

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

**MAY 13 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
 Linda McAbee, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Tuesday, May 13, 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. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Consideration of Inframark Playground/Exercise Equipment Removal
 Proposal #04232025..... Page 3
- 6. Business Items**
 - A. Review of the Registered Voter Count Page 4
- 7. Business Administration**
 - A. Consideration of Regular Meeting Minutes from April 8, 2025 Page 5
 - B. Consideration of March 2025 O&M Expenditures Page 9
 - C. Consideration of March 2025 Financials & Check Register Page 32
- 8. Supervisor Requests**
- 9. Audience Comments – Three (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Tuesday, June 10, 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



PROPOSAL

Inframark
 501 S Falkenburg Rd, Tampa, FL 33619
 Phone: 407-861-7233
 Customer ID: Bullfrog Creek CDD

Date: 04/23/2025
 Quote valid until: 05/23/2025

Proposal For: Bullfrog Creek CDD
 Prepared by: Don Cameron

W.O. # WOBC04222025

Playground and Exercise Equipment Removal	Quantity	Unit Price	Taxable?	Amount
Materials:				
Labor: <ul style="list-style-type: none"> Remove entire play structure, swing set, exercise equipment, bench and garbage can to depth of six inches below existing grade, saving nothing. Not to remove any concrete footings. Remove all plastic playground mulch fencing. Not to remove existing mulch. Inframark to have truck & trailer access directly to playground area. 	12 hours 2 hour	2 techs each @ \$75/hr	No	\$2,100
Disposal Fees		Flat Fee	No	\$299
Shipping/Handling			No	\$ n/a
Total				\$ 2,399

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: _____

Date: 04/23/2025

Date: _____

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



Craig Latimer
Supervisor of Elections
 Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
 AWARD RECIPIENT

April 22, 2025

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2025, listed below.

Community Development District	Number of Registered Electors
Bullfrog Creek CDD	726

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
 Administrative Assistant/Candidate Services

VoteHillsborough.gov



(813) 744 - 5900

Fred B. Karl County Center
 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
 2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
April 8, 2025 - Minutes of Meeting
Page 1

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, April 8, 2025, and called to order at 6:19 p.m. at the Ventana Clubhouse located at 11101 Ventana Groves Blvd., Riverview, FL 33578.

Present and constituting a quorum were:

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

Also present were:

Samantha Zaroni	District Manager, Inframark
Michael Perez	District Manager, Inframark
Alex Medina	Landscape, Pine Lake

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Zaroni called to order at 6:19 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 Ms. Melvin, seconded by Ms. Blaylock, with all in favor, motion to adopt March 8, 2025, agenda, carried.

FOURTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
April 8, 2025 - Minutes of Meeting
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34

35 **FIFTH ORDER OF BUSINESS** **Staff Reports**

36 **A. Landscape**

37 Mr. Medina with Pine Lake provided an update on the Podocarpus installation stating this
38 project has been completed. Mr. Medina advised that there is an irrigation leak that will be
39 repaired this week.

40

41 **B. District Counsel**

42 There being none, the next order of business followed.

43

44 **C. District Engineer**

45 There being none, the next order of business followed.

46

47 **D. District Manager**

48 Discussion ensued between Mr. Perez, Ms. Zanoni and the Board regarding a tree that was
49 removed by a homeowner from CDD property during the homeowner's pool installation. No
50 approved was granted by the HOA or CDD for the removal of the tree. The tree that the
51 homeowner planted to replace the one that was removed has since died. The sidewalk at
52 the property has also sustained damage. Mr. Perez advised the Board he or Ms. Zanoni will
53 request that Ms. Sousa send a demand notice for replacement of the tree and repair to the
54 sidewalk. Pine Lake will be requested to provide a proposal for the removal and replacement
55 of the tree. Ms. Zanoni advised the Board that she will be onsite this week to inspect the
56 sidewalk damage more thoroughly.

57

58 Mr. Zanoni advised the Board that the fence repairs at 12659 Flatwood Creek Dr. will be
59 completed by the end of the month.

60

61 Discussion ensued regarding the playground and work out equipment. Mr. Perez and Ms.
62 Zanoni will provide proposals to have the equipment removed.

63

64 **i. Discussion on Existing Methodology and the Proposed Modification**

65 Mr. Perez discussed the existing methodology and the proposed modification for the
66 district's budget.

67

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
April 8, 2025 - Minutes of Meeting
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On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, motion to change methodology of the operation and maintenance assessments to combine the admin charges, charges of the east community, and charges of the west community for the upcoming budget, carried.

SIXTH ORDER OF BUSINESS

Business Items

A. Ratification of Triple D Fencing Panel 2 Proposal #3075

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to approve the Ratification of Triple D Fencing Panel 2 Proposal #3075 for \$950, carried.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from March 11, 2025

On MOTION by Ms. Melvin, seconded by Ms. Blaylock with all in favor, motion to approve the regular meeting minutes from March 11, 2025, carried.

B. Consideration of February 2025 O&M Report

On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, motion to approve the February 2025 O&M Report, carried.

C. Consideration of February 2025 Financials & Check Register

On MOTION by Ms. Melvin, seconded by Ms. McAbee, with all in favor, motion to approve the February 2025 Financials & Check Register, carried.

EIGHTH ORDER OF BUSINESS

Supervisor Request

Ms. Melvin stated she is unable to access her Gemstone app to manage the decorative lights.

Mr. Kowalke asked for an update on the ADA ramp. Mr. Perez advised that he and Ms. Zanoni are working on getting the proposals for this project.

Mr. Kowalke requested a proposal for adding rocks by the mailbox. Mr. Perez or Ms. Zanoni with contact Pine Lake to provide a proposal.

Mr. Kowalke inquired about employing a tow company for the CDD due to vehicles parking in the grass near the lake. Ms. Zanoni will look into tow companies and enforcement procedures and provide the Board with an update.

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
April 8, 2025 - Minutes of Meeting
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90 **NINETH ORDER OF BUSINESS** **Audience Comments**

91 Resident stated that the landscape crews were stepping on the cords for the landscape
92 lighting. Ms. Zanoni will reach out to Pine Lake regarding this concern.

93

94 **TENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, meeting was adjourned at 6:43pm.

95

96

97

98 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman

March 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	3/20/2025	107439	\$262.00	\$262.00	WATERWAY SVC March 2025
FIRST CHOICE AQUATIC WEED MANAGEMENT, LLC	3/20/2025	107436	\$119.00	\$119.00	WATERWAY SVC March 2025
INFRAMARK LLC	3/3/2025	144952	\$208.33		DISTRICT INVOICE March 2025
INFRAMARK LLC	3/3/2025	144952	\$3,004.17		DISTRICT INVOICE
INFRAMARK LLC	3/3/2025	144952	\$125.00	\$3,337.50	DISTRICT INVOICE
PINE LAKE SERVICES, INC	3/1/2025	6558	\$3,767.52	\$3,767.52	landscape March 2025
Monthly Contract Subtotal			\$7,486.02	\$7,486.02	
Variable Contract					
JESUS M. SOSA BURGOS	3/11/2025	JB 031125	\$200.00	\$200.00	BOARD 3/11/25
JOSHUA KOWALKE- EFT	3/11/2025	JK 031125	\$200.00	\$200.00	BOARD 3/11/25
LINDA P McABEE-EFT	3/11/2025	LM 031125	\$200.00	\$200.00	BOARD 3/11/25
STRALEY ROBIN VERICKER	2/26/2025	26099	\$139.50	\$139.50	PROFESSIONAL SERVICES THROUGH Jan 31, 2025
STRALEY ROBIN VERICKER	3/18/2025	26256	\$122.00	\$122.00	PROFESSIONAL SERVICES THROUGH 2/28/2025
SUSAN BLAYLOCK	3/11/2025	SB 031125	\$200.00	\$200.00	BOARD 3/11/25
Variable Contract Subtotal			\$1,061.50	\$1,061.50	
Utilities					
BOCC ACH	2/27/2025	022725-1129	\$924.81	\$924.81	WATER 1/24 - 2/27/2025
TECO ACH	3/7/2025	030725-6167	\$2,035.36	\$2,035.36	ELECTRIC 2/1 - 3/3/2025
TECO ACH	3/7/2025	030725-0571	\$4,069.83	\$4,069.83	ELECTRIC 2/1 - 3/3/2025
Utilities Subtotal			\$7,030.00	\$7,030.00	
Additional Services					
INFRAMARK LLC	3/20/2025	145918	\$4.83	\$4.83	postage
Additional Services Subtotal			\$4.83	\$4.83	
TOTAL			\$15,582.35	\$15,582.35	

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
3/20/2025	107439

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	4/19/2025

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

Customer Signature: _____

[illegible]

☒ $< 1'$ ☐ 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	

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐

Lake & Wetland Customer Service Report

Date: 03/01/2025 Time: 11:04 AM

Customer Signature: _____

[illegible] $\square > 4'$ ☐ Backpack☐ Barrier Inspected☒ Low☐ Rainy☐ Bream☐ Egrets

☐ Ibis

- ☐ Turtles

9

☐ Blue Flag Iris☐ Cordgrass

☐ Lily

☐ Soft Rush

☐ **Yes**









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#

144952

CUSTOMER ID

C2279

PO#**DATE**

3/3/2025

NET TERMS

Net 30

DUE DATE

4/2/2025

Services provided for the Month of: March 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
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Total Due	\$3,337.50
------------------	------------

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.
03/01/25	6558
Terms	Due Date
Net 30	03/31/25

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 March 2025		\$3,767.52	\$0.00	\$3,767.52
	#3283 - Bullfrog Creed CDD 4.1.24 March 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: March 11th 2025

	Name	In Attendance Please X	Paid
1	Esther Melvin		
2	Linda McGbee	X	\$200.00
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:

Samantha Zanoni
District Manager Signature

3/12/2025
Date

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

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Board Meeting Date: March 11th 2025

	Name	In Attendance Please X	Paid
1	Esther Melvin		
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4	Joshua Kowalke	X	\$200.00
5	Jesus M. Sosa-Burgos	X	\$200.0

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Approved for payment:

Samantha Zanoni
District Manager Signature

3/12/2025
Date

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Attendance Confirmation

for
BOARD OF SUPERVISORS

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Board Meeting Date: March 11th 2025

	Name	In Attendance Please X	Paid
1	Esther Melvin		
2	Linda McGbee	X	\$200.00
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:

Samantha Zanoni
District Manager Signature

3/12/2025
Date

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Bullfrog Creek CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

February 26, 2025

Client: 001573

Matter: 000001

Invoice #: 26099

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/6/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.1	\$17.50
1/13/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
Total Professional Services			0.5	\$139.50

February 26, 2025

Client: 001573

Matter: 000001

Invoice #: 26099

Page: 2

Total Services	\$139.50	
Total Disbursements	\$0.00	
Total Current Charges		\$139.50
Previous Balance		\$174.50
Less Payments		(\$174.50)
PAY THIS AMOUNT		\$139.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Bullfrog Creek CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

March 18, 2025

Client: 001573

Matter: 000001

Invoice #: 26256

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
2/4/2025	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00
Total Professional Services			0.4	\$122.00
Total Services			\$122.00	
Total Disbursements			\$0.00	
Total Current Charges				\$122.00
Previous Balance				\$139.50
Less Payments				(\$139.50)
PAY THIS AMOUNT				\$122.00

Please Include Invoice Number on all Correspondence

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Bullfrog Creek

Board Meeting Date: March 11th 2025

	Name	In Attendance Please X	Paid
1	Esther Melvin		
2	Linda McGbee	X	\$200.00
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:

Samantha Zanoni
District Manager Signature

3/12/2025
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	02/27/2025	03/20/2025

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	01/24/2025	66563	02/27/2025	67766	120300 GAL	ACTUAL	WATER

Service Address Charges

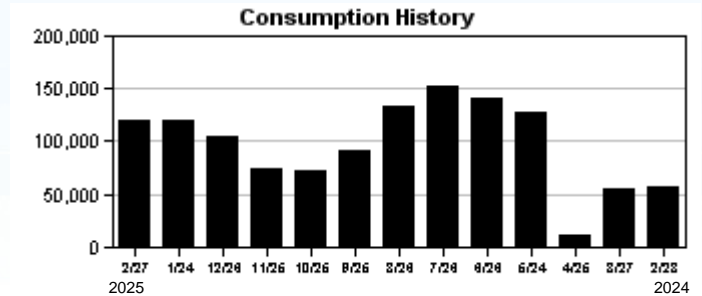
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$363.31
Water Base Charge	\$431.56
Water Usage Charge	\$123.91

Summary of Account Charges

Previous Balance	\$924.81
Net Payments - Thank You	\$-924.81
Total Account Charges	\$924.81
AMOUNT DUE	\$924.81

Important Message

This account has ACH payment method



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

227 8

DUE DATE	03/20/2025
AMOUNT DUE	\$924.81
AMOUNT PAID	

0063292711296 00000924811



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

Statement Date: March 07, 2025

Amount Due: \$2,035.36

Due Date: March 28, 2025

Account #: 211007106167

DO NOT PAY. Your account will be drafted on March 28, 2025

Account Summary

Current Service Period: February 01, 2025 - March 03, 2025

Previous Amount Due	\$2,023.11
Payment(s) Received Since Last Statement	-\$2,023.11

Current Month's Charges	\$2,035.36
--------------------------------	-------------------

Amount Due by March 28, 2025	\$2,035.36
-------------------------------------	-------------------

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



Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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.

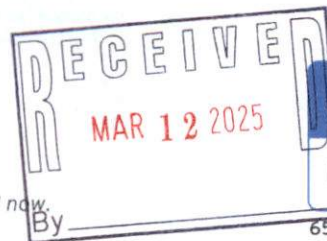
To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211007106167

Due Date: March 28, 2025

Amount Due: \$2,035.36

Payment Amount: \$ _____



657557091924

Your account will be
drafted on March 28, 2025

00004047 FTECO103082500434210 00000 03 00000000 18654 004

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:**

BULLFROG CREEK PRESERVE RD
GIBSONTOWN, FL 33534-0000

Account #: 211007106167

Statement Date: March 07, 2025

Charges Due: March 28, 2025

Service Period: Feb 01, 2025 - Mar 03, 2025

Rate Schedule: Lighting Service

Charge Details**Important Messages****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
Storm Surcharge	904 kWh @ \$0.01230/kWh	\$11.12
Florida Gross Receipt Tax		\$1.92
State Tax		\$124.91

Lighting Charges**\$2,035.36****Total Current Month's Charges****\$2,035.36**

00004047-0008804-Page 2 of 8

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.

All Other Correspondences:

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

**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

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.



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

Statement Date: March 07, 2025

Amount Due: \$4,069.83

Due Date: March 28, 2025

Account #: 221006470571

DO NOT PAY. Your account will be drafted on March 28, 2025

Account Summary

Current Service Period: February 01, 2025 - March 03, 2025

Previous Amount Due \$4,051.61

Payment(s) Received Since Last Statement -\$4,051.61

Current Month's Charges **\$4,069.83**

Amount Due by March 28, 2025 **\$4,069.83**

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



Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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: March 28, 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.

Amount Due: \$4,069.83

Payment Amount: \$ _____

667433558269

Your account will be
drafted on March 28, 2025

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:
9914 COWLEY RD
RIVERVIEW, FL 33578-7521


Account #: 221006470571
Statement Date: March 07, 2025
Charges Due: March 28, 2025

Service Period: Feb 01, 2025 - Mar 03, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



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
Storm Surcharge	1344 kWh @ \$0.01230/kWh	\$16.53
Florida Gross Receipt Tax		\$2.86
State Tax		\$249.42

Lighting Charges	\$4,069.83
------------------	------------

Total Current Month's Charges **\$4,069.83**

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)
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Power Outage: 877-588-1010
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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#

145918

CUSTOMER ID

C2279

PO#**DATE**

3/20/2025

NET TERMS

Net 30

DUE DATE

4/19/2025

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.69		4.83
Subtotal					4.83

Subtotal

\$4.83

Tax

\$0.00

Total Due

\$4.83

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.

Bullfrog Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		GENERAL		GENERAL		SERIES 2015	SERIES 2017	GENERAL	GENERAL	TOTAL	
	FUND - ADMIN	FUND - WEST	FUND - EAST	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG TERM					
								ACCOUNT	DEBT			
ASSETS												
Cash - Operating Account	\$	3,342	\$	-	\$	-	\$	-	\$	-	\$	3,342
Cash In Bank		223,495		-		-		-		-		223,495
Cash in Transit		-		-		-		60,490		326,212		386,702
Assessments Receivable		645		-		-		-		-		645
Due From Other Funds		-		29,012		152,193		58,552		-		239,757
Investments:												
Money Market Account		114,160		-		-		-		-		114,160
Prepayment Account		-		-		-		1,562		283		1,845
Reserve Fund		-		-		-		13,099		150,272		163,371
Revenue Fund		-		-		-		103,720		406,477		510,197
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
Amount To Be Provided		-		-		-		-		-		4,885,471
TOTAL ASSETS	\$	359,008	\$	29,012	\$	152,193	\$	237,423	\$	883,244	\$	3,638,907
										</		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2025

(In Whole Numbers)

				SERIES 2015	SERIES 2017	GENERAL	GENERAL	
	GENERAL	GENERAL	GENERAL	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG TERM	
	FUND - ADMIN	FUND - WEST	FUND - EAST	FUND	FUND	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND - ADMIN	FUND - WEST	FUND - EAST	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
FUND BALANCES								
Nonspendable:								
Prepaid Items	10,187	-	-	-	-	-	-	10,187
Prepaid Trustee Fees	3,407	-	-	-	-	-	-	3,407
Restricted for:								
Debt Service	-	-	-	231,073	828,161	-	-	1,059,234
Unassigned:	153,311	26,588	150,835	-	-	3,638,907	-	3,969,641
TOTAL FUND BALANCES	166,905	26,588	150,835	231,073	828,161	3,638,907	-	5,042,469
TOTAL LIABILITIES & FUND BALANCES	\$ 359,008	\$ 29,012	\$ 152,193	\$ 237,423	\$ 883,244	\$ 3,638,907	\$ 5,335,000	\$ 10,634,787

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending March 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	\$ -	\$ 4,266	\$ 4,266	0.00%
Interest - Tax Collector	-	852	852	0.00%
Special Assmnts- Tax Collector	83,674	84,177	503	100.60%
TOTAL REVENUES	83,674	89,295	5,621	106.72%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
District Counsel	5,000	2,608	2,392	52.16%
District Engineer	3,840	2,205	1,635	57.42%
District Manager	36,050	18,233	17,817	50.58%
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	9	291	3.00%
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	750	750	50.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	73,516	34,226	39,290	46.56%
<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	38,277	45,397	45.75%
Excess (deficiency) of revenues Over (under) expenditures	-	51,018	51,018	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		115,887		
FUND BALANCE, ENDING		\$ 166,905		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	25,622	7,378	77.64%
Total Electric Utility Services	33,000	25,622	7,378	77.64%
<u>Water-Sewer Comb Services</u>				
Utility - Water	8,500	5,747	2,753	67.61%
Total Water-Sewer Comb Services	8,500	5,747	2,753	67.61%
<u>Other Physical Environment</u>				
Waterway Management	1,500	1,495	5	99.67%
R&M-Other Landscape	2,000	-	2,000	0.00%
R&M-Plant Replacement	898	-	898	0.00%
Landscape - Mulch	3,038	3,566	(528)	117.38%
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	268	3,612	6.91%
Total Other Physical Environment	23,785	14,471	9,314	60.84%
<u>Debt Service</u>				
ProfServ-Trustee Fees	3,717	4,095	(378)	110.17%
Total Debt Service	3,717	4,095	(378)	110.17%
TOTAL EXPENDITURES	69,002	49,935	19,067	72.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,365	13,365	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		13,223		
FUND BALANCE, ENDING		\$ 26,588		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	12,263	35,737	25.55%
Total Electric Utility Services	48,000	12,263	35,737	25.55%
<u>Other Physical Environment</u>				
Waterway Management	3,200	529	2,671	16.53%
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	18,748	2,880	86.68%
Irrigation Maintenance	5,000	6,000	(1,000)	120.00%
Miscellaneous Expenses	9,903	-	9,903	0.00%
Total Other Physical Environment	58,913	25,277	33,636	42.91%
<u>Debt Service</u>				
ProfServ-Dissemination Agent	2,500	1,042	1,458	41.68%
ProfServ-Trustee Fees	3,717	-	3,717	0.00%
Total Debt Service	6,217	1,042	5,175	16.76%
TOTAL EXPENDITURES	113,130	38,582	74,548	34.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	74,251	74,251	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		76,584		
FUND BALANCE, ENDING		\$ 150,835		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 2,436	\$ 2,436	0.00%
Special Assmnts- Tax Collector	123,850	128,541	4,691	103.79%
Special Assmnts- CDD Collected	-	22,646	22,646	0.00%
TOTAL REVENUES	123,850	153,623	29,773	124.04%
<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	-	75,670	75,670	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		155,403		
FUND BALANCE, ENDING		\$ 231,073		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 7,544	\$ 7,544	0.00%
Special Assmnts- Tax Collector	270,244	267,762	(2,482)	99.08%
Special Assmnts- CDD Collected	-	356,038	356,038	0.00%
TOTAL REVENUES	270,244	631,344	361,100	233.62%
<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	-	456,822	456,822	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		371,339		
FUND BALANCE, ENDING		\$ 828,161		

Bank Account Statement

Bullfrog Creek CDD

Thursday, May 1, 2025

Page 1

Bank Account No. 1310

Statement No. 03_25

Statement Date

03/31/2025

G/L Account No. 101002 Balance	223,494.97	Statement Balance	231,917.08
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	231,917.08
Subtotal	223,494.97	Outstanding Checks	-8,422.11
Negative Adjustments	0.00	Ending Balance	223,494.97
Ending G/L Balance	223,494.97		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/10/2025	Payment	BD00005	Special Assmnts-Tax Collector	Deposit No. BD00005	2,003.29	2,003.29	0.00
Total Deposits					2,003.29	2,003.29	0.00
Checks							
							0.00
02/25/2025	Payment	100032	INFRAMARK LLC	Inv: 143761	-2.76	-2.76	0.00
02/25/2025	Payment	100033	PINE LAKE SERVICES, INC	Inv: 6385	-3,565.84	-3,565.84	0.00
03/06/2025	Payment	100034	STRALEY ROBIN VERICKER	Inv: 26099	-139.50	-139.50	0.00
03/10/2025	Payment	300007	BOCC ACH	Inv: 022725-1129	-924.81	-924.81	0.00
03/12/2025	Payment	1076	JESUS M. SOSA BURGOS	Payment of Invoice 000782	-200.00	-200.00	0.00
03/12/2025	Payment	1077	JOSHUA KOWALKE- EFT	Payment of Invoice 000781	-200.00	-200.00	0.00
03/13/2025	Payment	100035	INFRAMARK LLC	Inv: 144952	-3,337.50	-3,337.50	0.00
03/13/2025	Payment	100036	PINE LAKE SERVICES, INC	Inv: 6558	-3,767.52	-3,767.52	0.00
03/31/2025		JE000775	Utility - Electric	Bank recon adj Teco	-710.73	-710.73	0.00
03/31/2025		JE000777	Utility - Electric	Bank recon adj Teco	-347.39	-347.39	0.00
Total Checks					-13,196.05	-13,196.05	0.00

Adjustments

Total Adjustments

Outstanding Checks

02/20/2025	Payment	1075	SUSAN BLAYLOCK	Check for Vendor V00046			-200.00
03/12/2025	Payment	1078	SUSAN BLAYLOCK	Payment of Invoice 000780			-200.00
03/19/2025	Payment	DD131	LINDA P McABEE-EFT	Payment of Invoice 000783			-200.00
03/20/2025	Payment	1079	BULLFROG CREEK CDD	Payment of Invoice 000784			-1,209.09
03/28/2025	Payment	300008	TECO ACH	Inv: 030725-6167			-2,035.36

Bank Account Statement

Bullfrog Creek CDD

Thursday, May 1, 2025
Page 2

Bank Account No.		1310			
Statement No.		03_25		Statement Date	03/31/2025
03/28/2025	Payment	300009	TECO ACH	Inv: 030725-0571	-4,069.83
03/31/2025	Payment	100037	INFRAMARK LLC	Inv: 145918	-4.83
			FIRST CHOICE		
03/31/2025	Payment	100038	AQUATIC WEED	Inv: 107436, Inv: 107439	-381.00
			MANAGEMENT,		
			LLC		
03/31/2025	Payment	100039	STRALEY ROBIN	Inv: 26256	-122.00
			VERICKER		
Total Outstanding Checks					-8,422.11
Outstanding Deposits					
Total Outstanding Deposits					

