancement Upgrades</i>	\$1,370.42	\$0.00	\$1,370.42
Total	\$1,370.42	\$0.00	\$1,370.42

Bullfrog Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:

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

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL							TOTAL
	GENERAL	GENERAL	GENERAL	SERIES 2015	SERIES 2017	GENERAL	GENERAL	
	FUND - ADMIN	FUND - WEST	FUND - EAST	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG TERM	
				FUND	FUND	ACCOUNT	DEBT	
						GROUP FUND	ACCOUNT	
							GROUP FUND	
ASSETS								
Cash - Operating Account	\$ 4,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,533
Cash In Bank	297,667	-	-	-	-	-	-	297,667
Cash in Transit	-	-	-	24,150	325,390	-	-	349,540
Assessments Receivable	645	-	-	-	-	-	-	645
Due From Other Funds	-	45,302	167,456	94,505	-	-	-	307,263
Investments:								
Money Market Account	113,811	-	-	-	-	-	-	113,811
Prepayment Account	-	-	-	1,468	281	-	-	1,749
Reserve Fund	-	-	-	13,099	149,246	-	-	162,345
Revenue Fund	-	-	-	103,120	403,883	-	-	507,003
Prepaid Items	10,187	-	-	-	-	-	-	10,187
Prepaid Trustee Fees	3,407	-	-	-	-	-	-	3,407
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	\$ 434,022	\$ 45,302	\$ 167,456	\$ 236,342	\$ 878,800	\$ 3,638,907	\$ 5,335,000	\$ 10,735,829

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND - 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
LIABILITIES								
Accounts Payable	\$ 7,816	\$ 1,249	\$ 2,637	\$ -	\$ -	\$ -	\$ -	\$ 11,702
Accounts Payable - Other	2,334	1,600	1,358	-	-	-	-	5,292
Due to Other	-	-	-	6,350	-	-	-	6,350
Bonds Payable	-	-	-	-	-	-	5,335,000	5,335,000
Due To Other Funds	252,181	-	-	-	55,083	-	-	307,264
TOTAL LIABILITIES	262,331	2,849	3,995	6,350	55,083	-	5,335,000	5,665,608
FUND BALANCES								
Nonspendable:								
Prepaid Items	10,187	-	-	-	-	-	-	10,187
Prepaid Trustee Fees	3,407	-	-	-	-	-	-	3,407
Restricted for:								
Debt Service	-	-	-	229,992	823,717	-	-	1,053,709
Unassigned:	158,097	42,453	163,461	-	-	3,638,907	-	4,002,918
TOTAL FUND BALANCES	171,691	42,453	163,461	229,992	823,717	3,638,907	-	5,070,221
TOTAL LIABILITIES & FUND BALANCES	\$ 434,022	\$ 45,302	\$ 167,456	\$ 236,342	\$ 878,800	\$ 3,638,907	\$ 5,335,000	\$ 10,735,829

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,925	\$ 4,925	0.00%
Interest - Tax Collector	-	852	852	0.00%
Special Assmnts- Tax Collector	83,674	83,383	(291)	99.65%
TOTAL REVENUES	83,674	89,160	5,486	106.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,600	10,400	13.33%
District Counsel	5,000	2,224	2,776	44.48%
District Engineer	3,840	2,205	1,635	57.42%
District Manager	36,050	15,229	20,821	42.24%
Auditing Services	5,300	-	5,300	0.00%
Website Compliance	1,900	1,110	790	58.42%
Email Hosting Vendor	140	-	140	0.00%
Postage, Phone, Faxes, Copies	300	1	299	0.33%
Insurance - General Liability	3,409	3,409	-	100.00%
Public Officials Insurance	2,727	2,727	-	100.00%
Bank Fees	175	-	175	0.00%
Meeting Expense	1,000	-	1,000	0.00%
Website Administration	1,500	625	875	41.67%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	73,516	29,305	44,211	39.86%
<u>Other Physical Environment</u>				
Payroll - Special Pay	5,530	-	5,530	0.00%
Insurance -Property & Casualty	4,628	4,051	577	87.53%
Total Other Physical Environment	10,158	4,051	6,107	39.88%
TOTAL EXPENDITURES	83,674	33,356	50,318	39.86%
Excess (deficiency) of revenues Over (under) expenditures	-	55,804	55,804	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,887		
FUND BALANCE, ENDING		\$ 171,691		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fund - West (002)
(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	\$ 69,002	\$ 63,300	\$ (5,702)	91.74%
TOTAL REVENUES	69,002	63,300	(5,702)	91.74%
<u>EXPENDITURES</u>				
<u>Electric Utility Services</u>				
Utility - Electric	33,000	20,506	12,494	62.14%
Total Electric Utility Services	33,000	20,506	12,494	62.14%
<u>Water-Sewer Comb Services</u>				
Utility - Water	8,500	3,073	5,427	36.15%
Total Water-Sewer Comb Services	8,500	3,073	5,427	36.15%
<u>Other Physical Environment</u>				
Waterway Management	1,500	1,262	238	84.13%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Plant Replacement	898	-	898	0.00%
Landscape - Mulch	3,038	-	3,038	0.00%
Landscape Maintenance	9,269	8,665	604	93.48%
Recreation / Park Facility Maintenance	2,200	477	1,723	21.68%
Irrigation Maintenance	1,000	-	1,000	0.00%
Miscellaneous Expenses	3,880	87	3,793	2.24%
Total Other Physical Environment	23,785	10,491	13,294	44.11%
<u>Debt Service</u>				
ProfServ-Trustee Fees	3,717	-	3,717	0.00%
Total Debt Service	3,717	-	3,717	0.00%
TOTAL EXPENDITURES	69,002	34,070	34,932	49.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	29,230	29,230	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		13,223		
FUND BALANCE, ENDING		\$ 42,453		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ 113,130	\$ 112,833	\$ (297)	99.74%
TOTAL REVENUES	113,130	112,833	(297)	99.74%
<u>EXPENDITURES</u>				
<u>Electric Utility Services</u>				
Utility - Electric	48,000	4,141	43,859	8.63%
Total Electric Utility Services	48,000	4,141	43,859	8.63%
<u>Other Physical Environment</u>				
Waterway Management	3,200	-	3,200	0.00%
Waterway Management - Other	6,000	-	6,000	0.00%
R&M-Other Landscape	4,000	-	4,000	0.00%
R&M-Plant Replacement	2,094	-	2,094	0.00%
Landscape - Mulch	7,088	-	7,088	0.00%
Landscape Maintenance	21,628	14,981	6,647	69.27%
Irrigation Maintenance	5,000	6,000	(1,000)	120.00%
Miscellaneous Expenses	9,903	-	9,903	0.00%
Total Other Physical Environment	58,913	20,981	37,932	35.61%
<u>Debt Service</u>				
ProfServ-Dissemination Agent	2,500	833	1,667	33.32%
ProfServ-Trustee Fees	3,717	-	3,717	0.00%
Total Debt Service	6,217	833	5,384	13.40%
TOTAL EXPENDITURES	113,130	25,955	87,175	22.94%
Excess (deficiency) of revenues				
Over (under) expenditures	-	86,878	86,878	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		76,583		
FUND BALANCE, ENDING		\$ 163,461		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
Series 2015 Debt Service Fund (200)
(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>				
Interest - Investments	\$ -	\$ 1,743	\$ 1,743	0.00%
Special Assmnts- Tax Collector	123,850	128,153	4,303	103.47%
Special Assmnts- CDD Collected	-	22,646	22,646	0.00%
TOTAL REVENUES	123,850	152,542	28,692	123.17%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	40,000	35,000	5,000	87.50%
Interest Expense	83,850	42,953	40,897	51.23%
Total Debt Service	123,850	77,953	45,897	62.94%
TOTAL EXPENDITURES	123,850	77,953	45,897	62.94%
Excess (deficiency) of revenues				
Over (under) expenditures	-	74,589	74,589	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		155,403		
FUND BALANCE, ENDING		\$ 229,992		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,922	\$ 3,922	0.00%
Special Assmnts- Tax Collector	270,244	266,940	(3,304)	98.78%
Special Assmnts- CDD Collected	-	356,038	356,038	0.00%
TOTAL REVENUES	270,244	626,900	356,656	231.98%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	85,000	80,000	5,000	94.12%
Interest Expense	185,244	94,522	90,722	51.03%
Total Debt Service	270,244	174,522	95,722	64.58%
TOTAL EXPENDITURES	270,244	174,522	95,722	64.58%
Excess (deficiency) of revenues				
Over (under) expenditures	-	452,378	452,378	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		371,339		
FUND BALANCE, ENDING		\$ 823,717		

Bank Account Statement

Bullfrog Creek CDD

Tuesday, February 25, 2025

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Bank Account No. 1272

Statement No. 01_25

Statement Date 01/31/2025

G/L Account No. 151000 Balance	784,907.74	Statement Balance	113,811.02
		Outstanding Deposits	162,012.32
Positive Adjustments	0.00		
Subtotal	784,907.74	Subtotal	275,823.34
Negative Adjustments	0.00	Outstanding Checks	-50,080.00
Ending G/L Balance	784,907.74	Ending Balance	225,743.34

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/31/2025		JE000727	Interest - Investments	Interest Earned	385.24	385.24	0.00
Total Deposits					385.24	385.24	0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
12/29/2023		JE000478		Bank Monthly Maint fee			-15.00
01/31/2024		JE000480		Bank Service Charge			-40.00
02/29/2024		JE000505		Service Charge			-25.00
08/19/2024		JE000603		Transfer from 1272 to 1310			-50,000.00
Total Outstanding Checks							-50,080.00
Outstanding Deposits							
12/13/2023		JE000419		Transfer to BankUnited			8,000.00
12/29/2023		JE000477		Interest Revenue			22.15
01/31/2024		JE000482		Interest Revenue			35.53
02/29/2024		JE000506		Interest Revenue			32.52
03/19/2024		JE000538		Transfer 1310 to 1272			150,000.00
03/12/2024		JE000539		Rev 12/29 bank Fee			15.00
03/12/2024		JE000540		Rev 1/31 Bank Fee			40.00
03/12/2024		JE000541		Rev 2/29 Bank Fee			25.00
03/29/2024		JE000542		Interest Revenue			308.23
04/30/2024		JE000553		Interest Revenue			665.79
06/28/2024		JE000595		Interest Income June 2024			671.49
07/31/2024		JE000618		Intr earned for the month			696.79

Bank Account Statement

Bullfrog Creek CDD

Tuesday, February 25, 2025
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Bank Account No.	1272		
Statement No.	01_25	Statement Date	01/31/2025
<hr/>			
08/31/2024	JE000628	Interest Earned	608.75
09/30/2024	JE000642	Intr earned for the month	451.32
10/31/2024	JE000643	Intr earned for the month	439.75
Total Outstanding Deposits			162,012.32

Bank Account Statement

Bullfrog Creek CDD

Tuesday, February 25, 2025

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Bank Account No. 1310

Statement No. 01_25

Statement Date

01/31/2025

G/L Account No. 101002 Balance	297,666.89	Statement Balance	262,114.49
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	297,666.89	Subtotal	262,114.49
Negative Adjustments	0.00	Outstanding Checks	-400.00
Ending G/L Balance	297,666.89	Ending Balance	261,714.49

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/07/2025		JE000700	Special Assmnts-Tax Collector	tax rev/debt svc	87,671.07	87,671.07	0.00
01/31/2025	Payment	BD00004	Interest - Tax Collector	Deposit No. BD00004	852.47	852.47	0.00
Total Deposits					88,523.54	88,523.54	0.00
Checks							
							0.00
12/18/2024	Payment	1056	BULLFROG CREEK CDD	Check for Vendor V00037	-89,686.15	-89,686.15	0.00
12/19/2024	Payment	1058	BULLFROG CREEK CDD	Check for Vendor V00037	-196,362.83	-196,362.83	0.00
12/20/2024	Payment	100020	ADA SITE COMPLIANCE	Inv: INV-11515	-1,100.00	-1,100.00	0.00
12/31/2024	Payment	1059	BULLFROG CREEK CDD	Check for Vendor V00037	-52,040.19	-52,040.19	0.00
01/02/2025	Payment	100022	FOLEY & LARDNER LLP	Inv: 50901551	-760.00	-760.00	0.00
01/08/2025	Payment	1060	BULLFROG CREEK CDD	Check for Vendor V00037	-52,914.42	-52,914.42	0.00
01/21/2025	Payment	100023	INFRAMARK LLC	Inv: 141091	-3,337.50	-3,337.50	0.00
01/21/2025	Payment	100024	PINE LAKE SERVICES, INC	Inv: 6121	-3,767.52	-3,767.52	0.00
01/22/2025	Payment	1063	JOSHUA KOWALKE	Check for Vendor V00044	-200.00	-200.00	0.00
01/22/2025	Payment	1064	SUSAN BLAYLOCK	Check for Vendor V00046	-200.00	-200.00	0.00
01/29/2025	Payment	DD128	TECO ACH	Payment of Invoice 000751	-4,051.61	-4,051.61	0.00
01/29/2025	Payment	DD129	TECO ACH	Payment of Invoice 000756	-1,938.21	-1,938.21	0.00
01/29/2025	Payment	300003	BOCC ACH	Inv: 123024-1129 ACH	-862.03	-862.03	0.00
Total Checks					-407,220.46	-407,220.46	0.00

Adjustments

Total Adjustments

Outstanding Checks

Bank Account Statement

Bullfrog Creek CDD

Tuesday, February 25, 2025
Page 2

Bank Account No. 1310
Statement No. 01_25
Statement Date 01/31/2025

01/22/2025	Payment	1061	ESTHER RENEE MELVIN	Check for Vendor V00033	-200.00
01/22/2025	Payment	1062	JESUS M. SOSA BURGOS	Check for Vendor V00029	-200.00
Total Outstanding Checks					-400.00

Outstanding Deposits

Total Outstanding Deposits