

*Bullfrog Creek
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND - ADMIN	GENERAL FUND - WEST	GENERAL FUND - EAST	SERIES 2015 DEBT FUND	SERIES 2017 SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT		GENERAL LONG TERM DEBT ACCOUNT		TOTAL	
						GROUP FUND	GROUP FUND	ACCOUNT	GROUP FUND		
ASSETS											
Cash In Bank	\$ 198,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,657	
Cash in Transit	-	-	-	-	1,504	5,858	-	-	-	7,362	
Accounts Receivable	3,175	-	-	-	-	-	-	-	-	3,175	
Due From Other Funds	-	-	118,851	-	2,851	6,043	-	-	-	127,745	
Investments:											
Money Market Account	268,094	-	-	-	-	-	-	-	-	268,094	
Prepayment Account	-	-	-	-	1,994	292	-	-	-	2,286	
Reserve Fund	-	-	-	-	13,099	155,031	-	-	-	168,130	
Revenue Fund	-	-	-	-	203,370	323,332	-	-	-	526,702	
Deposits	3,770	-	-	-	-	-	-	-	-	3,770	
Fixed Assets											
Improvements Other Than Buildings	-	-	-	-	-	-	2,363,437	-	-	2,363,437	
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	449,529	449,529	
Amount To Be Provided	-	-	-	-	-	-	-	-	4,420,471	4,420,471	
TOTAL ASSETS	\$ 473,696	\$ -	\$ 118,851	\$ 222,818	\$ 490,556	\$ 2,363,437	\$ 4,870,000	\$ 8,539,358			
LIABILITIES											
Accounts Payable	\$ 7,283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,283	
Bonds Payable	-	-	-	-	-	-	-	-	4,870,000	4,870,000	
Due To Other Funds	127,303	442	-	-	-	-	-	-	-	127,745	
TOTAL LIABILITIES	134,586	442	-	-	-	-	4,870,000	5,005,028			

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND - ADMIN	GENERAL FUND - WEST	GENERAL FUND - EAST	DEBT SERVICE FUND	DEBT SERVICE FUND	GENERAL FIXED ASSETS ACCOUNT	GENERAL LONG TERM DEBT ACCOUNT		TOTAL
							SERIES 2015	SERIES 2017	
							ACCOUNT	GROUP FUND	
<u>FUND BALANCES</u>									
Restricted for:									
Debt Service	-	-	-	222,818	490,556	-	-	-	713,374
Unassigned:	339,110	(442)	118,851	-	-	2,363,437	-	-	2,820,956
TOTAL FUND BALANCES	339,110	(442)	118,851	222,818	490,556	2,363,437	-	-	3,534,330
TOTAL LIABILITIES & FUND BALANCES	\$ 473,696	\$ -	\$ 118,851	\$ 222,818	\$ 490,556	\$ 2,363,437	\$ 4,870,000	\$ 8,539,358	

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund - Admin (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,243	\$ 1,243	0.00%
Special Assmnts- Tax Collector	313,683	304,947	(8,736)	97.22%
TOTAL REVENUES	313,683	306,190	(7,493)	97.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,600	10,400	13.33%
Payroll - Special Pay	5,530	-	5,530	0.00%
Dissemination Reporting	2,500	625	1,875	25.00%
Trustee Fees	7,434	3,753	3,681	50.48%
District Counsel	5,000	122	4,878	2.44%
District Engineer	3,840	750	3,090	19.53%
District Management	36,050	9,013	27,037	25.00%
Auditing Services	5,300	-	5,300	0.00%
Website ADA Compliance	1,900	-	1,900	0.00%
Email Hosting Vendor	140	-	140	0.00%
Postage, Phone, Faxes, Copies	300	-	300	0.00%
General Liability	3,731	3,515	216	94.21%
Public Officials Insurance	2,985	2,812	173	94.20%
Property & Casualty Insurance	5,055	3,667	1,388	72.54%
Bank Fees	175	-	175	0.00%
Meeting Expense	1,000	75	925	7.50%
Website Admin Services	1,500	386	1,114	25.73%
Dues, Licenses, & Fees	175	175	-	100.00%
Total Administration	94,615	26,493	68,122	28.00%
<u>Electric Utility Services</u>				
Water/Waste	12,000	1,433	10,567	11.94%
Electric Utility Services	85,000	22,948	62,052	27.00%
Total Electric Utility Services	97,000	24,381	72,619	25.14%

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund - Admin (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management Program	4,900	912	3,988	18.61%
Waterway Other	6,000	-	6,000	0.00%
Landscaping - R&M	6,000	-	6,000	0.00%
Landscaping - Annuals	2,995	-	2,995	0.00%
Landscaping - Mulch	10,125	-	10,125	0.00%
Landscape Maintenance - Contract	32,848	11,589	21,259	35.28%
Park Maintenance	2,200	17,655	(15,455)	802.50%
Amenity R&M	35,000	-	35,000	0.00%
Irrigation Maintenance	8,000	-	8,000	0.00%
Miscellaneous	14,000	-	14,000	0.00%
Total Other Physical Environment	122,068	30,156	91,912	24.70%
TOTAL EXPENDITURES	313,683	81,030	232,653	25.83%
Excess (deficiency) of revenues				
Over (under) expenditures	-	225,160	225,160	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	84,685	84,685	0.00%
Operating Transfers-Out	-	(97,166)	(97,166)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(12,481)	(12,481)	0.00%
Net change in fund balance	\$ -	\$ 212,679	\$ 212,679	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		126,431		
FUND BALANCE, ENDING		\$ 339,110		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund - West (002)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	12,481	12,481	0.00%
TOTAL FINANCING SOURCES (USES)	-	12,481	12,481	0.00%
Net change in fund balance	<u>\$</u> <u>-</u>	<u>\$</u> <u>12,481</u>	<u>\$</u> <u>12,481</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		(12,923)		
FUND BALANCE, ENDING		<u>\$</u> <u>(442)</u>		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund - East (003)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		118,851		
FUND BALANCE, ENDING		<u>\$ 118,851</u>		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2015 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 991	\$ 991	0.00%
Special Assmnts- Tax Collector	138,000	126,107	(11,893)	91.38%
TOTAL REVENUES	138,000	127,098	(10,902)	92.10%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	40,000	40,000	-	100.00%
Interest Expense	82,675	41,925	40,750	50.71%
Total Debt Service	122,675	81,925	40,750	66.78%
TOTAL EXPENDITURES	122,675	81,925	40,750	66.78%
Excess (deficiency) of revenues				
Over (under) expenditures	15,325	45,173	29,848	294.77%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	97,384	97,384	0.00%
Operating Transfers-Out	-	(91,035)	(91,035)	0.00%
Contribution to (Use of) Fund Balance	15,325	-	(15,325)	0.00%
TOTAL FINANCING SOURCES (USES)	15,325	6,349	(8,976)	41.43%
Net change in fund balance	<u>\$ 15,325</u>	<u>\$ 51,522</u>	<u>\$ 5,547</u>	<u>336.20%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		171,296		
FUND BALANCE, ENDING		<u>\$ 222,818</u>		

BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2017 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 3,795	\$ 3,795	0.00%
Special Assmnts- Tax Collector	292,502	267,295	(25,207)	91.38%
TOTAL REVENUES	292,502	271,090	(21,412)	92.68%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	85,000	85,000	-	100.00%
Interest Expense	183,225	92,622	90,603	50.55%
Total Debt Service	268,225	177,622	90,603	66.22%
TOTAL EXPENDITURES	268,225	177,622	90,603	66.22%
Excess (deficiency) of revenues				
Over (under) expenditures	24,277	93,468	69,191	385.01%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	91,035	91,035	0.00%
Operating Transfers-Out	-	(91,035)	(91,035)	0.00%
Contribution to (Use of) Fund Balance	24,277	-	(24,277)	0.00%
TOTAL FINANCING SOURCES (USES)	24,277	-	(24,277)	0.00%
Net change in fund balance	<u>\$ 24,277</u>	<u>\$ 93,468</u>	<u>\$ 20,637</u>	<u>385.01%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		397,088		
FUND BALANCE, ENDING		<u>\$ 490,556</u>		

Bank Account Statement

Bullfrog Creek CDD

Bank Account No. 1310

Statement No. 12_25

Statement Date

12/31/2025

G/L Account No. 101002 Balance	198,657.20	Statement Balance	199,057.20
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	198,657.20	Subtotal	199,057.20
Negative Adjustments	0.00	Outstanding Checks	-400.00
Ending G/L Balance	198,657.20	Ending Balance	198,657.20

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/01/2025		JE000965	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	77,061.72	77,061.72	0.00
12/04/2025		JE000966	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	572,413.73	572,413.73	0.00
12/19/2025		JE001004	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	15,788.85	15,788.85	0.00
Total Deposits					665,264.30	665,264.30	0.00
Checks							
11/25/2025	Payment	100100	FIRST CHOICE AQUATIC WEED MANAGEMENT, LLC	Inv: 116303, Inv: 116304	-431.00	-431.00	0.00
11/28/2025	Payment	300032	TECO ACH	Inv: 110625-6167 ACH	-1,912.32	-1,912.32	0.00
11/28/2025	Payment	300033	TECO ACH	Inv: 110625-0571 ACH	-3,824.61	-3,824.61	0.00
12/05/2025	Payment	100101	INFRAMARK LLC	Inv: 165655	-3,337.50	-3,337.50	0.00
12/05/2025	Payment	100102	PINE LAKE SERVICES, INC	Inv: 8667, Inv: 8736	-7,505.12	-7,505.12	0.00
12/10/2025	Payment	1126	BULLFROG CREEK CDD SUMMERFIELD	Check for Vendor V00037	-377,671.09	-377,671.09	0.00
12/16/2025	Payment	100103	MASTER COMMUNITY ASSOCIATION, INC	Inv: CR12092025	-37.50	-37.50	0.00
12/16/2025	Payment	100104	FIRST CHOICE AQUATIC WEED MANAGEMENT, LLC	Inv: 114080-A	-50.00	-50.00	0.00
12/16/2025		JE000992		Transfer funds to MMA	-100,000.00	-100,000.00	0.00
12/17/2025	Payment	300034	BOCC ACH	Inv: 112625-1129 ACH	-714.10	-714.10	0.00
12/17/2025	Payment	1128	JOSHUA KOWALKE	Check for Vendor V00044	-200.00	-200.00	0.00
12/17/2025	Payment	1129	LINDA P McABEE	Check for Vendor V00056	-200.00	-200.00	0.00
12/17/2025	Payment	1130	SUSAN BLAYLOCK	Check for Vendor V00046	-200.00	-200.00	0.00
12/22/2025		JE000993		Transfer Surplus funds to	-50,000.00	-50,000.00	0.00

Bank Account Statement

Bullfrog Creek CDD

Bank Account No. 1310

Statement No. 12_25

Statement Date

12/31/2025

12/31/2025	JE001005	Electric Utility Services	ADJE ACH TECO JE	-1,912.32	-1,912.32	0.00
12/31/2025	JE001006	Electric Utility Services	ADJE ACH TECO JE	-3,824.61	-3,824.61	0.00
Total Checks				-551,820.17	-551,820.17	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/21/2025	Payment	1125	ESTHER RENEE MELVIN	Check for Vendor V00033	-200.00
12/17/2025	Payment	1127	JESUS M. SOSA BURGOS	Check for Vendor V00029	-200.00
Total Outstanding Checks				Check for Vendor V00033	-400.00

Outstanding Deposits

Total Outstanding Deposits