

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

**AUGUST 12, 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

Samantha Zanoni, District Manager
 Whitney Sousa, District Counsel
 Tyson Waag, District Engineer

Regular Meeting Agenda

Tuesday, August 12, 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. Business Items**
 - A. Public Hearing on Fiscal Year 2026 Budget
 - i. Consideration of Resolution 2025-05, Adopting Fiscal Year 2026 Final Budget Page 3
 - B. Public Hearing on Leving O&M Assessments for Fiscal Year 2026
 - i. Consideration of Resolution 2025-06, Leving O&M Assessment for Fiscal Year 2025-2026 (On-Roll Only)..... Page 31
 - C. Consideration of Resolution 2025-07, Setting Fiscal Year 2026 Meeting Schedule .. Page 34
 - D. Review of Fiscal Year 2024-2025 Goals and Objectives..... Page 36
 - E. Consideration of Fiscal Year 2025-2026 Goals and Objectives Page 39
 - F. Consideration of Belmond Reserve Clubhouse Usage Agreement..... Page 43
- 6. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Ratification of Blue Wave Lighting Proposal #203725..... Page 46
 - ii. Ratification of Pine Lake Plant Replacement Proposal #6243..... Page 47
 - iii. Consideration of Blue Wave Lighting Maintenance Proposal Page 54
- 7. Business Administration**
 - A. Consideration of Regular Meeting Minutes from July 8, 2025 Page 55
- 8. Supervisor Requests**
- 9. Audience Comments – Three (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Tuesday, September 9, 2025, at 6:00 p.m.

District Office

Inframark
 313 Campus Street
 Celebration, FL 34747

Meeting Location:

The Belmond Reserve Clubhouse
 13004 Willow Grove Drive
 Riverview, FL 33579

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Bullfrog Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Bullfrog Creek Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$704,583.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$313,683.00
Total Debt Service Funds	\$390,900.00
Total All Funds*	\$704,583.00

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2025.

Attested By:

**Bullfrog Creek
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget

Bullfrog Creek
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Budget

Prepared by:



Bullfrog CreekCommunity Development District

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Bullfrog Creek
Community Development District

Operating Budget
Fiscal Year 2026

Bullfrog Creek

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund - Admin

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025		FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	83,674	-	83,674	83,674	0%	313,683
TOTAL REVENUES	\$ 83,674	\$ -	\$ 83,674	\$ 83,674		\$ 313,683
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 9,000	\$ 12,000	0%	\$ 12,000
District Management	36,050	18,233.00	17,817	36,050	0%	36,050
Website Admin Services	1,500	750	750	1,500	0%	1,500
District Engineer	3,840	2,205	1,635	3,840	0%	3,840
District council	5,000	2,608.00	2,392	5,000	0%	5,000
Auditing Services	5,300	-	5,300	5,300	0%	5,300
Postage, phone,faxes,copies	300	9.00	291	300	0%	300
Bank Fees	175	-	175	175	0%	175
Dues, Licenses & fees	175	175.00	-	175	0%	175
Meeting Expenses	1,000	-	1,000	1,000	0%	1,000
Website ADA compliance	1,900	1,110.00	790	1,900	0%	1,900
Payroll - Special Pay	5,530	-	5,530	5,530	0%	5,530
Email hosting vendor	140	-	140	140	0%	140
Trustees Fees	-	4,095.00	-	4,095	0%	7,434
Dissemination Reporting		1,042	-	1,042	0%	2,500
Total Financial and Administrative	\$ 72,910	\$ 33,227	\$ 44,820	\$ 78,047		\$ 82,844
Insurance						
General Liability	\$ 3,409	\$ 3,409	\$ -	\$ 3,409	0%	\$ 3,731
Public Officials Insurance	2,727	2,727	-	2,727	0%	2,985
Property & Casualty Insurance	4,628	4,051	577	4,628	0%	5,055
Total Insurance	\$ 10,764	\$ 10,187	\$ 577	\$ 10,764		\$ 11,771
Utility Services						
Electric Utility Services	\$ -	\$ 37,885	\$ -	\$ 37,885	0%	\$ 85,000
Water/Waste	-	5,747.00	-	5,747	0%	12,000
Total Utility Services	\$ -	\$ 43,632	\$ -	\$ 43,632		\$ 97,000
Other Physical Environment						
Landscape Maintenance - Contract	\$ -	\$ 27,413	-	27,413	0%	\$ 32,848
Landscaping - R&M	-	-	-	-	0%	6,000
Landscaping - Mulch	-	3,566	-	3,566	0%	10,125
Landscaping - Annuals	-	-	-	-	0%	2,995
Irrigation Maintenance	-	6,000	-	6,000	0%	8,000
Amenity R&M	-	-	-	-	0%	35,000
Park Maintenance	-	477	-	477	0%	2,200
Waterway Management Program	-	2,024	-	2,024	0%	4,900
Waterway Other	-	-	-	-	0%	6,000
Miscellaneous	-	268	-	268	0%	14,000

Bullfrog Creek

Community Development District

*General Fund***Summary of Revenues, Expenditures and Changes in Fund Balances**

General Fund - Admin

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
Total Landscape and Pond Maintenance	\$ -	\$ 39,748	\$ -	\$ 39,748		\$ 122,068
TOTAL EXPENDITURES	\$ 83,674	\$ 126,794	\$ 45,397	\$ 172,191		\$ 313,683
Excess (deficiency) of revenues	\$ -	\$ (126,794)	\$ 38,277	\$ (88,517)		\$ -
Net change in fund balance	\$ -	\$ (126,794)	\$ 38,277	\$ (88,517)		\$ -
FUND BALANCE, BEGINNING	\$ 84,159	\$ 84,159	\$ (42,635)	\$ 84,159		\$ (4,358)
FUND BALANCE, ENDING	\$ 84,159	\$ (42,635)	\$ (4,358)	\$ (4,358)		\$ (4,358)

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund - West
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-)	ANNUAL
	BUDGET	THRU	April-	PROJECTED		BUDGET
	FY 2025	3/31/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	69,002	-	69,002	69,002	0%	-
TOTAL REVENUES	\$ 69,002	\$ -	\$ 69,002	\$ 69,002		\$ -
EXPENDITURES						
Financial and Administrative						
Trustees Fees	3,717	\$ -	3,717	3,717	0%	-
Total Financial and Administrative	\$ 3,717	\$ -	\$ 3,717	\$ 3,717		\$ -
Utility Services						
Electric Utility Services	\$ 33,000	\$ -	\$ 33,000	\$ 33,000	0%	\$ -
Water/Waste	8,500	-	8,500.00	8,500.00	0%	-
Total Utility Services	\$ 41,500	\$ -	\$ 41,500	\$ 41,500		\$ -
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	9,269	\$ -	9,269	9,269	0%	\$ -
Landscaping - R&M	2,000	-	2,000	2,000	0%	-
Landscaping - Mulch	3,038	-	3,038	3,038	0%	-
Landscaping - Plant Replacement Program	898	-	898	898	0%	-
Irrigation Maintenance	1,000	-	1,000	1,000	0%	-
Park Maintenance	2,200	-	2,200	2,200	0%	-
Waterway Management Program	1,500	-	1,500	1,500	0%	-
MISC	3,880	-	3,880	3,880	0%	-
Total Landscape and Pond Maintenance	\$ 23,785	\$ -	\$ 23,785	\$ 23,785		\$ -
TOTAL EXPENDITURES	\$ 69,002	\$ -	\$ 69,002	\$ 69,002		\$ -
FUND BALANCE, BEGINNING	\$ 17,091	\$ 17,091	\$ 17,091	\$ 17,091		\$ 17,091
FUND BALANCE, ENDING	\$ 17,091	\$ 17,091	\$ 17,091	\$ 17,091		\$ 17,091

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund - East
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	April-	PROJECTED	% +/(-)	BUDGET
	FY 2025	3/31/25	9/30/25	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Operations & Maintenance Assmts - On Roll	113,130	-	113,130	113,130	0%	-
TOTAL REVENUES	\$ 113,130	\$ -	\$ 113,130	\$ 113,130		\$ -
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Dissemination Agent/Reporting	2,500	-	2,500	2,500	0%	-
Trustees Fees	3,717	-	3,717	3,717	0%	-
Total Financial and Administrative	\$ 6,217	\$ -	\$ 6,217	\$ 6,217		\$ -
Utility Services						
Electric Utility Services	\$ 48,000	\$ -	\$ 48,000	\$ 48,000	0%	\$ -
Total Utility Services	\$ 48,000	\$ -	\$ 48,000	\$ 48,000		\$ -
Landscape and Pond Maintenance						
Landscape Maintenance - Contract	\$ 21,628	\$ -	21,628	21,628	0%	\$ -
Landscaping - R&M	4,000	-	4,000	4,000	0%	-
Landscaping - Mulch	7,088	-	7,088	7,088	0%	-
Landscaping - Plant Replacement Program	2,094	-	2,094	2,094	0%	-
Irrigation Maintenance	5,000	-	5,000	5,000	0%	-
Waterway Management Program	3,200	-	3,200	3,200	0%	-
Waterway - Other	6,000	-	6,000	6,000	0%	-
MISC	9,903	-	9,903	9,903	0%	-
Total Landscape and Pond Maintenance	\$ 58,913	\$ -	\$ 58,913	\$ 58,913		\$ -
TOTAL EXPENDITURES	\$ 113,130	\$ -	\$ 113,130	\$ 113,130		\$ -
FUND BALANCE, BEGINNING	\$ 29,631	\$ 29,631	\$ 29,631	\$ 29,631		\$ 29,631
FUND BALANCE, ENDING	\$ 29,631	\$ 29,631	\$ 29,631	\$ 29,631		\$ 29,631

Bullfrog Creek

Community Development District

*General Fund***Exhibit "A"**

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	84,159
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(88,517)

Estimated Funds Available - 9/30/2025	(4,358)
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FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	(4,358)
Less: First Quarter Operating Reserve		(78,421) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

Estimated Remaining Undesignated Cash as of 9/30/2026	(82,779)
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Notes

(1) Represents approximately 3 months of operating expenditures

Bullfrog Creek

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Bullfrog Creek

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Bullfrog Creek

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Bullfrog Creek

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES**Utility Services****Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Bullfrog Creek

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Bullfrog Creek

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**Amenity (Continued)****Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES**Landscape and Pond Maintenance****R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES**Landscape and Pond Maintenance (Continued)**

Bullfrog Creek

Community Development District

General Fund

Budget Narrative
Fiscal Year 2026**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES**Contingency/Reserves****Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Bullfrog Creek
Community Development District

Debt Service Budgets
Fiscal Year 2026

Bullfrog Creek

Community Development District

Series 2015 Debt Service

Summary of Revenues, Expenditures and Changes in Fund Balances
 Series 2015 Bonds
 Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/25	PROJECTED May 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 2,835	\$ 2,000	\$ 4,835	\$ -
Special Assmnts- Tax Collector	123,850	130,633	-	130,633	138,000
Special Assmnts- CDD Collected	-	22,646	-	22,646	
Total	\$ 123,850	\$ 156,114	\$ 2,000	\$ -	\$ 158,114
TOTAL REVENUES	\$ 123,850	\$ 156,114	\$ 2,000	\$ 158,114	\$ 138,000
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	
Principal Debt Retirement	40,000	35,000	5,000	40,000	40,000
Interest Expense	83,850	42,953	40,897	83,850	82,675
TOTAL EXPENDITURES	\$ 123,850	\$ 77,953	\$ 45,897	\$ 123,850	\$ 122,675
Excess (deficiency) of revenues					
Over (under) expenditures	-	78,161	(43,897)	34,264	15,325
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 15,325
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ 15,325
Net change in fund balance	\$ -	\$ 78,161	\$ (43,897)	\$ 34,264	\$ 30,650
FUND BALANCE, BEGINNING	\$ -	\$ 155,403	\$ 233,564	\$ 155,403	\$ 189,667
FUND BALANCE, ENDING	\$ -	\$ 233,564	\$ 189,667	\$ 189,667	\$ 220,317
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024			11/1/2025	
Series 2021 Bonds:	\$ 1,435,000			\$ 1,400,000	

Bullfrog Creek

Community Development District

Series 2015 Special Assessment Revenue Bonds Amortization

Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Total
11/1/2015	\$ 1,535,000		5.875%	\$ -	\$ -
5/1/2016	\$ 1,535,000			\$ -	\$ -
11/1/2016	\$ 1,535,000		5.875%	\$ -	\$ -
5/1/2017	\$ 1,535,000			\$ -	\$ -
11/1/2017	\$ 1,535,000		5.875%	\$ -	\$ -
5/1/2018	\$ 1,535,000			\$ -	\$ -
11/1/2018	\$ 1,535,000		5.875%	\$ -	\$ -
5/1/2019	\$ 1,535,000			\$ -	\$ -
11/1/2019	\$ 1,535,000		5.875%	\$ -	\$ -
5/1/2020	\$ 1,535,000			\$ -	\$ -
11/1/2020	\$ 1,535,000		5.875%	\$ -	\$ -
5/1/2021	\$ 1,535,000			\$ -	\$ -
11/1/2021	\$ 1,535,000	\$ 30,000	5.875%	\$ 45,890.63	\$ 75,890.63
5/1/2022	\$ 1,505,000			\$ 45,009.38	\$ 45,009.38
11/1/2022	\$ 1,505,000	\$ 35,000	5.875%	\$ 45,009.38	\$ 80,009.38
5/1/2023	\$ 1,470,000			\$ 43,981.25	\$ 43,981.25
11/1/2023	\$ 1,470,000	\$ 35,000	5.875%	\$ 43,981.25	\$ 78,981.25
5/1/2024	\$ 1,435,000			\$ 42,953.13	\$ 42,953.13
11/1/2024	\$ 1,435,000	\$ 35,000	5.875%	\$ 42,953.13	\$ 77,953.13
5/1/2025	\$ 1,400,000			\$ 41,925.00	\$ 41,925.00
11/1/2025	\$ 1,400,000	\$ 40,000	5.875%	\$ 41,925.00	\$ 81,925.00
5/1/2026	\$ 1,360,000			\$ 40,750.00	\$ 40,750.00
11/1/2026	\$ 1,360,000	\$ 40,000	5.875%	\$ 40,750.00	\$ 80,750.00
5/1/2027	\$ 1,320,000			\$ 39,575.00	\$ 39,575.00
11/1/2027	\$ 1,320,000	\$ 40,000	5.875%	\$ 39,575.00	\$ 79,575.00
5/1/2028	\$ 1,280,000			\$ 38,400.00	\$ 38,400.00
11/1/2028	\$ 1,280,000	\$ 45,000	6.000%	\$ 38,400.00	\$ 83,400.00
5/1/2029	\$ 1,235,000			\$ 37,050.00	\$ 37,050.00
11/1/2029	\$ 1,235,000	\$ 50,000	6.000%	\$ 37,050.00	\$ 87,050.00
5/1/2030	\$ 1,185,000			\$ 35,550.00	\$ 35,550.00
11/1/2030	\$ 1,185,000	\$ 50,000	6.000%	\$ 35,550.00	\$ 85,550.00
5/1/2031	\$ 1,135,000			\$ 34,050.00	\$ 34,050.00
11/1/2031	\$ 1,135,000	\$ 55,000	6.000%	\$ 34,050.00	\$ 89,050.00
5/1/2032	\$ 1,080,000			\$ 32,400.00	\$ 32,400.00
11/1/2032	\$ 1,080,000	\$ 60,000	6.000%	\$ 32,400.00	\$ 92,400.00
5/1/2033	\$ 1,020,000			\$ 30,600.00	\$ 30,600.00
11/1/2033	\$ 1,020,000	\$ 60,000	6.000%	\$ 30,600.00	\$ 90,600.00
5/1/2034	\$ 960,000			\$ 28,800.00	\$ 28,800.00
11/1/2034	\$ 960,000	\$ 65,000	6.000%	\$ 28,800.00	\$ 93,800.00
5/1/2035	\$ 895,000			\$ 26,850.00	\$ 26,850.00

Bullfrog Creek

Community Development District

Series 2015 Special Assessment Revenue Bonds Amortization

Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Total
11/1/2035	\$ 895,000	\$ 70,000	6.000%	\$ 26,850.00	\$ 96,850.00
5/1/2036	\$ 825,000			\$ 24,750.00	\$ 24,750.00
11/1/2036	\$ 825,000	\$ 75,000	6.000%	\$ 24,750.00	\$ 99,750.00
5/1/2037	\$ 750,000			\$ 22,500.00	\$ 22,500.00
11/1/2037	\$ 750,000	\$ 75,000	6.000%	\$ 22,500.00	\$ 97,500.00
5/1/2038	\$ 675,000			\$ 20,250.00	\$ 20,250.00
11/1/2038	\$ 675,000	\$ 80,000	6.000%	\$ 20,250.00	\$ 100,250.00
5/1/2039	\$ 595,000			\$ 17,850.00	\$ 17,850.00
11/1/2039	\$ 595,000	\$ 85,000	6.000%	\$ 17,850.00	\$ 102,850.00
5/1/2040	\$ 510,000			\$ 15,300.00	\$ 15,300.00
11/1/2040	\$ 510,000	\$ 90,000	6.000%	\$ 15,300.00	\$ 105,300.00
5/1/2041	\$ 420,000			\$ 12,600.00	\$ 12,600.00
11/1/2041	\$ 420,000	\$ 95,000	6.000%	\$ 12,600.00	\$ 107,600.00
5/1/2042	\$ 325,000			\$ 9,750.00	\$ 9,750.00
11/1/2042	\$ 325,000	\$ 105,000	6.000%	\$ 9,750.00	\$ 114,750.00
5/1/2043	\$ 220,000			\$ 6,600.00	\$ 6,600.00
11/1/2043	\$ 220,000	\$ 110,000	6.000%	\$ 6,600.00	\$ 116,600.00
5/1/2044	\$ 110,000			\$ 3,300.00	\$ 3,300.00
11/1/2044	\$ 110,000	\$ 110,000	6.000%	\$ 3,300.00	\$ 113,300.00
		\$ 1,535,000		\$ 1,347,478.13	2,882,478.13

Bullfrog Creek

Community Development District

Series 2017 Debt Service

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2017 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/25	PROJECTED May 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 9,551	\$ 28,653	\$ 38,204	\$ -
Special Assmnts- Tax Collector	270,244	272,197	-	272,197	292,502
Special Assmnts- CDD Collected	-	356,038	-	356,038	
Total	\$ 270,244	\$ 637,786	\$ 28,653	\$ -	\$ 666,439
TOTAL REVENUES	\$ 270,244	\$ 637,786	\$ 28,653	\$ 666,439	\$ 292,502
EXPENDITURES					
Debt Service					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	
Principal Debt Retirement	85,000	80,000	5,000	85,000	85,000
Interest Expense	185,244	94,522	90,722	185,244	183,225
TOTAL EXPENDITURES	\$ 270,244	\$ 174,522	\$ 95,722	\$ 270,244	\$ 268,225
Over (under) expenditures	-	463,264	(67,069)	396,195	24,277
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$ -	\$ -	\$ -	\$ -	24,277
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ 24,277
Net change in fund balance	\$ -	\$ 463,264	\$ (67,069)	\$ 396,195	\$ 48,555
FUND BALANCE, BEGINNING	\$ -	\$ 371,340	\$ 834,604	\$ 371,340	\$ 767,535
FUND BALANCE, ENDING	\$ -	\$ 834,604	\$ 767,535	\$ 767,535	\$ 816,090
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024		11/1/2025		
Series 2021 Bonds:	\$ 3,675,000		\$ 3,595,000		

Bullfrog Creek

Community Development District

Series 2017 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Total
11/1/2021	\$ 3,905,000	\$ 75,000	4.000%	\$ 99,421.88	\$ 174,421.88
5/1/2022	\$ 3,830,000			\$ 97,921.88	\$ 97,921.88
11/1/2022	\$ 3,830,000	\$ 75,000	4.000%	\$ 97,921.88	\$ 172,921.88
5/1/2023	\$ 3,755,000			\$ 96,421.88	\$ 96,421.88
11/1/2023	\$ 3,755,000	\$ 80,000	4.750%	\$ 96,421.88	\$ 176,421.88
5/1/2024	\$ 3,675,000			\$ 94,521.88	\$ 94,521.88
11/1/2024	\$ 3,675,000	\$ 80,000	4.750%	\$ 94,521.88	\$ 174,521.88
5/1/2025	\$ 3,595,000			\$ 92,621.88	\$ 92,621.88
11/1/2025	\$ 3,595,000	\$ 85,000	4.750%	\$ 92,621.88	\$ 177,621.88
5/1/2026	\$ 3,510,000			\$ 90,603.13	\$ 90,603.13
11/1/2026	\$ 3,510,000	\$ 90,000	4.750%	\$ 90,603.13	\$ 180,603.13
5/1/2027	\$ 3,420,000			\$ 88,465.63	\$ 88,465.63
11/1/2027	\$ 3,420,000	\$ 95,000	4.750%	\$ 88,465.63	\$ 183,465.63
5/1/2028	\$ 3,325,000			\$ 86,209.38	\$ 86,209.38
11/1/2028	\$ 3,325,000	\$ 100,000	4.750%	\$ 86,209.38	\$ 186,209.38
5/1/2029	\$ 3,225,000			\$ 83,834.38	\$ 83,834.38
11/1/2029	\$ 3,225,000	\$ 105,000	5.125%	\$ 83,834.38	\$ 188,834.38
5/1/2030	\$ 3,120,000			\$ 81,143.75	\$ 81,143.75
11/1/2030	\$ 3,120,000	\$ 110,000	5.125%	\$ 81,143.75	\$ 191,143.75
5/1/2031	\$ 3,010,000			\$ 78,325.00	\$ 78,325.00
11/1/2031	\$ 3,010,000	\$ 115,000	5.125%	\$ 78,325.00	\$ 193,325.00
5/1/2032	\$ 2,895,000			\$ 75,378.13	\$ 75,378.13
11/1/2032	\$ 2,895,000	\$ 120,000	5.125%	\$ 75,378.13	\$ 195,378.13
5/1/2033	\$ 2,775,000			\$ 72,303.13	\$ 72,303.13
11/1/2033	\$ 2,775,000	\$ 125,000	5.125%	\$ 72,303.13	\$ 197,303.13
5/1/2034	\$ 2,650,000			\$ 69,100.00	\$ 69,100.00
11/1/2034	\$ 2,650,000	\$ 135,000	5.125%	\$ 69,100.00	\$ 204,100.00
5/1/2035	\$ 2,515,000			\$ 65,640.63	\$ 65,640.63
11/1/2035	\$ 2,515,000	\$ 140,000	5.125%	\$ 65,640.63	\$ 205,640.63
5/1/2036	\$ 2,375,000			\$ 62,053.13	\$ 62,053.13
11/1/2036	\$ 2,375,000	\$ 145,000	5.125%	\$ 62,053.13	\$ 207,053.13
5/1/2037	\$ 2,230,000			\$ 58,337.50	\$ 58,337.50
11/1/2037	\$ 2,230,000	\$ 155,000	5.125%	\$ 58,337.50	\$ 213,337.50
5/1/2038	\$ 2,075,000			\$ 54,365.63	\$ 54,365.63
11/1/2038	\$ 2,075,000	\$ 165,000	5.125%	\$ 54,365.63	\$ 219,365.63
5/1/2039	\$ 1,910,000			\$ 50,137.50	\$ 50,137.50
11/1/2039	\$ 1,910,000	\$ 170,000	5.250%	\$ 50,137.50	\$ 220,137.50
5/1/2040	\$ 1,740,000			\$ 45,675.00	\$ 45,675.00
11/1/2040	\$ 1,740,000	\$ 180,000	5.250%	\$ 45,675.00	\$ 225,675.00
5/1/2041	\$ 1,560,000			\$ 40,950.00	\$ 40,950.00
11/1/2041	\$ 1,560,000	\$ 190,000	5.250%	\$ 40,950.00	\$ 230,950.00
5/1/2042	\$ 1,370,000			\$ 35,962.50	\$ 35,962.50
11/1/2042	\$ 1,370,000	\$ 200,000	5.250%	\$ 35,962.50	\$ 235,962.50
5/1/2043	\$ 1,170,000			\$ 30,712.50	\$ 30,712.50
11/1/2043	\$ 1,170,000	\$ 210,000	5.250%	\$ 30,712.50	\$ 240,712.50
5/1/2044	\$ 960,000			\$ 25,200.00	\$ 25,200.00
11/1/2044	\$ 960,000	\$ 220,000	5.250%	\$ 25,200.00	\$ 245,200.00

Bullfrog Creek

Community Development District

5/1/2045	\$	740,000			\$	19,425.00	\$	19,425.00	
11/1/2045	\$	740,000	\$	235,000	5.250%	\$	19,425.00	\$	254,425.00
5/1/2046	\$	505,000				\$	13,256.25	\$	13,256.25
11/1/2046	\$	505,000	\$	245,000	5.250%	\$	13,256.25	\$	258,256.25
5/1/2047	\$	260,000				\$	6,825.00	\$	6,825.00
11/1/2047	\$	260,000	\$	260,000	5.250%	\$	6,825.00	\$	266,825.00
			\$	3,905,000		\$	3,330,203.13	\$	7,235,203.13

Bullfrog Creek

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Bullfrog Creek

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Bullfrog Creek

Community Development District

All Funds

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION												
Assessment Area One- Series 2015												
Product	OM Units DS Units		General Fund			Debt Service Series 2015			Total Assessments per Unit			
			FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change	Percent Change
SF 60'	119	115	\$ 929.54	\$ 864.81	\$ 64.73	\$ 1,200.00	\$ 1,200.00	\$ -	\$ 2,129.54	\$ 2,064.81	\$ 64.73	3%
	119	115										
Assessment Area Two- Series 2017												
Product	OM Units DS Units		O&M Per Unit			Debt Service Series 2017			Total Assessments per Unit			
			FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change	Percent Change
SF 40'	120	120	\$ 929.54	\$ 749.42	\$ 180.12	\$ 1,083.35	\$ 1,083.35	\$ -	\$ 2,012.89	\$ 1,832.77	\$ 180.12	10%
SF 50'	120	120	\$ 929.54	\$ 749.42	\$ 180.12	\$ 1,354.17	\$ 1,354.17	\$ -	\$ 2,283.71	\$ 2,103.59	\$ 180.12	9%
	240	240										

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Bullfrog Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 2025.

Attested By:

**Bullfrog Creek Community
Development District**

Print Name:

☐ Secretary/☐ Assistant Secretary

Print Name:

☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

RESOLUTION 2025-07**A RESOLUTION OF THE BULLFROG CREEK COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Bullfrog Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2025.

ATTEST:

**BULLFROG CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

October 14, 2025
November 11, 2025 (veteran's day)
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026 (budget workshop)
June 9, 2026
July 14, 2026
August 11, 2026 (budget hearing)
September 8, 2026

All meetings will convene at 6:00 p.m. at The Ventana Clubhouse located at 11101 Ventana Groves Blvd Riverview, FL 33578

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six Board meetings were held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Bullfrog Creek Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Bullfrog Creek Community Development District

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE**Legal Advertising****NOTICE OF REGULAR BOARD MEETING SCHEDULE****FISCAL YEAR 2025****BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Bullfrog Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at The Ventana CDD Clubhouse located at 11101 Ventana Groves Blvd. Riverview FL 33578 on the following dates at 6:00 p.m.:

October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 566-1935, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Michael Perez
District Manager
September 20, 2024

24-02838H

SCANNED
Ashanti 10/11

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Memorandum

To: Board of Supervisors

From: District Management

Date: August 12, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

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Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Bullfrog Creek Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Bullfrog Creek Community Development District

BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle, Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300

AMENITY CENTER MEETING ROOM USAGE AGREEMENT RELEASE OF LIABILITY AND INDEMNIFICATION

1. **BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter, the “District”) is the owner of the amenity center meeting room, restrooms, and parking lot facilities (hereinafter, the “Facilities”), located within the Belmond Reserve community in Hillsborough County, Florida.
2. **BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT** a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (hereinafter, “Bullfrog CDD”) is located in Hillsborough County, Florida and has requested use of the Facilities to hold public meetings.
3. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a non-refundable rental fee of \$50.00 per meeting. Upon execution of this Agreement, Bullfrog CDD shall pay for all meetings from October 2025-September 2026. The rental fees shall not be refunded due to cancellation of meetings or any other reason.
4. The undersigned, **Bullfrog Creek Community Development District**, (the Applicant/Renter), has applied to the District to use the Facilities as follows:
 Applicant Address: ATTN: Samantha Zanoni, District Manager, c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607; Samantha.Zanoni@inframark.com
 Purpose: CDD Monthly Board of Supervisors Meeting
 Date of Event: 2nd Tuesday of each month October 2025-September 2026
 Phone: (813) 873-7300
 Time of Event (ALL Events shall end by 11:00 p.m.): 6:00 PM EST
 Number of Attendees (NOT TO EXCEED 30): unknown, but approximately ten (10)
5. The District has consented to the above use by Bullfrog CDD, its agents, employees and invitees. Bullfrog CDD’s use shall be limited to the Facilities only and does not include any other District amenities, including but not limited to the pool and other recreational facilities.
6. Bullfrog CDD shall be responsible for setting up the meeting room, and upon completion of each meeting, shall be responsible for returning all furniture to its original location and cleaning up the Facilities.
7. **Insurance:**
 - a. Bullfrog CDD must provide a valid certificate of insurance, with limits of not less than \$1,000,000 naming the District as an additional insured on a primary, noncontributory basis.

- i. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District.
 - ii. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
 - b. Additional liability insurance coverage may be required for events that the District feels should require additional liability coverage on a case by case basis to be reviewed by the Board of Supervisors.
8. Bullfrog CDD shall be responsible for any damage to the Facilities including but not limited to repairs, replacement, cleaning fees, or fines relating to Bullfrog CDD's use of the Facilities. Bullfrog CDD agrees to reimburse the District within 30 days of notice of any damages due pursuant to this Agreement.
 9. In consideration of the District's permission to Bullfrog CDD, its agents, employees and invitees to use the Facilities, Bullfrog CDD, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
 10. Bullfrog CDD may not assign their rights or interest under this Agreement.
 11. Bullfrog CDD has the right to terminate this Agreement at any time; however, all amounts paid by Bullfrog CDD will be non-refundable, and any amounts owed by Bullfrog CDD will still be due.
 12. Without limiting any other remedies available to the District, in the event that Bullfrog CDD breaches any term of this Agreement or violates any District policy, as may be amended from time to time, the District shall have the right to terminate this Agreement immediately. All amounts paid by Bullfrog CDD will be non-refundable, and any amounts owed by Bullfrog CDD will still be due.
 13. Bullfrog CDD understands and acknowledges that all documents of any kind relating to this Agreement may be subject to Chapter 119, Florida Statutes, Florida's Public Records law, and shall be treated as such by the District in accordance with Florida law.
 14. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity or limits of liability beyond any limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other law.

15. In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
16. This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.
17. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
18. In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
19. No waiver by any party of another party's breach of any term, covenant, or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Agreement.
20. As further consideration for the District's permission to Bullfrog CDD, its agents, employees and invitees to use the Facilities, Bullfrog CDD, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities.
21. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.
22. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**Belmond Reserve Community
Development District**

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

**Bullfrog Creek Community
Development District**

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

Blue Wave Lighting

203725

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

**TO:**

Bullfrog Creek CDD
313 Campus St
Celebration, FL 34747

JOB DESCRIPTION

Lighting maintenance Invoice for Bullfrog Creek CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Center Median		
Completed	Replace Gemstone power supply due to Lightning surge	\$175.00
Completed	Replace 5 Gemstone lights due to Lightning surge	\$0.00
Completed	Replace receptacle in back of front entrance sign (receptacle burnt)	\$195.00
Completed	Replace photo sensor on electrical panel that went bad due to electrical surge	\$195.00
Completed	Replace two flood lights on front entrance sign (one completely out; one half out)	\$680.00
Requires 50% Deposit		WAIVED
TOTAL ESTIMATED JOB COST		\$1,245.00

* Price includes labor, lights and any other material needed to complete project

* Remaining balance of project due upon receipt of invoice after installation.

*** MAKE CHECK PAYABLE TO: BLUE WAVE LIGHTING**

Tim Gay

PREPARED BY

7/16/2025

DATE



Proposal #6243

Bullfrog Creek Plant Replacement along the wall North side

Date 7/8/2025
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.

Place 7-3 Gallon Plumbago

Items	Quantity	Unit
Plant replacement	7.00	EA
Place 7-3 Gallon Plumbago :		\$500.00
PROJECT TOTAL:		\$500.00

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. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

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 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

work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

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

Escalation Clause

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

– void all warranties provided by the Contractor

By *Em*
 Epifanio Carvajal Ulloa

Date 7/8/2025
 Pine Lake Services, LLC

By
 Michael Perez

Date
 Inframark

Blue Wave Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

**TO:**

Bullfrog Creek CDD
313 Campus St
Celebration, FL 34747

JOB DESCRIPTION

Lighting maintenance proposal for Bullfrog Creek CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Center Median		
Replace two spot lights on palm trees (one behind sign; one on robellini behind gate)		\$595.00
Replace Gemstone effects controller version 1 to version 2		\$125.00
Note: Several benefits to upgrading to v2 controller including:		
1. 30 day memory backup so reduces outages or times where lights stay on		
2. Advanced calendar functions so entire year can be set ahead of time		
3. Autopilot feature so entire year and holidays can run without intervention		
Requires 50% Deposit		
TOTAL ESTIMATED JOB COST		\$720.00

* Price includes labor, lights and any other material needed to complete project

* Remaining balance of project due upon receipt of invoice after installation.

Tim Gay

PREPARED BY

7/16/2025

DATE

AUTHORIZED SIGNATURE FOR BULLFROG CREEK CDD

DATE

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, July 8, 2025, and called to order at 6:01 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
Epifanio Carvajal	Landscape, Pine Lake
Audience	

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Ms. Zaroni called to order at 6:01 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 Mr. Kowalke with all in favor, motion to adopt July 8, 2025, agenda, carried.
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Ms. Zaroni addressed the audience before receiving comments regarding the Boards decision to remove the playground due to annual cost of upkeep and better use of district

funds. Ms. Zaroni reminded the audience that adding a dog park was just a suggested use for the space.

FOURTH ORDER OF BUSINESS Audience Comments

Ms. Nicole suggested adding tables and benches in place of the playground. Ms. Nicole also requested approval to update the community on the community's Facebook page regarding discussion point at the CDD meetings to keep the community informed.

Ms. Crystal stated that she agreed with the suggestion to add tables, benches and lighting to the current playground area.

Ms. Zoe inquired about expenses the district incurred for the playground.

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being none, the next order of business followed.

B. District Engineer

There being none, the next order of business followed.

C. District Manager

Mr. Carvajal, with Pine Lake, provided updates on the community's landscaping.

i. Ratification of Pine Lake Irrigation Repair Proposal #6112

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to approve ratification of Pine Lake Irrigation Repair Proposal #6112, carried.

Ms. Zaroni announced the August 12, 2025, meeting date and confirmed with the Board that everyone would be in attendance.

Discussion ensued regarding the new flags and flag poles. The topic was tabled and will be added to the August agenda to allow more time to obtain additional proposals.

SIXTH ORDER OF BUSINESS Business Items

A. Acceptance of the FY 2024 Audit

On MOTION by Ms. Melvin, seconded by Mr. Kowalke, with all in favor, motion to accept the FY 2024 Audit, carried.

SEVENTH ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from June 10, 2025

On MOTION by Ms. Melvin, seconded by Ms. McAbee, with all in favor, motion to approve the regular minutes from June 10, 2025, carried.

B. Consideration of May 2025 O&M Report

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

C. Consideration of May 2025 Financials

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

EIGHTH ORDER OF BUSINESS Supervisor Request

Mr. Kowalke inquired if it would be ok for the HOA to reach out to Ms. Zanoni regarding an agreement or form the homeowners need to fill out to encroach on CDD property when installing a pool.

NINETH ORDER OF BUSINESS Audience Comments

Mr. Dustin and Ms. Zoe inquired regarding the onboarding of new vendors. The Board agreed, as long as the vendors can provide proof of license and insurance authorizing them to perform the work. The vendors should be directed to provide Ms. Zanoni with their contact information and the required documentation.

90 **TENTH ORDER OF BUSINESS** **Adjournment**

On MOTION by Ms. Melvin, seconded by Ms. Blaylock, with all in favor, meeting was adjourned at 6:38 pm.

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Secretary / Assistant Secretary

Chairman / Vice Chairman