



Rizzetta & Company

Mitchell Ranch Community Development District

Board of Supervisors' Regular Meeting October 14, 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 |
| Jennifer Hoerle | Assistant Secretary |
| Jacob Walsh | Assistant Secretary |
| Lori Rice | Assistant Secretary |

District Manager

| | |
|--------------|--------------------|
| Darryl Adams | Rizzetta & Company |
|--------------|--------------------|

District Counsel

| | |
|---------------|--------------------------|
| John Vericker | Straley Robin & Vericker |
|---------------|--------------------------|

District Engineer

| | |
|-------------|-----------------------|
| Brian Surak | Clearview Land Design |
|-------------|-----------------------|

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

October 7, 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, October 14, 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. None
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Meeting held on September 9, 2025Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for August 2025 Tab 2
- 5. STAFF REPORTS**
 - A. District Counsel
 - i. Parking and Towing Policy (under separate cover)
 - B. District Engineer
 - C. Aquatics Report.....Tab 3
 - D. Field Inspection Services Report.....Tab 4
 - E. Landscape & Irrigation Report.....Tab 5
 - i. Contractor Response to Field Inspection.....Tab 6
 - ii. Consideration of Cutback Proposal..... Tab 7
 - F. District Manager Report..... Tab 8

- 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

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, September 9, 2025, at 10:09 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:

| | |
|-------------------|--|
| Scott Brezindine | 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. |
| Amiee Brodeen | Landscape Inspection Specialist, Rizzetta & Company, Inc. |
| Jerry Whited | District Engineer, BDI Engineering |
| Audience | Present |

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A homeowner expressed their concerns that the CDD has three trees near their pool, and the trees are causing debris to get into their pool. This house is on the corner of Olympic Stone. Another audience member noted that there is a black truck with expired tags that has been parked in a parking cutout on Yellow Hammer for a year. District Counsel informed the resident that the District doesn't have a towing policy, but she will work on putting a policy together for the Board's consideration at their next meeting.

THIRD ORDER OF BUSINESS

Consideration of Resume for Open Seat

*******This discussion was tabled to the end of the meeting.*******

Mr. Brad Gilley resigned as Assistant Secretary for the District.

On a Motion by Ms. Campagna, seconded by Ms. Rice, with all in favor, the Board of Supervisors accepted Mr. Gilley's resignation, for Mitchell Ranch Community Development District.

The Board discussed the replacement, Ms. Rice motioned to appoint Jennifer Hoerle.

On a Motion by Ms. Rice, seconded by Ms. Evans, with all in favor, the Board of Supervisors appointed Ms. Jennifer Hoerle as Assistant Secretary, for Mitchell Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of First Addendum to the Contract for Professional District Services

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the First Addendum to the Contract for Professional District Services, for Mitchell Ranch Community Development District.

FIFTH ORDER OF BUSINESS

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

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on July 8, 2025, as presented, for Mitchell Ranch Community Development District.

SXITH ORDER OF BUSINESS

Consideration of the Minutes of the Regular Meeting held on August 12, 2025

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on August 12, 2025, as presented, for Mitchell Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of O&M Expenditures for July 2025

On a Motion by Ms. Campagna, seconded by Ms. Rice, with all in favor, the Board of Supervisors ratified the O&M expenditure for July 2025 (\$37,881.86), for Mitchell Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson informed the Board that she is working with the attorney of commercial property owner M&M on the cost share agreement for their discharges into a CDD stormwater pond.

B. District Engineer

Mr. Whited is working on finding a solution for the pooling of water behind some homes. Ms. Moore informed the Board that a homeowner has installed a yard drain, and it is discharging water into the playground. The Board asked Ms. Hopkinson to follow up with the homeowner.

C. Aquatic Report

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

D. Field Inspection Services Report

Ms. Bordeen reviewed her report with the Board. The Board and staff held a discussion about a truck and trailer that continuously parks in Harmon Park. The address of the truck is 8124 Olympic Stone Cir. Ms. Hopkinson will send a letter to the homeowner.

E. Landscape & Irrigation Update

Ms. Moore reviewed her report with the Board. There were no questions or comments at this time.

F. District Manager

Mr. Brizendine reminded the Board that the next regular meeting is scheduled for October 2, 2025, at 10:00 am.at the Hilton Garden Inn.

NINTH ORDER OF BUSINESS

Supervisor Request

There were no requests at this time.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Brizendine 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. Hoerle, with all in favor, the Board of Supervisors adjourned the meeting at 10:42 a.m. for Mitchell Ranch Community Development District.

123
124
125

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 2

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

August 2025

For Board Approval

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

The total items being presented: **\$35,361.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|------------------------------------|---|-----------------------|
| Bradley Gilley | 100512 | BG081225 478 | Board of Supervisors Meeting 08/12/25 | \$ 200.00 |
| Brletic Dvorak, Inc. | 100509 | 2070 | Engineering Services 07/25 | \$ 360.00 |
| Clearview Land Design, P.L. | 100513 | 25-22260 | Engineering Services 07/25 | \$ 225.00 |
| Duke Energy | 20250818-1 | Monthly Summary A 07/25 ACH 478 | Electric Utility Services 07/25 | \$ 1,934.87 |
| Duke Energy | 20250818-2 | Monthly Summary B 07/25 ACH 478 | Electric Utility Services 07/25 | \$ 4,136.64 |
| Duke Energy | 20250818-3 | Monthly Summary C 07/25 ACH 478 | Monthly Utility Services 07/25 | \$ 1,088.12 |
| Fieldstone Landscape Services | 100510 | 26096 | Monthly Landscaping Maintenance 08/25 | \$ 14,613.00 |
| Florida Governmental Utility Authority | 100520 | 10000010518 8/25 | 2778 Legend Pasture Road - Reclaimed Water 08/25 | \$ 251.93 |
| Florida Governmental Utility Authority | 100520 | 10000012771 8/25 | 8553 Houndstooth Enclave Dr 08/25 | \$ 144.79 |
| Florida Governmental Utility Authority | 100520 | 10000016923 8/25 | 8087 Capstone Ranch Drive 08/25 | \$ 9.85 |

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 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 | 100520 | 10000018707 8/25 | 2997 Bearlanding Way 08/25 | \$ 262.31 |
| Jacob Walsh | 100514 | JW081225 478 | Board of Supervisors Meeting 08/12/25 | \$ 200.00 |
| Kelly Evans | 100515 | KE081225 478 | Board of Supervisors Meeting 08/12/25 | \$ 200.00 |
| Lori A. Rice | 100516 | LR081225 478 | Board of Supervisors Meeting 08/12/25 | \$ 200.00 |
| Lori Campagna | 100517 | LC081225 478 | Board of Supervisors Meeting 08/12/25 | \$ 200.00 |
| Rizzetta & Company, Inc. | 100508 | INV0000101222 | District Management Fees 08/25 | \$ 5,705.09 |
| Sitex Aquatics, LLC | 100511 | 10093-b | Monthly Lake Maintenance 08/25 | \$ 2,070.00 |
| Sitex Aquatics, LLC | 100518 | 10118-b | Mosquito Fogging - Midge Larviciding 08/25 | \$ 1,910.00 |
| Straley Robin Vericker | 100519 | 26960 | Legal Services 07/25 | \$ 1,650.00 |
| Report Total | | | | <u>\$ 35,361.60</u> |

Tab 3



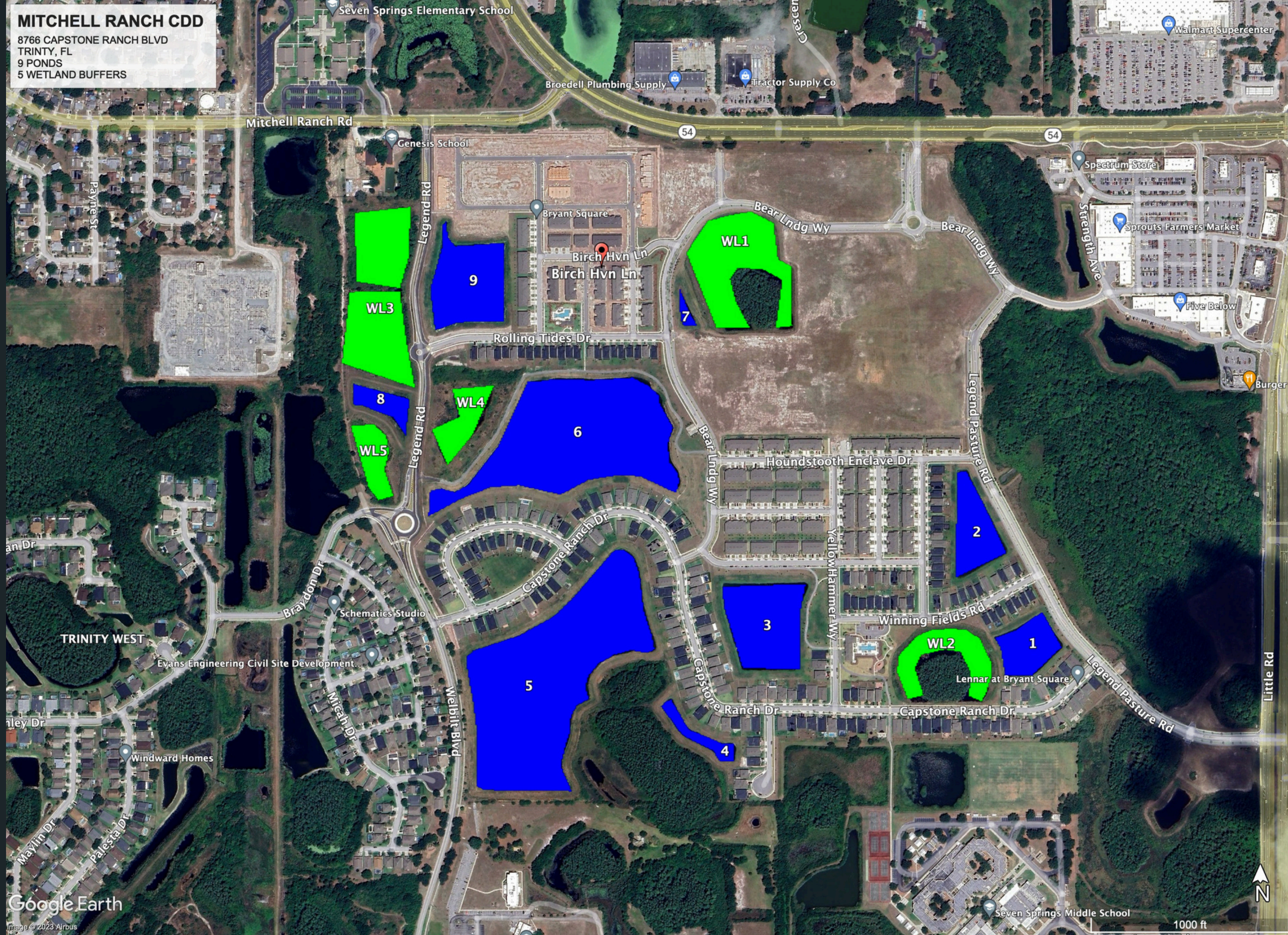
MONTHLY REPORT

OCTOBER, 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:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.

Sep 23, 2025 at 11:17:33 AM



Pond #4 Treated for Algae and Shoreline Vegetation.

Sep 23, 2025 at 1:28:44 PM



Pond #5 Treated for Algae and Shoreline Vegetation.

Sep 23, 2025 at 10:31:51 AM



Pond #6 Treated for Algae and Shoreline Vegetation.

Sep 23, 2025 at 10:33:06 AM



Pond #7 Treated for Algae and Shoreline Vegetation.

Sep 23, 2025 at 11:26:23 AM



Pond #8 Treated for Algae and Shoreline Vegetation.

Sep 23, 2025 at 11:09:41 AM



Pond #9 Treated for Shoreline Vegetation.

Tab 4

MITCHELL RANCH

LANDSCAPE INSPECTION REPORT



September 19, 2025
Rizzetta & Company
Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

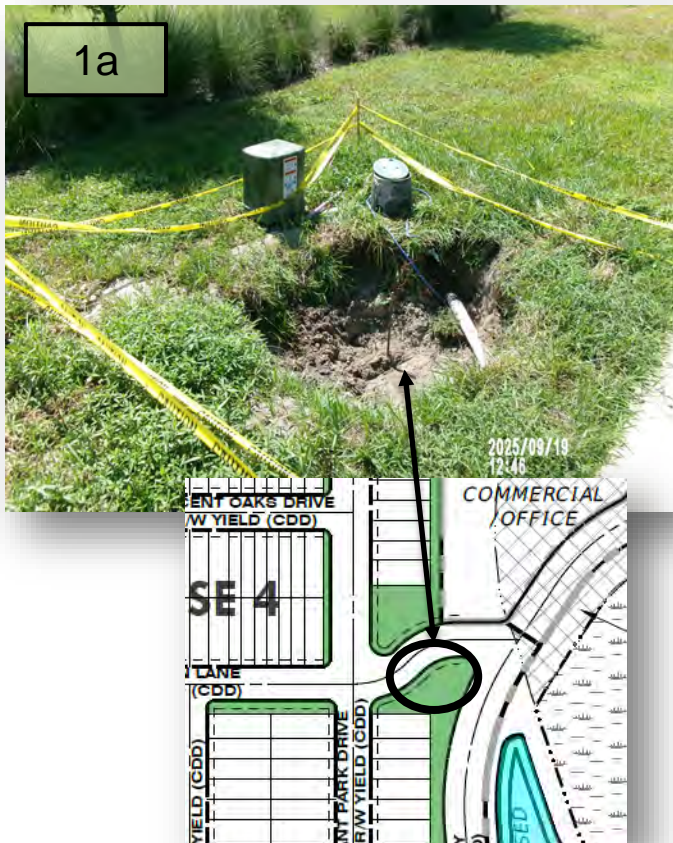
Summary, Birch Haven Ln

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.
- With the cooler months approaching, this is an ideal time to focus on removing weedy growth throughout the property; please prioritize cleanup efforts to improve overall landscape health.

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. On Birch Haven, irrigation work has recently been started; assuming this has been completed, I'm following up to ensure the area has been fully restored to its original appearance and no signs of disruption remain. (Pic 1a, 1b>)



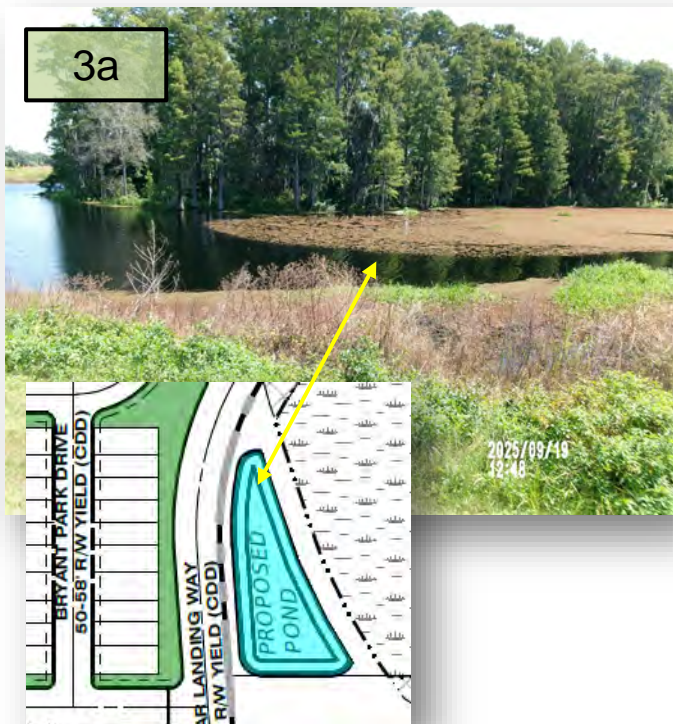
....pull the weeds from the base to prevent regrowth and maintain a clean appearance. Additionally, the crew should change the direction of the mowers to prevent turf clippings from being blown into the beds. (Pic 2a, 2b>)



2. On Birch Haven, the planting bed on the north side has a significant amount of torpedo grass and nutsedge; please have the team detail these beds thoroughly and hand.....

Birch Haven Ln, Rolling Tide Way, Bear Landing Way

3. Pond Techs; Please investigate the buildup of pond scum on the Proposed Pond along Bear Landing; once the cause is identified, proceed with appropriate treatment to restore water clarity and health. (Pic 3a, 3b>)



4. Pond Techs; The pond on Rolling Tide has visible buildup of pond scum and trash debris; on the next visit, please identify the type of algae present and treat accordingly, and remove all debris along the pond edge to restore a clean and healthy appearance. (Pic 4a>. 4b>)



5. Grass clippings are being mowed into the tree rings, which can lead to fungal issues; please have the crew change the direction of the mowers to prevent this and maintain healthier tree bases.

Welbilt Rd, Capstone Ranch Dr

6. Walking north on Welbilt, away from Capstone Ranch, a compact holly appears to be either diseased or rooted improperly; please send someone to diagnose the issue and treat accordingly to prevent further decline. (Pic 6)



9. The planting beds along Welbilt need detailing. Torpedo grass has spread extensively into the muhly grasses, making it difficult to distinguish between the two. Please have this area properly addressed. (Pic 9a, 9b)



7. An oak tree along Welbilt appears to be struggling; please send a team to detail the tree by properly cutting broken branches and removing all reachable Spanish moss to improve its health and appearance. (Pic 7)



8. While I understand the use of pollarding crape myrtles, I do not support this practice, especially as the trees are currently not looking healthy; moving forward, I recommend allowing them to grow naturally to promote better structure and long-term vitality. (Pic 8>)



Welbilt Rd, Capstone Ranch Dr

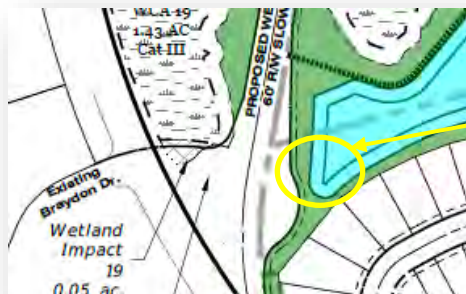
10. In another area along Welbilt, cut branches appear to have been discarded on top of the grasses, and a large weed is growing up through them. Additionally, the green tape around one of the tree trunks needs to be adjusted, as the strap is beginning to dig into the bark. (Pic 10a, 10b, 10c>)



12. Adjacent to the pond mentioned in item #11, the planting beds are filled with turf clippings. Please ensure the mowing crew directs the mower outflow away from the beds, as this practice encourages weed growth. (Pic 12)



11. The large pond along Welbilt has visible buildup and trash debris along the west embankment. Please have a pond technician inspect, diagnose, and treat as needed. (Pic 11>)



Capstone Ranch Dr, Harmon Park, Olympic Stone Way

13. At the intersection of Welbilt and Capstone Ranch, the turf on the south side contains a significant number of weeds. Once the warm-season weeds die back, this area is at risk of losing much of its green coverage. I recommend sending a crew to aerate, fertilize, and overseed with a cool-season turf variety. (Pic 13)



14. Behind the "Residences B" sign, there is an exposed PVC pipe. Please have this removed during the next mowing visit. (Pic 14)



15. It appears recent work was done on the irrigation box, in front of the sign. I will continue to monitor the area to ensure the turf grows back. In the meantime, please have the crew keep an eye out for any declining patches.

16. This cypress tree is not doing well. Based on the branch growth patterns, I suspect the roots may be girdling. I recommend selectively pruning at this time, leaving the tree in place, and continuing to monitor its condition in the hope that it recovers. (Pic 16)



17. Following the work completion at Olympic Stone Way, the fence was reinstalled, the turf remains in good condition, and the planting bed is intact.

18. However, the other residence on Olympic Stone Way in question did, in fact, have two catch basins installed behind their fence. One catch basin installed currently has a dripline draped across it, while the second catch basin is installed approximately 15 feet away. I will monitor during the rainy season for any overflows.

19. Behind the Olympic Stone Way fence, a Drake elm is leaning toward the backside of the resident's fence. This tree will need to be adjusted and re-strapped. (Pic 19>)

20. Throughout the planting beds at Harmon Park, detailing is needed. Torpedo grass is encroaching into the muhly grasses, the jasmine should be tipped and cleared out underneath, and the planting beds require soft edging to distinguish the beds.



Capstone Ranch Dr, Legends Pasture Rd

21. The Drake elm, previously noted, requires attention. Please have the team selectively prune the roots and adjust the trunk to an upright position. (Pic 21)



22. At Legends Pasture, south of Capstone Ranch, the fakahatchee grasses are heavily infested with torpedo grass. Eradication will be difficult, so I recommend manually pulling the torpedo grass at the base.
23. I understand that the "push back" of the preserve line behind the Capstone Ranch houses has been approved. When will this be added to the schedule for completion? During a walk-through, I noticed areas where vegetation hangs low and will also need to be trimmed.
24. Once the preserve line push back job....



.... completes, I will monitor the area. This work will include the initial preserve line cut, string trimming areas that become too wet, and limbing up any trees in the common areas that are below 10 feet. Once the preserve line is pushed back, I will continue to monitor the area and report on my findings.

25. Along the median at Legends Pasture, a dead muhly grass was observed. Please have the crew remove all dead plant material during their visits.
26. Along Legends Pasture, south of Winning Fields, there are piles of turf debris. After disturbing one pile, I noticed the turf underneath is already turning yellow. Please ensure the crew addresses and spreads or removes all turf debris during their visits.
27. Reminder: Please have your crew loosen the tree straps or the translucent green tape around the trunks. As shown here, the tape is beginning to constrict the trunk and promote mold growth. (Pic 27)



28. Lastly, please remind the mowing crew to remove all trash and debris from the turf before mowing, as I have observed small particles scattered across the area.



Proposals

1. At this time, no proposals are needed.

Tab 5

Mitchell Ranch CDD - #21897 - Pine Tree Treatments - 4 Pines by Lift Station

8447 FL-54
New Port Richey, FL 34655

CM - Horticulture Service

Materials: Pine tree - insecticide / Pine Tree- fertilizer

09-26-2025

Hours

1. Horticulture Division

| | |
|----------|--|
| 2. Joe B | |
| 3. | |
| 4. | |
| 5. | |

| | |
|-----------------|------|
| Estimated Hours | 4.00 |
| Actual Hours | 0.00 |
| Remaining Hours | 4.00 |

Materials

Pine tree - insecticide

Qty Units
29.00 oz

Pine Tree- fertilizer

29.00 lb

Horticulture Technician

4.00 hr

Notes

Safari - 12oz

TalStar - 75oz

* Spray down pine tree's
* Pictures provided

- Sprayed down pines
- Root drenched pines
- No Sign of beetles
- Dry top soil in mulch bed
- Treated Mulch bed for pine beetles & other pests

1m

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%

09-25-2025 + 09-26-2025
Hours

1. Horticulture Division

| | |
|---------------------|--|
| 2. JOE B | |
| 3. | |
| 4. SCOTT | |
| 5. | |

| | |
|-----------------|------|
| Estimated Hours | 7.37 |
| Actual Hours | 0.00 |
| Remaining Hours | 7.37 |

2 WC Tanks - 1 HS Tank

Materials

| | Qty | Units | Notes |
|---|--------|-------|------------------------|
| Fertilizer 18-0-10 w/ Allectus; 72% | 48.00 | lb | Ave South - 48oz |
| Fungicide Lesco Spectator T&O | 7.25 | oz | |
| Herbicide Specticle Total Herbicide | 1.75 | oz | Manor - 1/4oz x 2 |
| Insecticide Bandit 2F | 18.75 | oz | |
| Bifen I/T Insecticide | 12.50 | oz | |
| Bifen XTS Insecticide | 1.88 | oz | Micros - 45oz |
| Insecticide Triple Crown | 12.50 | oz | |
| Fertilizer Liquid T&O Chelated Micronutrients | 308.33 | oz | Micros 2 - 45oz |
| Fertilizer 24-0-11; 25% Slow Release | 104.00 | lb | |
| Herbicide Prodiamine | 18.75 | oz | Duplex - 8oz |
| Fungicide Myclobutanil 20EW | 15.00 | oz | |
| Fertilizer 8-0-10 100%SRN | 83.33 | lb | Triple crown - 10oz |
| Insecticide Orthene | 9.17 | oz | |
| Insecticide Bandit | 12.50 | lb | Mais. Manager - 128oz |
| Fertilizer Macron 20-20-20 25#Pail | 2.75 | lb | |
| Horticulture Technician | 7.37 | hr | Liquid Pot-Ash - 168oz |

- Treated weeds around 1000
- Healthy growth & good color
- Treated slight yellowing in well irrigated areas



FIELDSTONE

powered by SmartLink Networks®

September 2025 - Mitchell Ranch clock #1- commons

Date: Sep 22, 2025 12:06 pm

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 Sep 22, 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 | | | | | | | | | |
| 6 | East side, inside sidewalk second median Island to capstone ranch | Pass | | | | | | 1 | 1 | | |
| 7 | Bubbler behind homes along capstone ranch, from legend pasture to | Pass | | | | | | 8 | 10 | | |
| 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 | | | | | | | | | |
| 17 | East side north of houndstooth | Pass | | | 1 | | | | | | |
| 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 | | | | | | 1 | 1 | | |
| 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 | | | | | | 1 | | | |
| 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 | | | | | | | 2 | | |

| | 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 | | | | | | 2 | 2 | | |
| 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 #6 - 09-22-25 1:16 pm CDT



Zone #6 - 09-23-25 1:57 pm CDT



Zone #7 - 09-23-25 10:54 am CDT



Zone #7 - 09-23-25 10:55 am CDT



Zone #7 - 09-23-25 10:55 am CDT



Zone #7 - 09-23-25 10:55 am CDT



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Zone #7 - 09-23-25 10:55 am CDT



Zone #7 - 09-23-25 10:55 am CDT



Zone #7 - 09-23-25 10:55 am CDT



Zone #7 - 09-23-25 10:56 am CDT



Zone #7 - 09-23-25 10:56 am CDT



Zone #7 - 09-23-25 10:56 am CDT



Zone #7 - 09-23-25 1:09 pm CDT



Zone #7 - 09-23-25 1:09 pm CDT



Zone #7 - 09-23-25 1:09 pm CDT



Zone #7 - 09-23-25 1:09 pm CDT



Zone #7 - 09-23-25 1:36 pm CDT



Zone #7 - 09-23-25 1:36 pm CDT



Zone #7 - 09-23-25 1:36 pm CDT



Zone #7 - 09-23-25 1:36 pm CDT



Zone #7 - 09-23-25 1:36 pm CDT



Zone #7 - 09-23-25 1:36 pm CDT



Zone #8 - 09-22-25 1:16 pm CDT



Zone #8 - 09-23-25 1:55 pm CDT



Zone #17 - 09-22-25 4:53 pm CDT



Zone #17 - 09-22-25 4:53 pm CDT



Zone #24 - 09-22-25 1:15 pm CDT



Zone #24 - 09-23-25 2:18 pm CDT



Zone #29 - 09-22-25 1:15 pm CDT



Zone #33 - 09-22-25 1:14 pm CDT



Zone #33 - 09-23-25 2:26 pm CDT



Zone #39 - 09-22-25 1:13 pm CDT



Zone #39 - 09-23-25 2:07 pm CDT



Zone #39 - 09-23-25 2:07 pm CDT



Zone #79 - 09-22-25 1:13 pm CDT



Zone #79 - 09-22-25 1:13 pm CDT



Zone #79 - 09-23-25 2:43 pm CDT



Zone #79 - 09-23-25 2:43 pm CDT





FIELDSTONE

powered by SmartLink Network®

September 2025 - Mitchell Ranch clock #2 commons

Date: Sep 23, 2025 11:35 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 Sep 23, 2025 | |
|-------------------------------|-----------------------------|
| Program A | Mon , Tue , Wed , Fri , Sat |
| Program B | Mon , Tue , Wed , Fri , Sat |
| Program C | |
| Program D | |

| Notes |
|-----------------|
| Rainbird LX-IVM |

| | 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 | | | | | | | 1 | | |
| 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 | | | | | | | | | |
| 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 | | | 1 | | | | | | |
| 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 | | | | | | | | | |
| 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 | 2 | | |
| 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 | | |
| 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 | | | | | | 4 | 3 | | |
| 35 | Along fence east welbilt, south aroundabout | Pass | | | | | | | | | |
| 36 | Medal way entry and bears landing | Pass | | | | | | | | | |

Zone #4 - 09-24-25 9:25 am CDT



Zone #4 - 09-24-25 11:46 am CDT



Zone #16 - 09-24-25 7:40 am CDT



Zone #16 - 09-24-25 7:55 am CDT



Zone #27 - 09-24-25 9:25 am CDT



Zone #27 - 09-24-25 9:25 am CDT



Zone #27 - 09-24-25 12:00 pm CDT



Zone #31 - 09-24-25 9:25 am CDT



Zone #34 - 09-23-25 11:36 am CDT



Zone #34 - 09-23-25 11:36 am CDT



Zone #34 - 09-23-25 12:31 pm CDT



Zone #34 - 09-23-25 12:44 pm CDT



Zone #34 - 09-23-25 12:44 pm CDT



Zone #34 - 09-23-25 12:45 pm CDT





FIELDSTONE

powered by SmartLink Networks

September 2025 - Mitchell Ranch clock #3- Harmon park

Date: Sep 23, 2025 3:18 pm

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 Sep 23, 2025 | |
|-------------------------------|------------------------------|
| Program A | Mon , Tue , Thur , Fri , Sat |
| Program B | |
| Program C | |
| Program D | |

| Notes |
|-------------------|
| Hunter hybrid |
| No repairs needed |

| | 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 | | | | | | | | | |

Tab 6

MITCHELL RANCH



Mitchell Ranch September Responses to Landscape Inspection

1 – Irrigation work on Birch Haven - Irrigation repair is completed and FGUA confirmed on Tuesday the 30th that the water is back on. Hole will now be backfilled and area restored. Yellow caution tape will remain until restoration complete for safety.

2- Planting bed on Birch Haven addressed on 9/30/25. The planting bed will be monitored but will be a focus each week to make sure that it remains clean.

5,12- Mow pattern- an onsite meeting and demonstration was held on 9/30/25 with the crews instructing proper mowing practices. Grass clippings are not to be discharged into tree rings, planting beds or ponds. Crew is to not mow tree rings to avoid tree damage or irrigation bubbler damage. Reminded them to pick up papers and not mow over them.

6- Investigated compact holly and in my opinion, it looked like possible overspray from chemicals. Trim out damaged and fertilize plant- monitor for recovery.

7- Oak tree along Welbilt – this tree as well as the other Oak trees in the immediate area have been cleaned up by removing any reachable moss and removing dead and broken limbs. Completed on 9/30/25

8- Pollarding of Crape Myrtles- Agree to only trim sucker growth at the base of the tree and not trim trees back severely. Trim only broken or dead limbs.

MITCHELL RANCH

9- Planting beds along Welbilt have been detailed. The crew worked on these beds on 9/30/25. Since Torpedo is difficult to control this will be an ongoing process until it is removed from the muhly grass.

10- branch debris has been removed, and planting bed has been detailed – crew worked in the area on 9/30/25.

13- Confirmed with the irrigation technician the turf on the S/W corner of Welbilt and Capstone Ranch is not irrigated. The bed does have drip and the trees have bubblers but the turf is not irrigated.

14- PVC pipe removed from bed on corner. 9/30/25

16- Selective pruning on Cypress will be performed by manager as to not over prune the tree.

17- I checked the irrigation controller at this park area and controller is still in the off position - Irrigation has been off for 3-4 months. During dry season we will monitor turf and if needed only run the system 1 day a week to keep the park area mow able.

19 and 20 and 21– Harmon Park will be detailed, and trees will be straightened and staked the week of October 6th – next visit.

22- Detailing of Fakahatchee grass on Legends Pasture and Capstone Ranch will be completed on October 7th – next visit.

23 and 24 – Native area cut back behind the homes on Capstone - I have not received approval. This was added to the agenda for the October meeting. Once approved we will schedule the cutback, trimming and clean up of the area.

25-Dead Muhly grass on Legends Pasture has been removed. 9/30/25

27 – I worked with the crews on 9/30/25 and reminded them about removing the any tree straps that are constricting or girdling trees. I have also instructed them to continue to remove any lose straps or tree stakes.

Tab 7


FIELDSTONE



Quote Total: \$3,061.39

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Mitchell Ranch CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Rizzetta & Company

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 11, 2025, at 10:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

October 14

2025

District Manager Updates

| <u>FINANCIAL SUMMARY</u> | | <u>8/31/2025</u> |
|--|--|--------------------|
| General Fund Cash & Investment Balance: | | \$339,477 |
| Reserve Fund Cash & Investment Balance: | | \$71,235 |
| Debt Service Fund Investment Balance: | | <u>\$884,891</u> |
| Total Cash and Investment Balances: | | \$1,295,603 |
| General Fund Expense | | Under |
| Variance: \$66,831 | | Budget |

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