



Rizzetta & Company

Mitchell Ranch Community Development District

Board of Supervisors' Regular Meeting September 9, 2025

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chape, FL 33544
813.994-1001**

www.mitchellranchcdd.org

**MITCHELL RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL
33558

www.mitchellranchcdd.org

Board of Supervisors

Kelly Evans	Chairman
Lori Campagna	Vice Chairman
Bradley Gilley	Assistant Secretary
Jacob Walsh	Assistant Secretary
Lori Rice	Assistant Secretary

District Manager

Darryl Adams	Rizzetta & Company
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District Counsel

John Vericker	Straley Robin & Vericker
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District Engineer

Brian Surak	Clearview Land Design
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All cellular phones must be placed on mute while in the meeting room.

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 944-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
mitchellranchcdd.org

September 2, 2025

**Board of Supervisors
Mitchell Ranch Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Mitchell Ranch Community Development District will be held on **Tuesday, September 9, 2025 at 10:00 a.m.**, at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion of Open Board Seats
 - B. Consideration of the First Addendum to the Contract for Professional District Services Tab 1
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Meeting held on July 8, 2025 Tab 2
 - B. Consideration of the Minutes of the Regular Meeting held on August 12, 2025..... Tab 3
 - C. Consideration of Operation and Maintenance Expenditures for July 2025.....Tab 4
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report..... Tab 5
 - D. Field Inspection Services Report..... Tab 6
 - E. Contractor Response to Field Inspection Report.....Tab 7
 - F. Irrigation and Horticultural Reports..... Tab 8
 - G. District Manager.....Tab 9

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this "**Addendum**"), is made and entered into as of the 1st day of October, 2025 (the "**Effective Date**"), by and between **Mitchell Ranch Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY:

William J. Rizzetta

PRINTED NAME:

William J. Rizzetta

TITLE:

President

DATE:

Aug 11, 2025

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

BY:

PRINTED NAME:

TITLE:

Chairman/Vice Chairman

DATE:

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

**Exhibit B
Schedule of Fees**

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,979.17	\$23,750
Administrative:	\$444.08	\$5,329
Accounting:	\$1,786.00	\$21,432
Financial & Revenue Collections:	\$357.17	\$4,286
Assessment Roll ⁽¹⁾		\$5,967
Total Standard On-Going Services:	\$4,566.42	\$60,764

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:

	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two-Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Eleven+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of the Mitchell Ranch Community Development District was held on **Tuesday, July 8, 2025, at 10:24 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway. 2155 Northpointe Parkway, Lutz, Florida 33588

Present and constituting a quorum were:

Kelly Evans	Board Supervisor, Chair
Lori Campagna	Board Supervisor, Vice-Chair
Lori Rice	Board Supervisor, Assistant Secretary
Bradley Gilley	Board Supervisor, Assistant Secretary
Jake Walsh	Board Supervisor, Assistant Secretary

Also Present were:+

Wesley Elias	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Field Services Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
Liz Moore	Representative, Fieldstone Landscaping

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Elias called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were audience comments regarding midge flies, cracking pathways and Welbilt.

THIRD ORDER OF BUSINESS

Consideration of RFQ for District Engineer Services

This Board reviewed and discussed several bids that were submitted for District Engineer Services. Scoring was calculated and BDI won the BID with a score of 95 points. Pegasus Engineering, Lighthouse Engineering and Alliant Engineering all scored 70 points.

On a Motion by Ms. Evan, seconded by Mr. Gilley
, with all in favor, the Board of Supervisors awarded BDI the District Engineering Services
Contract, for Mitchell Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resumes for Open
Seat**

This item was tabled to the August 12, 2025 meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07;
Designating Officers of the District**

This item was tabled to the August 12, 2025 meeting.

SIXTH ORDER OF BUSINESS

**Discussion of FY 2025-2026 Meeting
Times**

This item was tabled to the August 12, 2025 meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on June 10,
2025**

On a Motion by Mr. Gilley, seconded by Mr. Walsh, with all in favor, the Board of
Supervisors approved the minutes of the regular meeting held on June 10, 2025, as
presented, for Mitchell Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of O&M Expenditures for
May 2025**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of
Supervisors ratified the O&M expenditure for May 2025 (\$38,955.98), for Mitchell Ranch
Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report

B. District Engineer

The Board accepted Clearview Land Designs' resignation. They held a brief
discussion regarding the Traffic Enforcement Agreement.

87
88 **C. Aquatic Report**

89 The Board reviewed the report. The Board authorized Chair, District Manager and
90 Sitex to work together on a plan of action for the Midge Fly issue, not to exceed
91 \$5,000.
92

On a Motion by Ms. Campagna, seconded by Mr. Walsh, with all in favor, the Board of Supervisors authorized Chair, District Manager and Sitex to work together on a plan of action for the Midge Fly issue, not to exceed \$5,000, for Mitchell Ranch Community Development District.

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94 **D. Field Inspection Services Report**

95 The Board reviewed the report. There were no questions or comments at this time.
96

97 **E. Landscape & Irrigation Update**

98 Ms. Moore reviewed her report with the Board. Fieldstone presented a proposal for
99 Irrigation Enhancement and Repair in the amount of \$762.84.
100

On a Motion by Ms. Campagna, seconded by Ms. Rice, with all in favor, the Board of Supervisors approved the Irrigation Enhancement and Repair proposal in the amount of \$762.84, for Mitchell Ranch Community Development District.

101
102 Fieldstone also presented a proposal for sod replacement in the center median on
103 Legends Pasture: in the amount of \$3,196.48.
104

On a Motion by Ms. Rice, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the sod replacement proposal in the amount of \$3,196.48, for Mitchell Ranch Community Development District.

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106 **F. District Manager**

107 Mr. Elias reminded the Board that the Public Hearing for the Final Budget
108 meeting is scheduled for August 12, 2025, at 10:00 am.at the Hilton Garden Inn.
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110 **TENTH ORDER OF BUSINESS**

Supervisor Request

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112 There were no requests at this time.
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ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Elias stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Ms. Campagna, seconded by Ms. Rice, with all in favor, the Board of Supervisors adjourned the meeting at 10:56 a.m. for Mitchell Ranch Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 3

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of the Mitchell Ranch Community Development District was held on **Tuesday, August 12, 2025, at 10:06 a.m.** at the Hilton Garden Inn Tampa Suncoast Parkway. 2155 Northpointe Parkway, Lutz, Florida 33588

Present and constituting a quorum were:

Kelly Evans	Board Supervisor, Chair
Lori Campagna	Board Supervisor, Vice-Chair
Lori Rice	Board Supervisor, Assistant Secretary
Bradley Gilley	Board Supervisor, Assistant Secretary
Jake Walsh	Board Supervisor, Assistant Secretary

Also Present were:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
Liz Moore	Representative, Fieldstone Landscaping
John Toborg	Field Services Manager, Rizzetta & Company, Inc.
Aimee Brodeen	Field Services Manager, Rizzetta & Company, Inc.
Jerry Whited	Representative, BDI Engineering

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Adams called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There was an audience comment regarding traffic enforcement. A Board member responded by letting the audience know that it has been formally approved by the District and is just waiting on the County.

THIRD ORDER OF BUSINESS

Consideration of Resume for Open Seat

This was tabled for the next regular meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07;
Designating Officers of the District**

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors adopted Resolution 2025-07, Designating Officers of the District and appointed Daryl Adams as District Manager, for Mitchell Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on FY 2025/2026 Final
Budget**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2025/2026 Final Budget, for the Mitchell Ranch Community Development District.

There were no questions or comments put forward regarding the budget.

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2025/2026 Final Budget, for the Mitchell Ranch Community Development District.

i.Consideration of Resolution 2025-08; Adopting FY 2025/2026 Final Budget

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors adopted Resolution 2025-08, adopting Fiscal Year 2025/2026 Final Budget, for the Mitchell Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on FY 2025/2026
Levying O & M Assessments**

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2025/2026 O & M Assessments, for the Mitchell Ranch Community Development District.

There were no questions or comments put forward.

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2025/2026 O & M Assessments, for the Mitchell Ranch Community Development District.

**i.Consideration of Resolution 2025-09; Levying FY 2025/2026 O & M
Assessments**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors adopted Resolution 2025-09, Levying Fiscal Year 2025/2026 O & M Assessments, for the Mitchell Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-10,
Setting FY 2025/2026 Meeting
Schedule**

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors adopted Resolution 2025-10, setting the Fiscal Year 2025/2026 meeting schedule, as discussed, for the Mitchell Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Goals and
Objectives Report**

On a Motion by Ms. Evan, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the Goals and Objectives Report for Fiscal Year 2024-2025, for Mitchell Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Meeting held on July 8, 2025**

This item was tabled for the September 2, 2025 meeting.

TENTH ORDER OF BUSINESS

**Ratification of O&M Expenditures for
June 2025**

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the O&M expenditure for June 2025 (\$36,192.03), for Mitchell Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No Report.

B. District Engineer

No Report.

C. Aquatic Report

The Board reviewed the Aquatics' report. There were no questions or concerns at this time.

D. Field Inspection Services Report

The Board reviewed the report. A brief discussion was held regarding deep pockets of settling water. Jerry from BDI proposed a couple of solutions to the Board and will work on putting together a proposal to fix this issue.

E. Landscape & Irrigation Update

Ms. Moore reviewed her report with the Board. She presented three landscape proposals.

1. Replace 4 Trees on Bear Landing - \$5,072.91

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the proposal to Replace 4 Trees on Bear Landing in the amount of \$5,072.91, for Mitchell Ranch Community Development District.

2. Replace 1 Oak Tree on Campus Woods Way - \$1,733.48

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the proposal to Replace 1 Oak Tree on Campus Woods Way in the amount of \$1,733.48, for Mitchell Ranch Community Development District.

3. Replacement of Damaged Tree on Welbilt from Vehicle – \$912.55

This proposal was tabled.

F. District Manager

Mr. Adams reminded the Board that the next regular meeting is scheduled for September 2, 2025, at 10:00 am. at the Hilton Garden Inn. He also reviewed the 2nd Quarter Website Audit report.

TWELFTH ORDER OF BUSINESS

Supervisor Request

There were no requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Adams stated that there were no other matters to come before the Board of Supervisors at this time.

On a Motion by Ms. Campagna, seconded by Mr. Walsh, with all in favor, the Board of Supervisors adjourned the meeting at 10:43 a.m. for Mitchell Ranch Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 4

Mitchell Ranch Community Development District

District Office · Tampa, Florida - (813) 994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614

www.mitchellranchcdd.org

Operations and Maintenance Expenditures

July 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$37,881.86**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	100493	BG070825 478	Board of Supervisors Meeting 07/08/25	\$ 200.00
Clearview Land Design, P.L.	100503	25-21944	Engineering Services 06/25	\$ 383.00
Duke Energy	20250722-1	Monthly Summary A 06/25 ACH 478	Electric Utility Services 06/25	\$ 1,933.63
Duke Energy	20250722-2	Monthly Summary B 06/25 ACH 478	Electric Utility Services 06/25	\$ 4,135.98
Duke Energy	20250722-3	Monthly Summary C 06/25 ACH 478	Monthly Utility Services 06/25	\$ 1,042.00
Fieldstone Landscape Services	100494	25903	Monthly Landscaping Maintenance 07/25	\$ 14,613.00
Fieldstone Landscape Services	100494	25992	Removed Dead Pine 07/25	\$ 306.50
Fieldstone Landscape Services	100507	26049	Irrigation Repair 07/25	\$ 762.84
Fieldstone Landscape Services	100507	26060	Irrigation Repair 07/25	\$ 228.62
Florida Governmental Utility Authority	100504	10000010518 7/25	2778 Legend Pasture Road - Reclaimed Water 07/25	\$ 102.19

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Governmental Utility Authority	100504	10000012771 7/25	8553 Houndstooth Enclave Dr 07/25	\$ 66.14
Florida Governmental Utility Authority	100504	10000016923 7/25	8087 Capstone Ranch Drive 07/25	\$ 74.69
Florida Governmental Utility Authority	100504	10000018707 7/25	2997 Bearlanding Way 07/25	\$ 202.84
Jacob Walsh	100495	JW070825 478	Board of Supervisors Meeting 07/08/25	\$ 200.00
Jayman Enterprises, LLC	100496	4094	Repair Vinyl Fencing and Reinstall 4 signs 07/25	\$ 325.00
Kelly Evans	100497	KE070825 478	Board of Supervisors Meeting 07/08/25	\$ 200.00
Lori A. Rice	100498	LR070825	Board of Supervisors Meeting 07/08/25	\$ 200.00
Lori Campagna	100499	LC070825 478	Board of Supervisors Meeting 07/08/25	\$ 200.00
Pinnacle Holdings - XIV, LLC	100505	081225 BOS	Rental - BOS Meeting 08/25	\$ 203.34
Rizzetta & Company, Inc.	100492	INV0000100494	District Management Fees 07/25	\$ 5,705.09
Sitex Aquatics, LLC	100500	9967-b	Monthly Lake Maintenance 07/25	\$ 3,980.00

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	100501	26796	Legal Services 06/25	\$ 2,677.00
The Observer Group, Inc.	100502	25-01351P	Legal Advertising 07/25	<u>\$ 140.00</u>
Report Total				<u>\$ 37,881.86</u>

Tab 5

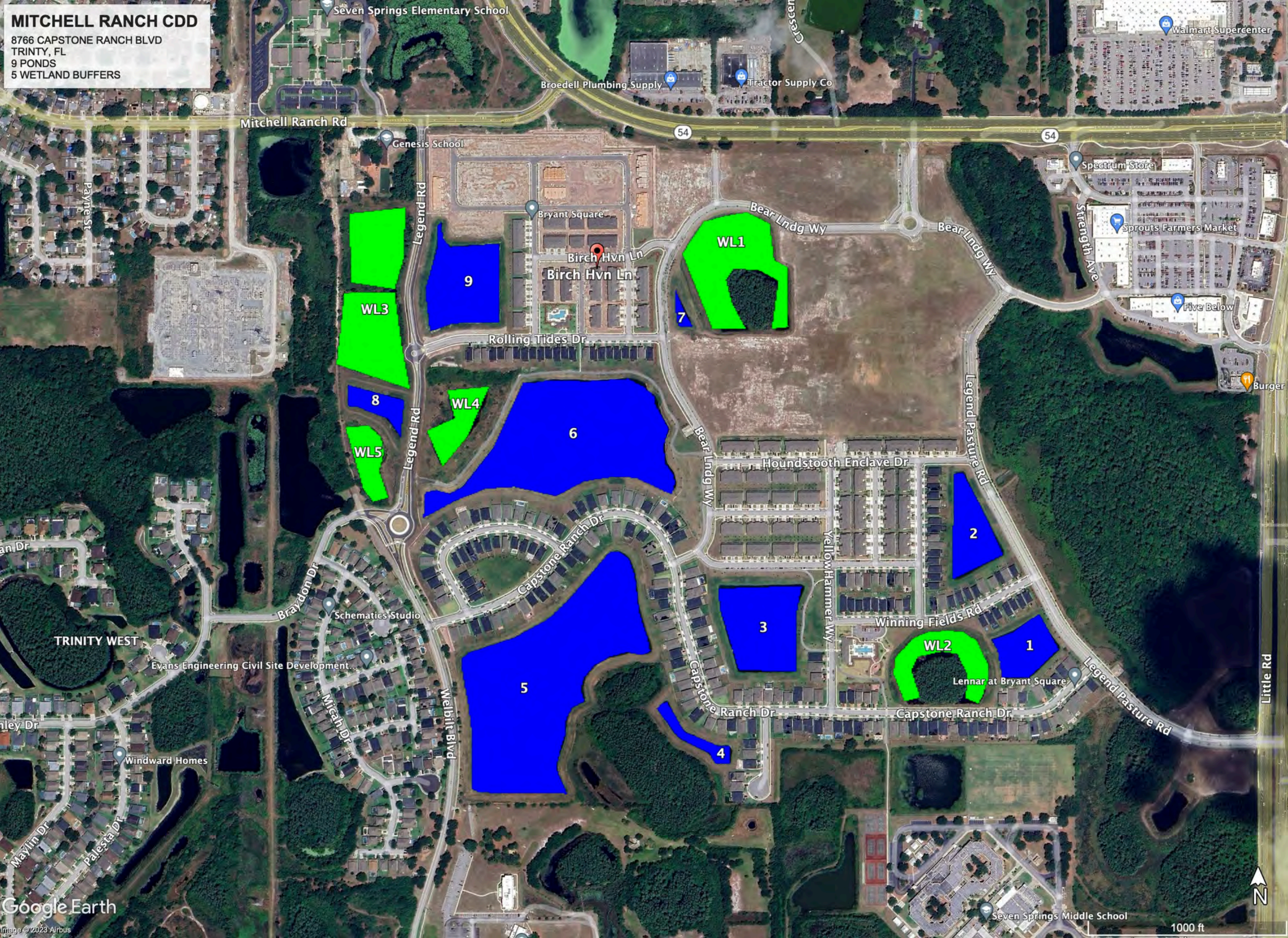


MONTHLY REPORT

SEPTEMBER, 2025



MITCHELL RANCH CDD
8766 CAPSTONE RANCH BLVD
TRINITY, FL
9 PONDS
5 WETLAND BUFFERS



Prepared for: Debby Bayne Wallace
Prepared By: Devon Craig

SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.

Aug 21, 2025 at 10:42:49 AM



Pond #4 Treated for Algae and Shoreline Vegetation.

Aug 21, 2025 at 10:35:47 AM



Pond #5 Treated for Shoreline Vegetation.

Aug 21, 2025 at 9:50:27 AM



Pond #6 Treated for Shoreline Vegetation.

Aug 21, 2025 at 11:53:08 AM



Pond #7 Treated for Algae and Shoreline Vegetation.

Aug 21, 2025 at 11:45:58 AM



Pond #8 Treated for Algae and Shoreline Vegetation.

Aug 21, 2025 at 10:32:43 AM



Pond #9 Treated for Shoreline Vegetation.

Tab 6

MITCHELL RANCH

LANDSCAPE INSPECTION REPORT



August 15, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Legend Pasture Rd, Houndstooth Enclave Dr

General Updates, Recent & Upcoming Maintenance Events

- Define bed edge lines, remove any broken straps from trees, always remove trash debris, and always make sure the irrigation boxes and manhole covers are being edged around.
- Ensure the blades on mowers and edgers are all sharpened before entering the property.

The following are action items for Fieldstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold & underlined is info. or questions for the BOS.**

1. At the corner planting bed of Legends Pasture and Houndstooth Enclave, torpedo grass remains present within the foxtail ferns and should be addressed during the next maintenance cycle. Additionally, dead fronds within the ferns need to be trimmed out during the upcoming detailing visit to maintain plant health and visual appeal. (Pic 1)



2. In the same planting bed referenced in Pic 1, beneath the blueberry tree, a large ant hill has developed around the root flare area. Please treat the ant hill during the next visit, and once activity has ceased, rake the area to restore a clean and maintained appearance. (Pic 2>)
3. Along Legends Pasture, several tree stakes appear broken or damaged. The trees in question seem well-established and....

.... no longer require staking. Please remove all broken stakes during the next mowing event to improve site appearance and eliminate unnecessary materials.

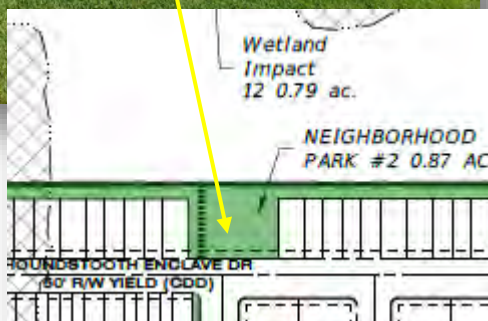
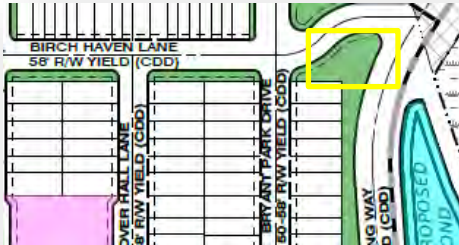
4. **Upon further review of the tree placement behind the homes along Houndstooth Enclave, it appears these trees could fall under homeowner responsibility or CDD. No vendor action is required at this time for these specific trees, until we officially measure the area. (Pic 4>)**

5. At Neighborhood Park #2 (Coleman Park), several tree straps have become loose. During the next mowing event, please have the crew inspect and adjust any loose straps, and replace any that are broken to ensure proper tree support and safety. (Pic 5>)



Birch Haven Ln, Bear Landing Way, Corner Pines Way, Legends

6. At the corner planting bed of Birch Haven and Bear Landing, there is noticeable weedy growth throughout the muhly grasses. Please have the crew detail this bed during the next visit to restore its intended appearance and prevent further weed spread. (Pic 6a>, 6b>)



7. Behind the vinyl fencing on Corner Pines Way on the east side, although this area may have already been addressed since the photo was taken, please ensure that any remaining tree straps are removed during the next visit.
8. Weeds are beginning to grow in cracks along several walkway areas. As a reminder, please have the crew line-trim these crack weeds during the next visit.
9. Back along Legends Pasture, several trees are beginning to overhang the walkways, particularly near the lift station where branches are hanging approximately 5 feet from the ground. Please have the crew lift these trees during the next visit to maintain safe and clear pedestrian access. (Pic 9>)

Legend Pasture Rd

10. During the next detailing event, please have the crew prune the shrubs along the chain-link fence so that their height and shape are parallel to the fence line. This will help maintain a clean and uniform appearance along the perimeter. (Pic 10)



.... have the crew inspect and trim out any visible Spanish moss from the trees throughout the property. Within the scope of service; 15-feet.

13. The edging throughout the property looks excellent. Great job to Fieldstone for their attention to detail and quality work! (Pic 13)



11. Regarding irrigation, please schedule a technician to inspect and cap any lines that are no longer needed for mature trees. Some trees are beginning to absorb the drip lines into their trunks, which could lead to long-term damage if not addressed.

12. During the next detailing event, please....



14. There are exposed roots to a cypress tree that may be caused by a combination of girdling roots and possible irrigation issues. Before proposing a solution, please have an irrigation technician inspect the area to confirm whether a broken line may be contributing to the problem. (Pic 14)



Welbilt Rd, Capstone Ranch Dr

15. Along Welbilt Rd, Brazilian Peppertrees are beginning to encroach into the growing space of nearby crape myrtles. Please have the crew cut back the Peppertrees during the next visit to prevent competition and maintain proper spacing for healthy growth. (Pic 15)



20. In one turf area along Welbilt and just north of Capstone Ranch, it appears the grass has been run over, possibly by equipment or a vehicle. If the crew has not already addressed this, please have them tamp down the area to restore a level surface. (Pic 20)



16. In addition, please have the crew detail the crape myrtles by removing any suckering growth, limbing up, and trimming out Spanish moss.

17. South on Welbilt, a cone is in a hole within the turf area. The hole appears to contain only sandy soil, with no visible infrastructure or utilities. Unless this hole serves a specific purpose, please have the crew bring in soil to fill and level the area during the next visit to eliminate any potential hazard.



18. Along Welbilt Rd, Brazilian Peppertrees are beginning to encroach onto the walkway. Please have the crew cut back the growth 5 inches off the sidewalk and lift the canopy up to 15 feet to maintain clear pedestrian access and proper clearance. (Pic 18>)

19. There is a hole located next to an irrigation box that may be caused by a break in the irrigation line, potentially pushing out soil. Please have an irrigation technician inspect this area to determine if a line break is present and address it accordingly. (Pic 19>)



Capstone Ranch Dr, Harmon Park, Bear Landing Way

21. This drake elm in Harmon Park is struggling, potentially due to girdling roots or other stress factors. Selective root pruning may be necessary. Afterwards, please have the crew restake the tree to provide proper support and stability. (Pic 21)



24. At the northernmost section of Harmon Park, tire tracks were discovered in the turf. These tracks appear wider than typical mower tracks, suggesting they may be from a larger vehicle. I will continue to monitor this area and determine if a proposal for turf repair based on any further impact. (Pic 24)



22. Due to recent rain, turf debris was left in clumps across some areas of Harmon Park. This may have already been addressed, but if not, please have the mowing crew run back over the affected sections to mulch and evenly distribute the remaining turf debris for a cleaner finish.

23. In Harmon Park, a truck was parked in the turf area without plywood boards under the tires, which could lead to turf damage. It's unclear how long the vehicle was present, but I will observe the condition next visit. (Pic 23)



25. At the large pond west of Bear Landing, the area was recently edged and mowed. However, due to rain, some debris was left behind. While this may have already been addressed, I wanted to note it in the report for follow-up and confirmation. (Pic 25a, 25b>)



26. At the pond on Bear Landing, large patches of pond scum have begun to accumulate, likely due to recent rainfall. Please have a Sitex Aquatics tech. treat the pond accordingly to manage the buildup and maintain water quality and appearance. (Pic 26>)



Capstone Ranch Dr, Harmon Park, Bear Landing Way

27. Lastly, please ensure the crews rake back the mulch from around the base of the tree trunks. Keeping mulch pulled away from the trunks helps prevent rot, pest issues, and other potential damage while promoting proper airflow and overall tree health. (Pic 27)



Proposals

1. At this time, no proposals are needed.

Tab 7

Mitchell Ranch Response to Landscape Report 8/15/2025

1and #2 - Corner bed at Legends Pasture and Houndstooth –

Torpedo grass removed and fire ant mound treated.



3 – Tree stake removal - Old tree stakes or broken tree stakes to be removed by mid-September.

#5 - #7- Remove or tighten tree straps at Coleman Park – Corner Pine Way remove loose straps.

To be completed by September 15th.

#6 – Birch Haven and Bear Landing - remove weeds in planting bed and grasses

Completed but will need to keep an eye on the bed moving forward



#9 – Trees over hanging walkway on Legends Pasture – near lift station

Completed – trees have been trimmed



#10- Pruning shrubs along chain link fence – lift station

Completed -



12 – Trim out and remove Spanish moss from trees

Scheduled to be checked weekly and will be an ongoing process

14 – Irrigation technician will be on site 9/2/25 and 9/3/25 to inspect Cypress tree on Legends Pasture as well as cap any bubblers on larger trees not needing supplemental watering.

15 – Welbilt Brazilian Pepper cut back by Crape Myrtles –

Completed - trimming



#16 – trimming of Crape Myrtles on Welbilt – removing suckers to be completed by mid-September

18- Along Welbilt – trim Brazilian Pepper off walkway



Completed -

19 – Hole by irrigation box on Welbilt - to be filled on 9/2/25.

20 – completed

21 – will provide proposal to straighten and re-stake

23 – Truck has been identified several times driving in the park - Notified management on 8/5/25.

Tire ruts are present and noted that the resident installed drains (2) from house extending into the park

Irrigation remains off in the park.





25 – Debris on sidewalk around pond on Bear Landing –
Crew has cleared the debris from the walkways.

While on site I did note a Pine struggling on Bear Landing by the Lift Station –
Please Advise next step.



New Muhly Grass and Red Fountain Grass installed in median on Legends Pasture.



Tab 8



FIELDSTONE

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August 2025 - Mitchell Ranch clock #1- commons

Date: Aug 18, 2025 10:28 am
Inspector: LaPoma Thomas

Site	
Name	Mitchell Ranch CDD
Address	8447 Florida 54
City	New Port Richey
ST	Florida
Zip	34655

Controller	
Name	Mitchell ranch clock #1- commons area #1
Location	Legend pasture and capstone ranch
Model	
Modules	42
SLW	SLW1 Legend pasture and capstone ranch

Controller ID	74897
---------------	-------

Water Days as of Aug 18, 2025	
Program A	Sun , Mon , Wed , Thur , Sat
Program B	Sun , Mon , Wed , Thur , Fri
Program C	Sun , Mon , Wed , Thur , Fri
Program D	Tue , Sat

Notes
Rainbird LX-IVM
All general repairs have been completed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Both side of curb at Little road and legend pasture entry	Pass									
2	Both sides legend pastor and Little road entry	Pass									
3	Northside legend pasture at second meeting Island	Pass									
4	All drip from Little road to capstone ranch and 3rd medium Island	Pass									
5	East curb and second meeting Island	Pass						1	1		
6	East side, inside sidewalk second median Island to capstone ranch	Pass						1	1		
7	Open	Pass									
8	Westside inside sidewalk second median Island to capstone ranch	Pass						1	1		
9	Westside curb south of capstone ranch	Pass									
10	Westside curb north of capstone ranch	Pass									
11	Westside north of capstone ranch	Pass									
12	East side north of capstone ranch	Pass									
13	East side north of capstone ranch to winning field	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Median Island North of winning field	Pass									
15	East curb north of winning field	Pass									
16	East side north of houndstooth and a long East bear landing	Pass						1	1		
17	East side north of houndstooth	Pass									
18	Westside legend pasture, winning field to houndstooth	Pass									
19	Westside legend pasture, winning field to houndstooth	Pass									
20	Westside legend pastor north of houndstooth	Pass									
21	Westside legend pastor north of houndstooth	Pass									
22	Eastside legend pastor south of bear landing	Pass									
23	Southwest corner legend pastor and bear landing	Pass									
24	Southside bear landing to cattle ranch	Pass							1		
25	South of bear landing east of roundabout	Pass									
26	Roundabout	Pass									
27	Southwest of roundabout at cattle ranch	Pass									
28	(NW) corner of roundabout at STRD 54	Pass									
29	State road 54 entry	Pass									
30	Cattle ranch median	Pass									
31	South curb of bear landing- (W) of roundabout	Pass									
32	Southside bear landing at medal Way intersection	Pass									
33	South bear landing, medal way to houndstooth	Pass									
34	East side of bear landing south of birch haven	Pass									
35	Eastside bear landing north of houndstooth	Pass									
36	Eastside bear landing between houndstooth and campus woods	Pass									
37	Lift station West side bear landing north of houndstooth	Pass									
38	Westside bear landing south of houndstooth to campus woods	Pass									
39	North bear landing, west legend pasture	Pass						4	6		

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
40	Houndstooth #8655-#8683	Pass									
41	Houndstooth #8613-#8647	Pass									
42	Houndstooth #8577-#8605	Pass									
43	Houndstooth #8515-#8545	Pass									
44	Houndstooth #8489-#8509	Pass									
45	Houndstooth #8453-#8483	Pass									
46	Houndstooth #8450-#8472	Pass									
47	Houndstooth #8476-#8496	Pass									
48	Houndstooth #8502-#8522	Pass									
49	Houndstooth #8526-#8548	Pass									
50	Druid oaks #8527-8549	Pass									
51	Druid oaks #8503-#8523	Pass									
52	Druid oaks #8477-#8497	Pass									
53	Druid oaks #8451-#8471	Pass									
54	Druid oaks #8450-#8472	Pass									
55	Druid oaks #8476-#8496	Pass									
56	Druid oaks #8502-#8522	Pass									
57	Druid oaks #8528-#8548	Pass									
58	Campus woods #8527-#8547	Pass									
59	Campus woods #8501-#8521	Pass									
60	Campus woods #8477-#8497	Pass									
61	Campus woods #8449-#8469	Pass									
62	Yellow hammer #2848-#2866	Pass									
63	Yellow hammer #2874-#2902	Pass									
64	Yellow hammer #2910-#2928	Pass									
65	Coach manors #2901-#2919	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
66	Coach manors #2865-#2895	Pass									
67	Coach manors #2839-#2857	Pass									
68	Coach manors #2838-#2850	Pass									
69	Coach manors #2864-#2896	Pass									
70	Coach manors #2900-#2918	Pass									
71	Gridiron ilse #2911-#2929	Pass									
72	Gridiron ilse #2875-#2895	Pass									
73	Gridiron ilse #2849-#2867	Pass									
74	Southwest corner of yellow hammer and campus woods	Pass									
75	West side along sidewalk	Pass									
76	Center	Pass									
77	Along sidewalk at street	Pass									
78	Parking islands along campus woods and yellow hammer way	Pass									
79	All trees	Pass						1	1		
80	All beds	Pass									
81	All trees @ Coleman park	Pass									
82	Along street	Pass									
83	(E) side at #8577 houndstooth enclave	Pass									
84	(W) side at #8545 houndstooth enclave	Pass									

Zone #5 - 08-18-25 12:01 pm CDT



Zone #5 - 08-19-25 7:53 am CDT



Zone #6 - 08-18-25 12:01 pm CDT



Zone #6 - 08-19-25 7:50 am CDT



Zone #8 - 08-18-25 12:01 pm CDT



Zone #8 - 08-19-25 7:50 am CDT



Zone #16 - 08-18-25 12:00 pm CDT



Zone #24 - 08-18-25 12:00 pm CDT



Zone #24 - 08-19-25 7:02 am CDT



Zone #39 - 08-18-25 11:58 am CDT



Zone #39 - 08-18-25 11:58 am CDT



Zone #39 - 08-18-25 11:58 am CDT



Zone #39 - 08-18-25 11:59 am CDT



Zone #39 - 08-18-25 11:59 am CDT



Zone #39 - 08-19-25 7:31 am CDT



Zone #39 - 08-19-25 7:32 am CDT



Zone #39 - 08-19-25 7:32 am CDT



Zone #39 - 08-19-25 7:32 am CDT



Zone #39 - 08-19-25 7:32 am CDT



Zone #79 - 08-18-25 11:59 am CDT



Zone #79 - 08-19-25 6:56 am CDT





FIELDSTONE

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August 2025 - Mitchell Ranch clock #2 commons birch haven

Date: Aug 19, 2025 8:22 am

Inspector: LaPoma Thomas

Site	
Name	Mitchell Ranch CDD
Address	8447 Florida 54
City	New Port Richey
ST	Florida
Zip	34655

Controller	
Name	Mitchell ranch clock #2 common area #2
Location	(SW) corner Birch haven and bear landing
Model	
Modules	18
Controller ID	114433

Water Days as of Aug 19, 2025	
Program A	Mon , Tue , Wed , Fri , Sat
Program B	Mon , Tue , Wed , Fri , Sat
Program C	
Program D	

Notes
Rainbird LX-IVM
All general repairs have been completed

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	At lift station	Pass									
2	(W) bears landing curb- (S) rolling tides	Pass									
3	(W) bears landing, (s) rolling tides	Pass									
4	(W) bears landing, (s) rolling tides at pond	Pass									
5	(W) bears landing, (s) rolling tides- along fence	Pass									
6	(W) bears landing, (s) rolling tides	Pass									
7	Along sidewalk behind homes- #8382 rolling tides	Pass									
8	(W) bears landing, (n) rolling tides	Pass									
9	(W) bears landing, (s) birch haven along fence	Pass									
10	(SW) corner birch haven and bears landing	Pass						3			
11	(W) bears landing, (s) birch haven	Pass									
12	(SW) corner birch haven and bears landing	Pass									
13	(S) curb birch haven	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	(SW) corner birch haven and bears landing	Pass									
15	(NW)corner bears landing and birch haven	Pass									
16	(N) birch haven curb, (W) bears landing	Pass									
17	(NW) curb, birch haven and bears landing	Pass									
18	(N) of birch haven along perimeter fence	Pass									
19	Behind North Perimeter wall	Pass									
20	Behind North parameter wall east end	Pass						3			
21	Behind North perimeter wall	Pass									
22	Behind North perimeter wall west end	Pass									
23	Behind North perimeter wall	Pass									
24	Along fence east side welbilt south of Mitchell ranch	Pass									
25	East side welbilt south of Mitchell Ranch	Pass									
26	Eastside welbilt north of rolling tide	Pass									
27	Trees north east corner along rolling tide, north and east of welbilt	Pass						1	3		
28	North east corner welbilt and rolling tied	Pass									
29	North east curb welbilt and rolling tide	Pass									
30	South east curb well-built and rolling tide	Pass									
31	Chris south and east rolling tide in welbilt	Pass						1	1		
32	South east corner welbilt and rolling tide	Pass									
33	Along fence east of welbilt north roundabout	Pass									
34	Along fence east of welbilt at roundabout	Pass							3		
35	Along fence east welbilt, south aroundabout	Pass									
36	Medal way entry and bears landing	Pass									

Zone #10 - 08-19-25 10:22 am CDT



Zone #10 - 08-19-25 10:23 am CDT



Zone #10 - 08-19-25 1:09 pm CDT



Zone #10 - 08-19-25 1:09 pm CDT



Zone #20 - 08-19-25 10:22 am CDT



Zone #20 - 08-19-25 10:22 am CDT



Zone #20 - 08-19-25 2:06 pm CDT



Zone #20 - 08-19-25 2:06 pm CDT



Zone #27 - 08-19-25 10:21 am CDT



Zone #27 - 08-19-25 10:21 am CDT



Zone #27 - 08-19-25 10:21 am CDT



Zone #27 - 08-19-25 2:14 pm CDT



Zone #27 - 08-19-25 2:14 pm CDT



Zone #27 - 08-19-25 2:20 pm CDT



Zone #31 - 08-19-25 10:20 am CDT



Zone #31 - 08-19-25 2:41 pm CDT



Zone #34 - 08-19-25 10:20 am CDT



Zone #34 - 08-19-25 10:20 am CDT



Zone #34 - 08-19-25 10:20 am CDT



Zone #34 - 08-19-25 2:41 pm CDT



Zone #34 - 08-19-25 2:41 pm CDT



Zone #34 - 08-19-25 2:42 pm CDT





FIELDSTONE

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August 2025 - Mitchell Ranch clock #3- Harmon park

Date: Aug 19, 2025 8:20 am

Inspector: LaPoma Thomas

Site	
Name	Mitchell Ranch CDD
Address	8447 Florida 54
City	New Port Richey
ST	Florida
Zip	34655

Controller	
Name	Mitchell ranch clock #3- Harmon park
Location	8064 capstone ranch @ Harmon park
Model	
Modules	5
Controller ID	98752

Water Days as of Aug 19, 2025	
Program A	Mon , Tue , Thur , Fri , Sat
Program B	
Program C	
Program D	

Notes
Hunter hybrid
No repairs needed
Controller OFF , too wet

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	East end along fence	Pass									
2	North side along fence	Pass									
3	West end along fence and trees along sidewalk	Pass									
4	Along curb	Pass									
5	Along sidewalk	Pass									
6	First row inside sidewalk	Pass									
7	Southeast corner alongside walk	Pass									
8	Second row inside sidewalk	Pass									
9	First row in center	Pass									
10	Second row in center	Pass									
11	NW corner along bed	Pass									

Mitchell Ranch CDD - #19522 - MAIN - Landscape Management Contract 2025

8447 FL-54
New Port Richey, FL 34655

CM - Monthly Chemical

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

07-02-2025 + 07-03-2025
Hours

1. Horticulture Division

2. JOE B
3.
4.
5.

Estimated Hours 7.37

Actual Hours 0.00

Remaining Hours 7.37

Materials

	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	48.00	lb	1 Bag - 2 Tanks Pot Ash - 32oz
Fungicide Lesco Spectator T&O	7.25	oz	
Herbicide Specticle Total Herbicide	1.75	oz	Bifen XTS - 1oz
Insecticide Bandit 2F	18.75	oz	
Bifen I/T Insecticide	12.50	oz	Micros - 25oz
Bifen XTS Insecticide	1.88	oz	
Insecticide Triple Crown	12.50	oz	
Fertilizer Liquid T&O Chelated Micronutrients	308.33	oz	
Fertilizer 24-0-11; 25% Slow Release	104.00	lb	
Herbicide Prodiamine	18.75	oz	Ave South - 50oz
Fungicide Myclobutanil 20EW	15.00	oz	
Fertilizer 8-0-10 100%SRN	83.33	lb	Mangos - 1/4 x 2
Insecticide Orthene	9.17	oz	
Insecticide Bandit	12.50	lb	
Fertilizer Macron 20-20-20 25#Pail	2.75	lb	
Horticulture Technician	7.37	hr	

- Treated weeds
- Sprayed potential Hot-spots
- Healthy growth

Mitchell Ranch CDD - #19522 - MAIN - Landscape Management Contract 2025

8447 FL-54
New Port Richey, FL 34655

CM - Monthly Chemical

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

08-05-2025

Hours

1. Horticulture Division

2. Joe B	
3.	
4.	
5.	

Estimated Hours 7.37

Actual Hours 0.00

Remaining Hours 7.37

4.5 tanks

Materials

	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	48.00	lb	Ave South ← 108oz
Fungicide Lesco Spectator T&O	7.25	oz	
Herbicide Specticle Total Herbicide	1.75	oz	Manor - 1/4 x 4.5oz
Insecticide Bandit 2F	18.75	oz	
Bifen I/T Insecticide	12.50	oz	
Bifen XTS Insecticide	1.88	oz	Bifen XTS - 3 oz
Insecticide Triple Crown	12.50	oz	
Fertilizer Liquid T&O Chelated Micronutrients	308.33	oz	Triple Crown - 3 oz
Fertilizer 24-0-11; 25% Slow Release	104.00	lb	
Herbicide Prodiamine	18.75	oz	Duplex - 3 oz
Fungicide Myclobutanil 20EW	15.00	oz	
Fertilizer 8-0-10 100%SRN	83.33	lb	Tours - 2 lbs
Insecticide Orthene	9.17	oz	
Insecticide Bandit	12.50	lb	
Fertilizer Macron 20-20-20 25#Pail	2.75	lb	
Horticulture Technician	7.37	hr	

* TownHomes need irrigation serviced

- Blanket Spray Turf
- Treated weeds
- Very Healthy growth
- Sprayed TH dead-spots

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 14, 2025, at 05:00 pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

September 9

2025

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>7/31/2025</u>
General Fund Cash & Investment Balance:		\$373,781
Reserve Fund Cash & Investment Balance:		\$70,994
Debt Service Fund Investment Balance:		<u>\$886,972</u>
Total Cash and Investment Balances:		\$1,331,747
General Fund Expense		Under
Variance: \$55,825		Budget

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