



Bullfrog Creek Community Development District

May 12, 2026

Agenda Package

313 CAMPUS STREET
CELEBRATION, FL 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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 Zaroni, District Manager
Whitney Sousa, District Counsel
Tyson Waag, District Engineer
Jason Liggett, Field Services Director
Hanna Yi, District Accountant
Tabitha Blackwelder, Administrative Assistant

Regular Meeting Agenda Tuesday, May 12, 2026, - 6:00pm

The Regular Meeting of the **Bullfrog Creek of District Community Development District** will be held on **Monday, May 12, 2026, at 6:00 p.m. at 13013 Summerfield Blvd. Riverview, FL 33579**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Teams Meeting Information

[Join the meeting now](#)

Meeting ID: 232 831 277 252 4 Passcode: tZ38fx2P

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Motion to Approve Agenda**
4. **Audience Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
5. **Staff Reports**
 - A. Landscape
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - i. Registered Voter Count (733) Page 3
6. **Business Items**
 - A. Consideration of Resolution 2026-04; Approving FY2026-2027 Proposed Budget and Setting Public Hearing Page 4
 - i. Exhibit A – FY2026-2027 Proposed Budget Page 5
7. **Consent Agenda**
 - A. Consideration of Regular Meeting Minutes of April 14, 2026 Page 22
8. **Supervisor Requests**
9. **Audience Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
10. **Adjournment**

The next meeting is scheduled for Tuesday, June 9, 2026, at 6:00 p.m.



Craig Latimer
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

Community Development District	Number of Registered Electors
Bullfrog Creek CDD	733

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

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

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services



RESOLUTION 2026-___

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BULLFROG CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Bullfrog Creek Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 11, 2026, at 6:00 p.m. at 13013 Summerfield Boulevard, Riverview, Florida 33579.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 12, 2026.

Attested By:

**Bullfrog Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



***Bullfrog Creek
Community Development District***

FISCAL YEAR 2027

Proposed Budget

May 12, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY

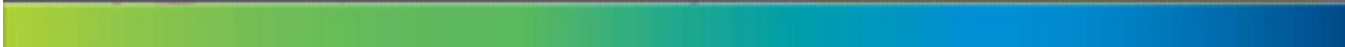


RESPECT

Bullfrog Creek
Community Development District

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Bullfrog Creek
Community Development District

Operating Budget
FY 2027



Bullfrog Creek
Community Development District

General Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

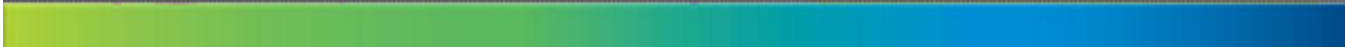
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$3,463.00	\$0.00	\$3,463.00	\$1,495.00
Special Assmnts- Tax Collector	\$313,683.00	\$309,239.00	\$4,444.00	\$313,683.00	\$333,706.38
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	-\$13,348.26
TOTAL REVENUES	\$313,683.00	\$312,702.00	\$4,444.00	\$317,146.00	\$321,853.13
EXPENDITURES					
<i>Financial and Administrative</i>					
Supervisor Fees	\$12,000.00	\$3,400.00	\$3,456.35	\$6,856.35	\$12,000.00
District Management	\$36,050.00	\$18,025.00	\$18,025.00	\$36,050.00	\$37,492.00
Website Administration	\$1,500.00	\$1,659.00	\$0.00	\$1,659.00	\$1,500.00
District Engineer	\$3,840.00	\$1,181.00	\$2,659.00	\$3,840.00	\$3,840.00
District Counsel	\$5,000.00	\$1,095.00	\$3,905.00	\$5,000.00	\$5,000.00
Auditing Services	\$5,300.00	\$5,600.00	\$0.00	\$5,600.00	\$5,900.00
Postage, Phone, Faxes, Copies	\$300.00	\$0.00	\$300.00	\$300.00	\$300.00
Bank Fees	\$175.00	\$0.00	\$175.00	\$175.00	\$175.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
Meeting Expense	\$1,000.00	\$195.00	\$805.00	\$1,000.00	\$800.00
Website Compliance	\$1,900.00	\$0.00	\$1,900.00	\$1,900.00	\$1,900.00
Email hosting vendor	\$140.00	\$0.00	\$140.00	\$140.00	\$140.00
ProfServ-Trustee Fees	\$7,434.00	\$2,730.00	\$4,704.00	\$7,434.00	\$7,731.00
ProfServ-Dissemination Agent	\$2,500.00	\$1,250.00	\$1,250.00	\$2,500.00	\$2,500.00
Misc-Assessment Collection Cost	\$7,434.00	\$0.00	\$7,434.00	\$7,434.00	\$6,674.13
Total Financial and Administrative	\$90,278.00	\$35,310.00	\$50,283.35	\$85,593.35	\$86,127.13
<i>Insurance</i>					
Insurance - General Liability	\$3,731.00	\$3,515.00	\$216.00	\$3,731.00	\$3,867.00
Public Officials Insurance	\$2,985.00	\$2,812.00	\$173.00	\$2,985.00	\$3,093.00
Insurance -Property & Casualty	\$5,055.00	\$3,667.00	\$1,388.00	\$5,055.00	\$3,484.00
Total Insurance	\$11,771.00	\$9,994.00	\$1,777.00	\$11,771.00	\$10,444.00
<i>Utility Services</i>					
Utility - Electric	\$85,000.00	\$28,606.00	\$56,394.00	\$85,000.00	\$85,000.00

Bullfrog Creek
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
Utility - Water	\$12,000.00	\$3,280.00	\$8,720.00	\$12,000.00	\$13,200.00
Total Utility Services	\$97,000.00	\$31,886.00	\$65,114.00	\$97,000.00	\$98,200.00
Other Physical Environment					
Contracts-Landscape	\$32,848.00	\$23,179.00	\$9,669.00	\$32,848.00	\$34,812.00
R&M Landscape	\$6,000.00	\$858.00	\$5,142.00	\$6,000.00	\$6,000.00
Landscape - Mulch	\$10,125.00	\$0.00	\$10,125.00	\$10,125.00	\$10,125.00
Landscape - Annuals	\$2,995.00	\$866.00	\$2,129.00	\$2,995.00	\$2,995.00
Irrigation Maintenance	\$8,000.00	\$4,815.00	\$3,185.00	\$8,000.00	\$8,000.00
Park Maintenance Projects	\$2,200.00	\$17,655.00	\$0.00	\$17,655.00	\$9,200.00
Waterway Management	\$4,900.00	\$2,636.00	\$2,264.00	\$4,900.00	\$5,100.00
Waterway Management - Other	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	\$3,000.00
Miscellaneous Expenses	\$14,000.00	\$23.00	\$13,977.00	\$14,000.00	\$47,850.00
Total Landscape and Pond Maintenance	\$122,068.00	\$51,957.00	\$85,566.00	\$137,523.00	\$127,082.00
TOTAL EXPENDITURES	\$321,117.00	\$129,147.00	\$202,740.35	\$331,887.35	\$321,853.13
Excess (deficiency) of revenues					
Over (under) expenditures		\$183,555.00	-\$198,296.35	\$183,555.00	\$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$0.00	\$12,481.00	\$0.00	\$12,481.00	\$0.00
Interfund Transfers in	\$0.00	\$84,685.00	\$0.00	\$84,685.00	\$0.00
Interfund Transfers out	\$0.00	-\$97,166.00	\$0.00	-\$97,166.00	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$12,481.00	\$0.00	\$12,481.00	\$0.00
Net change in fund balance	\$0.00	\$171,074.00	-\$198,296.35	\$171,074.00	\$0.00
FUND BALANCE, BEGINNING	\$0.00	\$124,260.00	\$0.00	\$0.00	\$0.00
FUND BALANCE, ENDING	\$0.00	\$295,334.00	-\$198,296.35	\$171,074.00	\$0.00



Bullfrog Creek
Community Development District

Budget Overview
FY 2027



Budget Narrative
Fiscal Year 2027

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.

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.

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.

Website Administration

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.

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.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Bank Fees

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

Dues, Licenses, Subscriptions

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

Meeting Expense

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

Website Compliance

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

Payroll – Special Pay

The district may incur payroll expenses including but not limited to processing fees and taxes.

Email Hosting Vendor

The district may incur expenses for email addresses for the board of supervisors.

ProfServ – 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.

ProfServ – Dissemination Agent

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.

Misc – Assessment Collection Cost

This service includes all functions necessary for the timely billing and collection and report of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations and amounts to 2% of the Collection Costs.

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.

Insurance – Property & Casualty

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

Budget Narrative
Fiscal Year 2027**Utility Services****Utility – Electric**

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

Utility – Water

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.

Other Physical Environment**Contracts – Landscape**

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

R&M Landscape

Cost of repairs and regular maintenance to landscaping equipment.

Landscape – Mulch

This is for the cost of mulch installation and services needed throughout the District.

Landscape – Annuals

This is for the cost of annuals installation and services needed 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.

Park Maintenance Projects

Cost of repairs and regular maintenance of CDD park and projects specific to the park.

Waterway Management

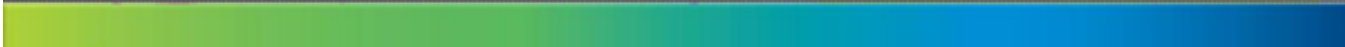
Cost of maintaining waterways and rivers on district property.

Waterway Management – Other

Cost of maintaining waterways and rivers on district property not covered by the monthly contract services

Miscellaneous Expenses

Expenses not otherwise specified.



Bullfrog Creek
Community Development District

Debt Service Budget
FY 2027



Bullfrog Creek
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2015 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$2,636.00	\$0.00	\$2,636.00	0%	\$0.00
Special Assmnts- Tax Collector	\$138,000.00	\$127,882.00	\$10,118.00	\$138,000.00	0%	\$138,000.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$5,520.00
TOTAL REVENUES	\$138,000.00	\$130,518.00	\$10,118.00	\$140,636.00	2%	\$132,480.00
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,760.00
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,760.00
<i>Debt Service</i>						
Principal Debt Retirement	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00	0%	\$40,000.00
Interest Expense	\$82,675.00	\$41,925.00	\$40,750.00	\$82,675.00	0%	\$80,325.00
Total Debt Service	\$122,675.00	\$81,925.00	\$40,750.00	\$122,675.00	0%	\$120,325.00
TOTAL EXPENDITURES	\$122,675.00	\$81,925.00	\$40,750.00	\$122,675.00		\$123,085.00
Excess (deficiency) of revenues						
Over (under) expenditures	\$15,325.00	\$48,593.00	-\$30,632.00	\$17,961.00	17%	\$9,395.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$15,325.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
Interfund Transfers In	\$0.00	\$95,881.00	\$0.00	\$95,881.00	0%	\$0.00
Operating Transfers Out	\$0.00	-\$91,035.00	\$0.00	-\$91,035.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$15,325.00	\$4,846.00	\$0.00	\$4,846.00	-68%	\$0.00
Net change in fund balance	\$15,325.00	\$53,439.00	-\$30,632.00	\$22,807.00	49%	\$9,395.00
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$22,807.00
FUND BALANCE, ENDING	\$15,325.00	\$48,593.00	-\$30,632.00	\$22,807.00	49%	\$32,202.00

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2015 Bonds	\$1,435,000.00	\$1,400,000.00	\$1,360,000.00	\$1,320,000.00

Bullfrog Creek
Community Development District

Series 2015 Debt Service

Series 2015 Special Assessment Revenue Bonds Amortization

Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Total
11/1/2015	\$1,535,000.00		5.875%	\$0.00	\$0.00
5/1/2016	\$1,535,000.00			\$0.00	\$0.00
11/1/2016	\$1,535,000.00		5.875%	\$0.00	\$0.00
5/1/2017	\$1,535,000.00			\$0.00	\$0.00
11/1/2017	\$1,535,000.00		5.875%	\$0.00	\$0.00
5/1/2018	\$1,535,000.00			\$0.00	\$0.00
11/1/2018	\$1,535,000.00		5.875%	\$0.00	\$0.00
5/1/2019	\$1,535,000.00			\$0.00	\$0.00
11/1/2019	\$1,535,000.00		5.875%	\$0.00	\$0.00
5/1/2020	\$1,535,000.00			\$0.00	\$0.00
11/1/2020	\$1,535,000.00		5.875%	\$0.00	\$0.00
5/1/2021	\$1,535,000.00			\$0.00	\$0.00
11/1/2021	\$1,535,000.00	\$30,000.00	5.875%	\$45,890.63	\$75,890.63
5/1/2022	\$1,505,000.00			\$45,009.38	\$45,009.38
11/1/2022	\$1,505,000.00	\$35,000.00	5.875%	\$45,009.38	\$80,009.38
5/1/2023	\$1,470,000.00			\$43,981.25	\$43,981.25
11/1/2023	\$1,470,000.00	\$35,000.00	5.875%	\$43,981.25	\$78,981.25
5/1/2024	\$1,435,000.00			\$42,953.13	\$42,953.13
11/1/2024	\$1,435,000.00	\$35,000.00	5.875%	\$42,953.13	\$77,953.13
5/1/2025	\$1,400,000.00			\$41,925.00	\$41,925.00
11/1/2025	\$1,400,000.00	\$40,000.00	5.875%	\$41,925.00	\$81,925.00
5/1/2026	\$1,360,000.00			\$40,750.00	\$40,750.00
11/1/2026	\$1,360,000.00	\$40,000.00	5.875%	\$40,750.00	\$80,750.00
5/1/2027	\$1,320,000.00			\$39,575.00	\$39,575.00
11/1/2027	\$1,320,000.00	\$40,000.00	5.875%	\$39,575.00	\$79,575.00
5/1/2028	\$1,280,000.00			\$38,400.00	\$38,400.00
11/1/2028	\$1,280,000.00	\$45,000.00	6.000%	\$38,400.00	\$83,400.00
5/1/2029	\$1,235,000.00			\$37,050.00	\$37,050.00
11/1/2029	\$1,235,000.00	\$50,000.00	6.000%	\$37,050.00	\$87,050.00
5/1/2030	\$1,185,000.00			\$35,550.00	\$35,550.00
11/1/2030	\$1,185,000.00	\$50,000.00	6.000%	\$35,550.00	\$85,550.00
5/1/2031	\$1,135,000.00			\$34,050.00	\$34,050.00
11/1/2031	\$1,135,000.00	\$55,000.00	6.000%	\$34,050.00	\$89,050.00
5/1/2032	\$1,080,000.00			\$32,400.00	\$32,400.00
11/1/2032	\$1,080,000.00	\$60,000.00	6.000%	\$32,400.00	\$92,400.00
5/1/2033	\$1,020,000.00			\$30,600.00	\$30,600.00
11/1/2033	\$1,020,000.00	\$60,000.00	6.000%	\$30,600.00	\$90,600.00
5/1/2034	\$960,000.00			\$28,800.00	\$28,800.00
11/1/2034	\$960,000.00	\$65,000.00	6.000%	\$28,800.00	\$93,800.00
5/1/2035	\$895,000.00			\$26,850.00	\$26,850.00
11/1/2035	\$895,000.00	\$70,000.00	6.000%	\$26,850.00	\$96,850.00
5/1/2036	\$825,000.00			\$24,750.00	\$24,750.00
11/1/2036	\$825,000.00	\$75,000.00	6.000%	\$24,750.00	\$99,750.00
5/1/2037	\$750,000.00			\$22,500.00	\$22,500.00
11/1/2037	\$750,000.00	\$75,000.00	6.000%	\$22,500.00	\$97,500.00
5/1/2038	\$675,000.00			\$20,250.00	\$20,250.00
11/1/2038	\$675,000.00	\$80,000.00	6.000%	\$20,250.00	\$100,250.00
5/1/2039	\$595,000.00			\$17,850.00	\$17,850.00
11/1/2039	\$595,000.00	\$85,000.00	6.000%	\$17,850.00	\$102,850.00
5/1/2040	\$510,000.00			\$15,300.00	\$15,300.00
11/1/2040	\$510,000.00	\$90,000.00	6.000%	\$15,300.00	\$105,300.00
5/1/2041	\$420,000.00			\$12,600.00	\$12,600.00
11/1/2041	\$420,000.00	\$95,000.00	6.000%	\$12,600.00	\$107,600.00
5/1/2042	\$325,000.00			\$9,750.00	\$9,750.00
11/1/2042	\$325,000.00	\$105,000.00	6.000%	\$9,750.00	\$114,750.00
5/1/2043	\$220,000.00			\$6,600.00	\$6,600.00
11/1/2043	\$220,000.00	\$110,000.00	6.000%	\$6,600.00	\$116,600.00
5/1/2044	\$110,000.00			\$3,300.00	\$3,300.00
11/1/2044	\$110,000.00	\$110,000.00	6.000%	\$3,300.00	\$113,300.00
		\$1,535,000.00		\$1,347,478.13	\$2,882,478.13

Bullfrog Creek
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2017 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$7,608.00	\$0.00	\$7,608.00	0%	\$0.00
Special Assmnts- Tax Collector	\$292,502.00	\$271,057.00	\$21,445.00	\$292,502.00	0%	\$292,502.40
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$11,700.10
TOTAL REVENUES	\$292,502.00	\$278,665.00	\$21,445.00	\$300,110.00	3%	\$280,802.30
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,850.05
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,850.05
<i>Debt Service</i>						
Principal Debt Retirement	\$85,000.00	\$85,000.00	\$0.00	\$85,000.00	0%	\$95,000.00
Interest Expense	\$183,225.00	\$92,622.00	\$90,603.00	\$183,225.00	0%	\$179,068.76
Total Debt Service	\$268,225.00	\$177,622.00	\$90,603.00	\$268,225.00	0%	\$274,068.76
TOTAL EXPENDITURES	\$268,225.00	\$177,622.00	\$90,603.00	\$268,225.00		\$279,918.81
Excess (deficiency) of revenues Over (under) expenditures	\$24,277.00	\$101,043.00	-\$69,158.00	\$31,885.00	31%	\$883.50
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$24,277.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
Interfund Transfer In	\$0.00	\$91,035.00	\$0.00	\$91,035.00	0%	\$0.00
Operating Transfer Out	\$0.00	-\$95,881.00	\$0.00	-\$95,881.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$24,277.00	-\$4,846.00	\$0.00	-\$4,846.00	-120%	\$0.00
Net change in fund balance	\$24,277.00	\$96,197.00	-\$69,158.00	\$27,039.00	11%	\$883.50
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$27,039.00
FUND BALANCE, ENDING	\$24,277.00	\$101,043.00	-\$69,158.00	\$27,039.00	11%	\$27,922.50

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2017 Bonds	\$3,675,000.00	\$3,595,000.00	\$3,510,000.00	\$3,420,000.00

Bullfrog Creek
Community Development District

Series 2017 Debt Service

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
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

Budget Narrative
Fiscal Year 2027**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.

EXPENDITURES**Administrative****Misc – Assessment Collection Cost**

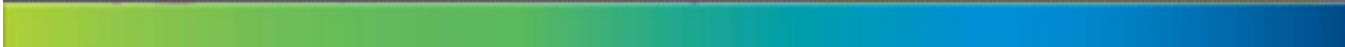
This service includes all functions necessary for the timely billing and collection and report of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations and amounts to 2% of the Collection Costs.

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 Schedule

FY 2027



Assessment Summary

Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2015												
Product	OM Units	DS Units	General Fund			Debt Service Series 2015			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
SF 60'	119	115	\$929.54	\$929.54	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$2,129.54	\$2,129.54	\$0.00	0%
	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 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
SF 40'	120	120	\$929.54	\$929.54	\$0.00	\$1,083.35	\$1,083.35	\$0.00	\$2,012.89	\$2,012.89	\$0.00	0%
SF 50'	120	120	\$929.54	\$929.54	\$0.00	\$1,354.17	\$1,354.17	\$0.00	\$2,283.71	\$2,283.71	\$0.00	0%
	240	240										

**MINUTES OF MEETING
BULLFROG CREEK
COMMUNITY DEVELOPMENT DISTRICT**

1 The Bullfrog Creek Community Development District regular meeting of the Board of Supervisors
2 was held on Tuesday, April 14, 2026, and called to order at 6:00 p.m. at the Ventana Clubhouse
3 located at 13013 Summerfield Blvd., Riverview, FL 33579.

4
5 Present and constituting a quorum were:

- | | | |
|---|----------------------|---------------------------------------|
| 6 | Joshua Kowalke | Board Supervisor, Vice Chair |
| 7 | Jesus M. Sosa-Burgos | Board Supervisor, Assistant Secretary |
| 8 | Linda McAbee | Board Supervisor, Assistant Secretary |

9
10 Also present, either in person or via Zoom Communication, were:

- | | | |
|----|-------------------------------------|-----------------------------|
| 11 | Samantha Zanoni | District Manager, Inframark |
| 12 | Jessi Milch | Landscape, Pine Lake |
| 13 | Residents and Members of the Public | |

14

15 *This is not a certified or verbatim transcript but rather represents the context and summary of*
16 *the meeting. The full meeting is available in audio format upon request. Contact the District*
17 *Office for any related costs for an audio copy.*

18

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

20 Ms. Zanoni called the meeting to order at 6:00 p.m. and conducted roll call. A quorum was
21 established.

22

23 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

24 Pledge of Allegiance was said.

25

26 **THIRD ORDER OF BUSINESS** **Motion to Approve Agenda**

27 On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in 28 favor, the motion to approve the April 14, 2026, meeting agenda carried. 29 3-0

30

31 **FOURTH ORDER OF BUSINESS** **Audience Comments**

32 There were no audience comments, the Board moved on to the next order of business.

33

34 **FIFTH ORDER OF BUSINESS** **Staff Reports**

35 **A. District Accountant**

36 District Accountant not present. The Board had no questions regarding the District's financial
37 statements.

38 **B. Landscape**

39 Ms. Milch provided the Board with updates on the following landscaping projects:

- 40 • Turf weeds near the ponds.
- 41 • Fertilization scheduled as needed.
- 42 • Cypress tree near pond not leaning out and will continue to monitor through June 2026.
- 43 • Annuals will be scheduled in June 2026.
- 44 • Additional mulch in the Jasmine beds need to be removed.
- 45 • Staff needs to find a vendor that specializes in rubber mulch.

46

47 **i. Ratification of Pine Lake Main Line Repair Proposal #8293**

48 On MOTION by Mr. Kowalke, seconded by Mr. Sosa-Burgos, with all in
49 favor, motion to ratify the Pine Lake Main Line Repair Proposal #8293 in
50 the amount of \$534.53 carried. 3-0

51

52 **ii. Consideration of Prominent View Sabal Palm Removal/Replacement Proposal**
53 **#1212**

54 On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in
55 favor, the motion to approve the Prominent View Sabal Palm
56 Removal/Replacement Proposal #1212 in the amount of \$850.00 carried.
57 3-0

58

59 **iii. Consideration of Prominent View Sabal Palm Removal Proposal #1213**

60 Proposal not approved.

61

62 **iv. Consideration of Pine Lake Sabal Palm Cut & Stump Grind Proposal #8116**

63 Proposal not approved.

64

65 **C. District Counsel**

66 District Counsel not present. The Board had no questions or concerns at this time.

67

68 **D. District Engineer**

69 District Engineer not present. The Board had no questions or concerns at this time.

70

71

72

73 **E. District Manager**

74 On MOTION by Mr. Sosa-Burgos, seconded by Ms. McAbee, with all in
75 favor, the motion to purchase six aluminum flag poles and flags carried. 3-
76 0

77

78 **i. Discussion of FY2027 Budget**

79 Ms. Zanoni announced the next board meeting scheduled for May 12, 2026, at 6:00 p.m. and
80 advised that the proposed budget would be voted on at this meeting.

81 The Board appointed Ms. McAbee to review the FY2027 Budget with Ms. Zanoni prior to the
82 May 12, 2026, meeting.

83

84 **SIXTH ORDER OF BUSINESS Business Items**

85 There were no Business Items, the Board moved on to the next order of business.

86

87 **SEVENTH ORDER OF BUSINESS Business Administration**

88 **A. Consideration of Regular Meeting Minutes of March 10, 2026**

89 On MOTION by Mr. Kowalke, seconded by Ms. McAbee, with all in
90 favor, the motion to approve the Regular Meeting Minutes of March 10,
91 2026, carried. 3-0

92

93 **EIGHTH ORDER OF BUSINESS Supervisor Request**

94 The Board noted that trash was collecting around the ponds and needed to be addressed. The
95 Board requested to review paint colors for the Twin Creek sign.

96

97 **NINETH ORDER OF BUSINESS Audience Comments**

98 There were no audience comments, the Board moved on to the next order of business.

99

100 **TENTH ORDER OF BUSINESS Adjournment**

101 On MOTION by Mr. Sosa-Burgos, seconded by Mr. Kowalke, with all in
102 favor, meeting was adjourned at 6:26 p.m. 3-0

103

104

105

106

107 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman