



Rizzetta & Company

Mitchell Ranch Community Development District

**Board of Supervisors' Regular
Meeting
May 12, 2026**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, 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 Lori Campagna Jennifer Hoerle Jacob Walsh Lori Rice	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Sean Craft	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

May 4, 2026

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Mitchell Ranch Community Development District will be held on **Tuesday, May 12, 2026 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. STAFF REPORTS**
 - A. District Counsel
 - i. Discussion of Access and Easement with M&M
SR 54, LLC (Under Separate Cover)
 - B. District Engineer
 - C. Aquatics Report Tab 1
 - D. Field Inspection Services Report Tab 2
 - E. Irrigation Report and Monthly Chemical Report Tab 3
 - i. Contractor Response to Field Inspection Tab 4
 - F. District Manager
 - i. Presentation of District Manager's Report Tab 5
 - ii. Presentation of Voter Registration Statistics Tab 6
 - iii. Presentation of 1st Quarter Website Compliance
Audit Report Tab 7
- 4. BUSINESS ITEMS**
 - A. Presentation of FY 2026-2027 Proposed Budget Tab 8
 - i. Consideration of Resolution 2026-04; Approving FY
2026-2027 Proposed Budget & Setting Public Hearing Tab 9
 - B. Consideration of Resolution 2026-05; Setting
Landowners' Meeting Tab 10
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular
Meeting held on April 14, 2026 Tab 11

- B. Consideration of Operation and Maintenance
Expenditures for March 2026 Tab 12
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1



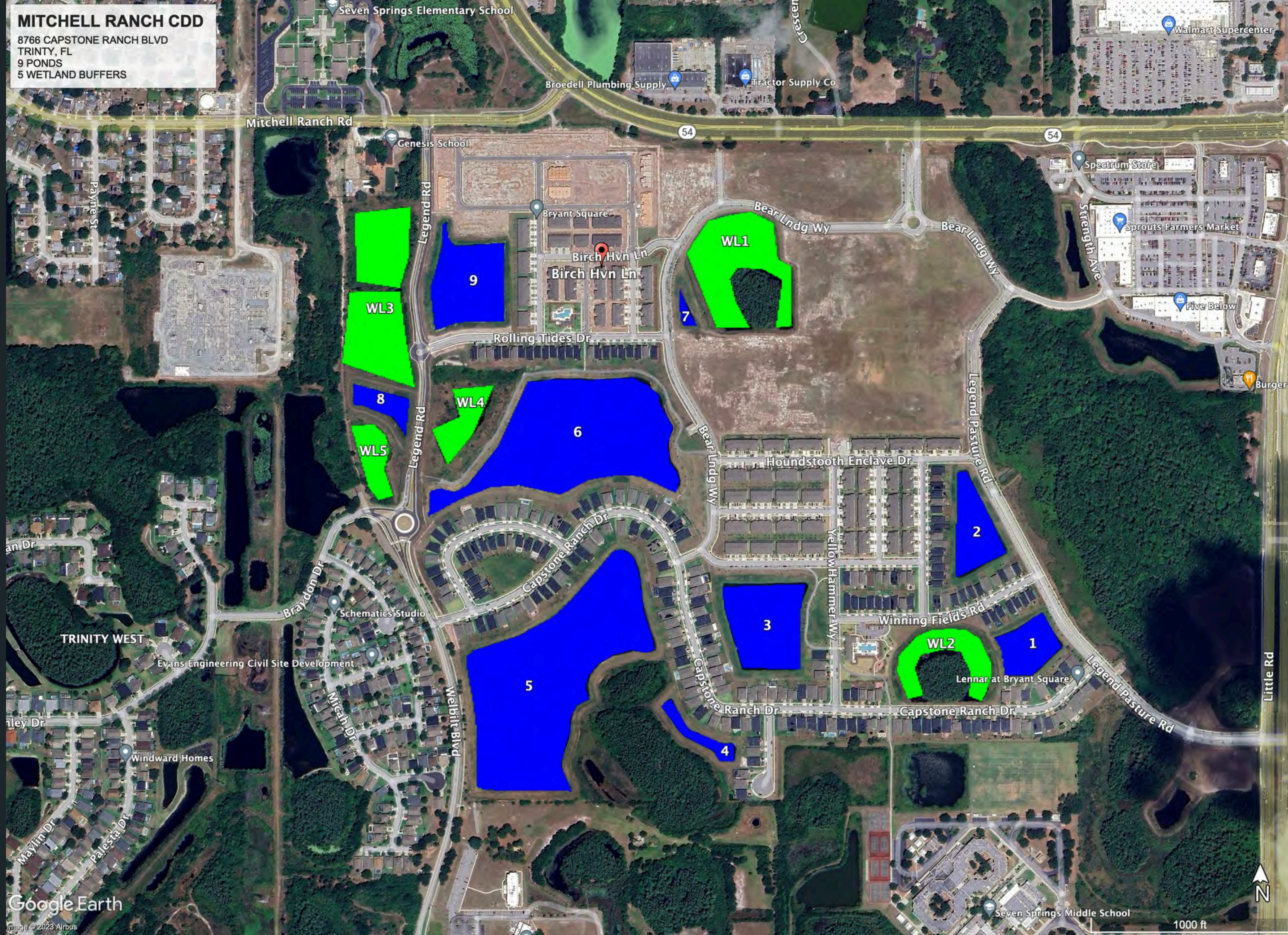
MONTHLY REPORT

MAY, 2026



MITCHELL RANCH CDD

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



SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.

Apr 20, 2026 at 9:53:56 AM



Apr 20, 2026 at 9:42:06 AM



Apr 20, 2026 at 10:09:40 AM



Pond #1 Treated for Shoreline Vegetation.

Pond #2 Treated for Shoreline Vegetation.

Pond #3 Treated for Shoreline Vegetation.

Apr 20, 2026 at 12:16:01 PM



Apr 20, 2026 at 12:00:53 PM



Apr 20, 2026 at 12:10:16 PM



Pond #4 Treated for Algae and Shoreline Vegetation.

Pond #5 Treated for Shoreline Vegetation.

Pond #6 Treated for Shoreline Vegetation.

Apr 20, 2026 at 11:52:36 AM



Apr 20, 2026 at 11:57:39 AM



Apr 20, 2026 at 12:34:18 PM



Pond #7 Treated for Shoreline Vegetation.

Pond #8 Treated for Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.

Tab 2

MITCHELL RANCH

COMMUNITY ASSET MANAGEMENT REPORT



April 17, 2026
Rizzetta & Company
Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Foster Park

General Updates, Recent & Upcoming Maintenance Events

- Overall, multiple sites show consistent deficiencies in landscape maintenance, including persistent weed pressure in turf, beds, and tree rings; incomplete or missed edging, trimming, and detail work; and mulching performed without proper bed preparation, resulting in weeds, turf, and excessive mulch piled against tree trunks. Several trees across locations are declining due to unresolved issues such as untreated Spanish moss, improperly adjusted or abandoned support straps, poor establishment, structural damage, or lack of diagnosis, with at least one oak requiring removal. Additional concerns include algae buildup in ponds, and general follow-through gaps on previously approved or reported corrective actions, all of which indicate a need for improved prioritization, and quality control across the landscape program.

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.**

- Foster Park:** Clover and dollarweed are present throughout the turf areas. These weeds have been persistent for approximately 3-4 months, and it is unclear whether chemical treatments have been applied during that time. (Pic 1)



- Foster Park:** The sidewalk edges were not line trimmed at the time of inspection, and turf conditions make it difficult to confirm whether this area was recently mowed. Mowing frequency and scheduled mowing days for the Mitchell Ranch route need to be clarified to verify service consistency.

- Foster Park:** Several areas contain crack weeds along hardscape edges that were not line trimmed. (Pic 3)



- Foster Park:** A small tree previously reported for Spanish moss removal was not serviced, and the moss remains present. The main leader is no longer producing new leaf growth, likely due to prolonged shading from the moss, which was the original reason removal was requested months ago. (Pic 4>)
- Foster Park:** Turf weeds within the jasmine beds; have been ongoing for several months. The weeds are repeatedly trimmed....(Nxt pg)

Foster Park

(Cont.).... instead of treated, allowing them to regrow and requiring repeated reporting without long-term resolution. (Pic 5)



9. **Foster Park:** Vetchweed is still growing within the ornamental grasses despite prior reports that it was removed. Only partial removal was completed, allowing the remaining weed to continue spreading and overtaking the planting. (Pic 9)



6. **Foster Park:** The jasmine hedge is extending over the asphalt walkway, causing encroachment into the walking path.

7. **Foster Park:** New mulch was installed directly over existing turf grass within the beds. These beds do not appear to have been properly weeded or cleared prior to mulching. (Pic 7>)

8. **Foster Park:** Bed edges were not thoroughly edged prior to mulching, which should have been addressed first. Bed cleanup and detailing should be prioritized before mulch installation



10. **Foster Park:** Pockets of turf clumps are growing within the fountain grass.

11. **Foster Park:** Edging along the walkway was completed; however, grass growing within the asphalt cracks was missed.

12. **Foster Park:** This is the second tree reported for Spanish moss removal that has not been addressed, and the moss remains present. The main stem is producing fewer leaves and secondary stems than expected for....(Nxt pg)

Foster Park

(#12 Cont.)....this stage of growth, further demonstrating the negative impact of the untreated moss. (Pic 12)

12



(#15 Cont.)....trunk and a significant amount of deadwood present in the canopy. I recommend removal, with no replacement planting until the overall conditions of the park are brought up to standard. (Pic 15a>, 15b>)

<13b



13. **Foster Park:** Tree rings were not properly edged, and weeds were still present at the time of mulching. These areas should have been fully edged and weeded before mulch installation. (Pic 13a, 13b>, 13c>, 13d>)

13a



<13c



<13d



14. **Foster Park:** North side of the park, tree straps and bamboo stake remain installed on the pine tree. This should have been addressed approximately one month ago when approval was given to either re-strap or fully remove them, and no action appears to have been taken.

15. **Foster Park:** North side of park, oak tree is failing, with bark splitting away from the....



Foster Park, Winning Fields, Legends Pasture

<15a



<15b



16. Foster Park: Another tree along the north side of the pond is exhibiting basal growth. This tree appears healthier than the previously noted oak, and continued monitoring is recommended at this time.

17. Foster Park: Each of the tree rings along the north side of the pond contains actively growing and well-established weeds within the mulch. This indicates the tree rings were not adequately weeded or treated prior to mulching.

18. Winning Fields: The entire row just east of Gridiron Isle needs landscape attention due to poor turf condition. Naturalizing Bermuda grass during the rainy season may help establish coverage in the absence of irrigation. (Pic 18>)

19. Legends Pasture and Little Rd: The monument planting area is in poor condition, with only a few ixoras and firebushes showing signs of recovery.

20. Legends Pasture: The struggling palm tree is showing a green spear growing from the top. Continue to monitor.

21. General Inspection Note: Christmas lights were still attached to the palm trunk at the time of inspection.

22. Legends Pasture: Along the east side of the area, tree limbs are hanging too low, approximately 6-feet from the sidewalk.

23. Legends Pasture: Turf within the ROW is becoming patchy, with several areas showing browning spots. These symptoms may indicate the early stages of a fungal issue. (Pic 23>)

24. Legends Pasture: The hedge surrounding the pump station is overgrown and currently exceeds the height of the chain-link fence. The hedge should be trimmed down to align with the top of the fence.

25. Legends Pasture: This photo highlights a clear contrast between the ROW turf, which is deep emerald green, and the turf.... (Nxt pg)

<18



Legends Pasture, Capstone Ranch

(#25 Cont.).... adjacent to the walkway, which remains brown and stressed. The difference suggests inconsistent inputs such as irrigation coverage, fertilization, soil compaction, or drainage between the two areas and should be investigated to identify the cause. (Pic 25)



26. Legends Pasture and Capstone Ranch: All holly trees along this corridor are exhibiting decline, with none showing a full or healthy canopy. This condition has been ongoing since last year, and it is unclear whether these trees have been formally diagnosed or received any corrective treatment to date. (Pic 26>)

27. Legends Pasture: The major shrub cutback; clarification on when the planned cutback will take place.

28. Legends Pasture: The tree ring along the ROW has turf clippings sitting on top of the mulch. (Pic 28)



29. Capstone Ranch: A leaning tree was observed with a visibly declining canopy and the trunk splitting at the base. Based on its condition, corrective action is recommended, either by attempting to straighten and properly support the tree if structurally viable, or by removing it if the damage is too severe. (Pic 29>)

30. Capstone Ranch: The newly installed red maple appeared dry during my inspection. Does this area have a working bubbler? If so, I highly recommend adding a gator bag to help retain the irrigation (especially during the current drought).

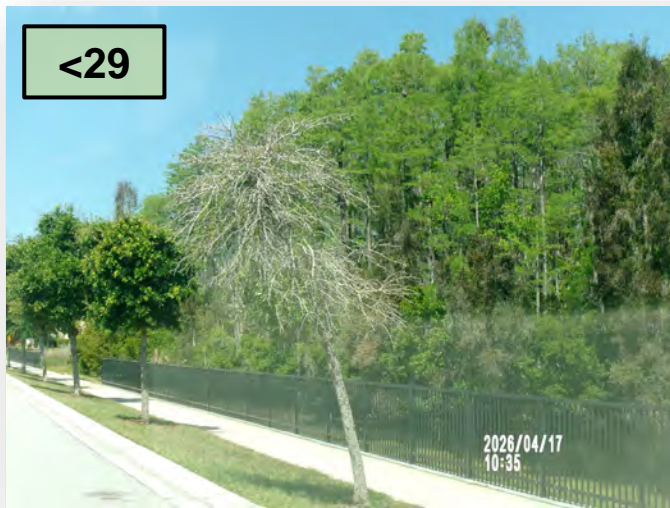


Coleman Park, Shelby Park, Welbilt, Pond 6

31. Coleman Park (SW Corner): The irrigation box lid is missing at the southwest corner of the park. The exposed irrigation area is filled with trash and debris, creating a maintenance and safety concern that needs to be addressed.

32. Coleman Park: The pedestrian walking sign requires backfilling, as it is currently leaning and unstable.

33. Shelby Park: Turf and bed areas remain weedy at the time of inspection.



34. Welbilt – Pond 6 (West Side): A tree on the west side of Pond 6 appears unstable and not fully rooted, despite having a drip irrigation line installed. The canopy shows extensive browning leaves, and the tree should be properly diagnosed to determine the cause of decline and appropriate corrective action.

35. Welbilt – Pond 6: Pond 6 is showing significant algae buildup along the west side.

36. Welbilt – Pond 6: Near Pond 6 along the backsides of the residents' fences, every ornamental grass contains either Vetchweed or Bermuda grass growing from the center.

37. Welbilt – Pond 6: In the same area, the dahoon holly still has support straps installed that are improperly adjusted. The tape is....

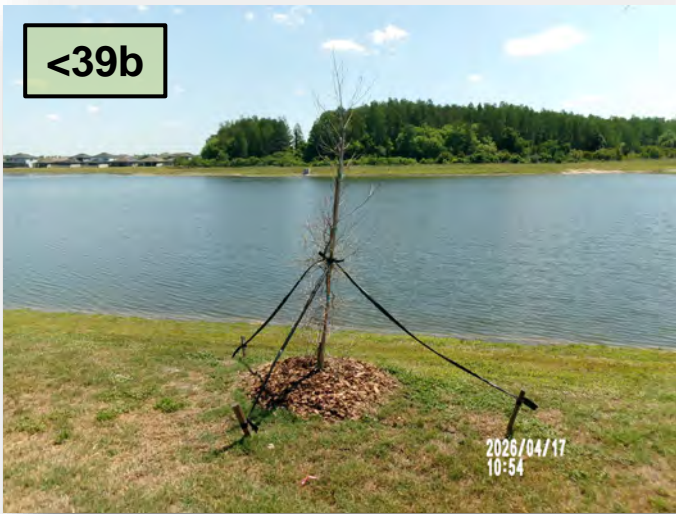
(#37 Cont.).... beginning to dig into the trunk, which can cause damage if not corrected promptly. (Pic 37)



38. Welbilt – Pond 6: A two-foot pokeweed was growing up through newly installed mulch. Located on the SW side of the pond edge.

39. Welbilt – Pond 6: All trees along the pond require adjustment, with tree support straps properly set and tree rings fully edged. Mulch should be evenly distributed across the newly defined rings and kept pulled back from the trunk, as piling mulch against the trunk can lead to girdling roots and long-term tree decline. (Pic 39a, 39b>, 39c>)





<39b



<39c

Tab 3



FIELDSTONE

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Mitchell Ranch - Timer 1 - April 2026

Date: Apr 23, 2026 2:34 pm

Inspector: John Hendricks

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
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Water Days as of Apr 23, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Mon , Wed , Fri
Program D	

Notes
Zone 54 not operating - Need to troubleshoot issue

	Location	Valve Status	Clogged Nozzle	Blocked 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									
7	Bubbler behind homes along capstone ranch, from legend pasture to	Pass									
8	Westside inside sidewalk second median Island to capstone ranch	Pass									
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	Clogge d Nozzle	Blocke d 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									
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									
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									

	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									
Alarm on timer - not operating											
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									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
65	Coach manors #2901-#2919	Pass									
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									
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									



FIELDSTONE

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Mitchell Ranch - Clock 2 (Bear Landing & Birch Haven) - April 2026

Date: Apr 22, 2026 12:25 pm
 Inspector: John Hendricks

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 Apr 22, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Sun , Thur
Program D	

Notes
Irrigation repairs 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			5				1		
(3) rotors not turning, (2) rotors broken, pvc lateral break											
2	(W) bears landing curb- (S) rolling tides	Pass			1						
(1) 6" spray broken											
3	(W) bears landing, (s) rolling tides	Pass			7						
(4) rotors not turning, (3) rotors broken											
4	(W) bears landing, (s) rolling tides at pond along sidewalk to welbilt	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			11						
(5) rotors broken, (6) rotors not turning											
8	(W) bears landing, (n) rolling tides	Pass									
9	(W) bears landing, (s) birch haven along fence	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
10	(SW) corner birch haven and bears landing	Pass						2			
(2) drip breaks											
11	(W) bears landing, (s) birch haven	Pass									
12	(SW) corner birch haven and bears landing	Pass									
13	(S) curb birch haven	Pass									
14	(SW) corner birch haven and bears landing	Pass						2	1		
(2) bubblers broken, pvc lateral break											
15	(NW)corner bears landing and birch haven	Pass			3						
(3) rotors broken											
16	(N) birch haven curb, (W) bears landing	Pass			1						
(1) 6" spray broken											
17	(NW) curb, birch haven and bears landing	Pass									
18	(N) of birch haven along perimeter fence	Pass									
19	Behind North Perimeter wall	Pass						3			
(3) drip breaks											
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									
28	North east corner welbilt and rolling tide	Pass									
29	North east curb welbilt and rolling tide	Pass									
30	South east curb well-built and rolling tide	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
31	Chris south and east rolling tide in welbilt	Pass									
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									
35	Along fence east welbilt, south aroundabout	Pass									
36	Medal way entry and bears landing	Pass									

Zone #1 - 04-22-26 12:30 pm CDT



Zone #1 - 04-22-26 12:30 pm CDT



Zone #1 - 04-23-26 12:03 pm CDT



Zone #1 - 04-23-26 12:03 pm CDT



Zone #1 - 04-23-26 12:04 pm CDT



Zone #2 - 04-22-26 12:34 pm CDT



Zone #3 - 04-22-26 12:39 pm CDT



Zone #3 - 04-22-26 12:39 pm CDT



Zone #3 - 04-22-26 12:39 pm CDT



Zone #3 - 04-22-26 12:40 pm CDT



Zone #3 - 04-22-26 12:41 pm CDT



Zone #3 - 04-22-26 12:41 pm CDT



Zone #3 - 04-22-26 12:42 pm CDT



Zone #7 - 04-22-26 12:59 pm CDT



Zone #7 - 04-22-26 1:00 pm CDT



Zone #7 - 04-22-26 1:00 pm CDT



Zone #7 - 04-22-26 1:00 pm CDT



Zone #7 - 04-22-26 1:01 pm CDT



Zone #7 - 04-22-26 1:01 pm CDT



Zone #7 - 04-22-26 1:02 pm CDT



Zone #7 - 04-23-26 12:12 pm CDT



Zone #7 - 04-23-26 12:13 pm CDT



Zone #10 - 04-22-26 1:10 pm CDT



Zone #10 - 04-22-26 1:10 pm CDT



Zone #14 - 04-22-26 1:15 pm CDT



Zone #14 - 04-22-26 1:16 pm CDT



Zone #14 - 04-22-26 1:17 pm CDT



Zone #15 - 04-22-26 1:18 pm CDT



Zone #15 - 04-22-26 1:19 pm CDT



Zone #15 - 04-22-26 1:19 pm CDT



Zone #16 - 04-22-26 1:20 pm CDT



Zone #19 - 04-22-26 1:22 pm CDT



Zone #19 - 04-22-26 1:23 pm CDT



Zone #19 - 04-22-26 1:23 pm CDT





FIELDSTONE

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Mitchell Ranch - Clock 3 (Harmon Park) - April 2026

Date: Apr 23, 2026 2:33 pm
 Inspector: John Hendricks

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 Apr 23, 2026	
Program A	Mon , Thur
Program B	
Program C	
Program D	

Notes
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									

Mitchell Ranch CDD - #22106 - Landscape Management Contract Renewal 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%

03-03-2026

	Hours
1. Joe B Bratsch	
2.	
3.	
4.	
5.	

Estimated Hours	7.08
Actual Hours	0.00
Remaining Hours	7.08

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	48.00	lb	6 Bags - .50 Tank 24-0-11 - 300oz/lbs
Fungicide Lesco Spectator T&O	7.25	oz	
Herbicide Specticle Total Herbicide	1.75	oz	
Insecticide Bandit 2F	18.75	oz	Atrazine - 15oz
Bifen I/T Insecticide	12.50	oz	
Bifen XTS Insecticide	1.88	oz	8020 - 20z
Insecticide Triple Crown	12.50	oz	Triple Crown - 10oz
Fertilizer Liquid T&O Chelated Micronutrients	308.33	oz	
Fertilizer 24-0-11; 25% Slow Release	104.00	lb	
Herbicide Prodiamine	18.75	oz	
Fungicide Myclobutanil 20EW	15.00	oz	
Fertilizer 8-0-10 100%SRN	83.33	lb	
Insecticide Orthene	9.17	oz	
Insecticide Bandit	12.50	lb	
Fertilizer Macron 20-20-20 25#Pail	2.75	lb	
Horticulture Technician	7.08	hr	

- ferted turf
- Treated weeds
- Sprayed potential chinch
- Healthy growth

Tab 4

MITCHELL RANCH

LANDSCAPE INSPECTION REPORT



Response for April Report – Inspection 4/28

1 – Clover and dollar weed were treated in the park area and irrigation run times have been turned back. If we treat the Bahia turf heavily with herbicides we will lose turf all together. Some areas have been treated multiple times (1/26, 2/12 and 3/3) and we are losing turf coverage. Bahia is not responding well to treatments.



2, 3 – Sidewalk edging Foster Park – Mowing schedule for growing season is Thursday, we will have 2 crews on site with production manager each service visit.



photos taken 4/28

#4, # 12 Moss in tree to be removed 5/7

#5, # 6 – Weeds in Jasmine Bed – Jasmine trimmed off of walking path



#7, 10 – Weeds in mulch beds – treated and need to be removed.



#8,13, 17 - Bed Edges and tree rings – crew will redefine bed edges and tree rings. To be completed on 4/7



9 – Vetch weed removal – crew will remove remaining portion of weed 5/7

#11 – Grass growing in blacktop – weeds have been spayed in blacktop



14- Bamboo stakes removed from 2 trees on the north side on 4/28

15,16- Oak tree is struggling and agree with removal at this time. Continue to monitor second tree

18- Agree with overseeding with Bermuda in rainy season to help establish a better turf stand.

19- Legends Pasture and Little Road- Monument planting replacements scheduled for 5/1-Photo will be provided once completed.

#20, 21 – Palms at entrance – Holiday lights have been remove in the top 4/27. Continue to monitor recovery of palm

22- Raise lower branches on Legends Pasture over sidewalks and streets.



#23- Brown patches of turf along Legend Pasture – Examined and appears to be drought stress and possible irrigatin coverage

24 – Pump Station on Legends pasture is trimmed



25- Turf along Legends Pasture- Tuf between sidewalk and street is irrigated but the turf outside the sidewalk is not irrigated so due to the drought there is a big contrast.

Rain will help the Bahia come around.

26- Holly trees Legends Pasture and Capestone Ranch - These holly trees have struggled for approx. 1 year. Irrigation bubblers are operating. Will investigate if adequate coverage since the shrubs below have grown at a very slow rate.

27 – Shrub cut back is scheduled for 5/1

28 – Training – crew will be trained and observed to make sure they are not mowing tree rings and not blowing grass clippings intotree rings. – beginning 5/7

29, 30 – Capstone Ranch trees –(2) Leaning tree and Maple - observed irrigation bubblers not functioning fully. These will be adjusted and any repairs completed. Tree previously has been trimmed to keep from growing over the tree and not straightened due to the stressed condition of the leaning tree.

31 – Irrigation cover to be replaced week of 5/4.

32- Pedestrian sign leaning- will get with crew to see if they can straighten and stake.

33 – Shelby Park - Turf inside the sidewalk and around pond is Bahia and is not irrigated. Over treating the Bahia with weed control will result in exposed soil. This would be another area to over seed with Bermuda for a better stand of turf.



34- Straighten and stake tree- scheduled for 5/1

36- Fenceline on Welbilt – Crew to clean and remove weeds (bermuda and vetchweed) This will be completed by mid May.

37 – Remove tree straps and stake from Dahoon Holly – To be completed on 5/7

38 – Crew to detail tree rings for weeds and edge tree rings – 5/7 and complete by mid-May

39 - Trees along the pond are scheduled to be restake and straightened on 5/1. New trees to be installed on 5/1

Additional Items noted from visit-

Pine tree by electric station is browning and needs to either be treated or removed. Suggested to remove – treatments have not been very effective in the past.



Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 9th, 2026 at 10am

District Manager's Report

May 12

2026

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<u>FINANCIAL SUMMARY</u>	<u>3/31/2026</u>
General Fund Cash & Investment Balance:	\$663,071
Reserve Fund Cash & Investment Balance:	\$143,229
Debt Service Fund Investment Balance:	\$1,097,008
Capital Project Fund	\$0
Total Cash and Investment Balances:	\$1,903,308
General Fund Expense Variance: \$39,907	Under Budget

Tab 6



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Sean Craft
District Manager
3434 Colwell Ave Suite 200
Tampa FL 34614

Dear Sean Craft:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

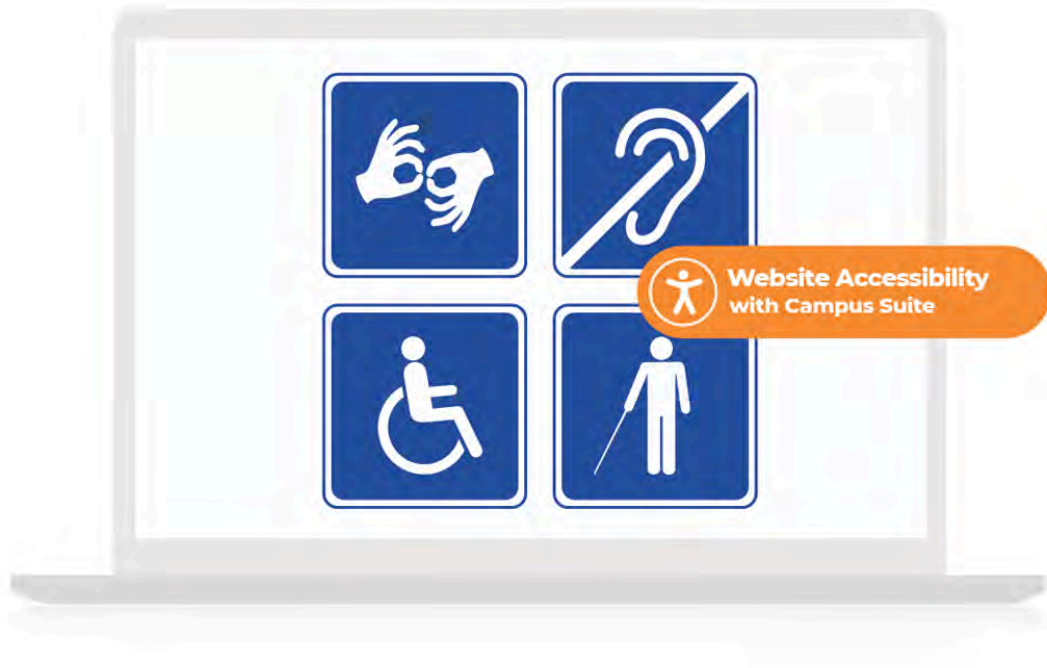
- Copperspring Community Development District 713
- Mithcell Ranch Community Development District 913
- Talavera Community Development District 1,459
- The Verandahs Community Development District 1,000
- Wiregrass Community Development District 2,445
- Wiregrass II Community Development District 1,099

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 7



Quarterly Compliance Audit Report

Mitchell Ranch

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

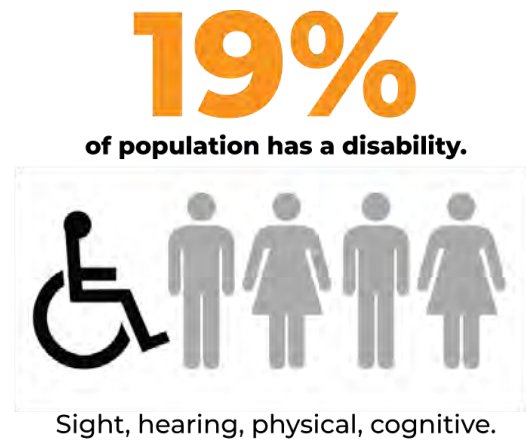
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8

Mitchell Ranch Community Development District

mitchellranchcdd.org

**Proposed Budget for
Fiscal Year 2026/2027**

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Proposed Budget
Mitchell Ranch Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
38	District Counsel	\$ 6,885	\$ 13,770	\$ 20,000	\$ 6,230	\$ 20,000	\$ -
39							
40	Administrative Subtotal	\$ 61,701	\$ 92,055	\$ 134,664	\$ 42,609	\$ 137,153	\$ 2,489

Prior Actuals	
Actual FY 22/23	Actual FY 23/24
\$ 24,128.00	\$ 30,526.00
\$ 114,757.00	\$ 124,447.00

Comments

Mitchell Ranch Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2019	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$644,288.06	\$644,288.06
TOTAL REVENUES	\$644,288.06	\$644,288.06
EXPENDITURES		
Administrative		
Debt Service Obligation	\$644,288.06	\$644,288.06
Administrative Subtotal	\$644,288.06	\$644,288.06
TOTAL EXPENDITURES	\$644,288.06	\$644,288.06
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS:

\$684,830.00

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County are a total 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$686,388.00	2025/2026 O&M Budget:	\$686,388.00
Pasco County Collection Cost:	2%	\$14,604.00	2026/2027 O&M Budget:	\$686,388.00
Early Payment Discount:	4%	\$29,208.00		
2026/2027 Total:		\$730,200.00	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Townhomes 18'</i>	Series 2019 Debt Service	\$606.00	\$606.00	\$0.00	0.00%
	Operations/Maintenance	\$809.53	\$809.53	\$0.00	0.00%
	Total	\$1,415.53	\$1,415.53	\$0.00	0.00%
<i>Townhomes 28'</i>	Series 2019 Debt Service	\$943.00	\$943.00	\$0.00	0.00%
	Operations/Maintenance	\$809.53	\$809.53	\$0.00	0.00%
	Total	\$1,752.53	\$1,752.53	\$0.00	0.00%
<i>Single Family 40'</i>	Series 2019 Debt Service	\$1,347.00	\$1,347.00	\$0.00	0.00%
	Operations/Maintenance	\$1,619.07	\$1,619.07	\$0.00	0.00%
	Total	\$2,966.07	\$2,966.07	\$0.00	0.00%
<i>Single Family 50'</i>	Series 2019 Debt Service	\$1,684.00	\$1,684.00	\$0.00	0.00%
	Operations/Maintenance	\$1,619.07	\$1,619.07	\$0.00	0.00%
	Total	\$3,303.07	\$3,303.07	\$0.00	0.00%

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$686,388.00
COLLECTION COSTS @	2.0%	\$14,604.00
EARLY PAYMENT DISCOUNT @	4.0%	\$29,208.00
TOTAL O&M ASSESSMENT		<u>\$730,200.00</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENTS		
LOT SIZE	O&M	SERIES 2019	EAU FACTOR	TOTAL EAUs	% TOTAL EAUs	TOTAL O&M BUDGET	O&M	SERIES 2019	TOTAL ⁽³⁾
		DEBT SERVICE ⁽¹⁾						DEBT SERVICE ⁽²⁾	
Townhomes 18'	254	254	0.50	127.00	28.16%	\$205,621.73	\$809.53	\$606.00	\$1,415.53
Townhomes 28'	168	168	0.50	84.00	18.63%	\$136,001.77	\$809.53	\$943.00	\$1,752.53
Single Family 40'	94	94	1.00	94.00	20.84%	\$152,192.46	\$1,619.07	\$1,347.00	\$2,966.07
Single Family 50'	146	146	1.00	146.00	32.37%	\$236,384.04	\$1,619.07	\$1,684.00	\$3,303.07
Total Community	<u>662</u>	<u>662</u>		<u>451.00</u>	<u>100.00%</u>	<u>\$730,200.00</u>			

LESS Pasco County Collection Costs (2%) and Early Payment Discounts (4%): **(\$43,812.00)**

\$686,388.00

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

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

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

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Fence Maintenance: The District will incur expenditures to maintain the wall and the fencing.

Entry and Wall Maintenance: The District will incur expenditures to maintain the entry monuments.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Mulch: Expenditures related to mulch replacement.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 9

RESOLUTION 2026-04

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

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

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

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

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Monday, August 11, 2026, at 10:00a.m., at Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway, Lutz, FL 33558.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two (2) days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 12, 2026.

Attest:

**Mitchell Ranch Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: Kelly Evans
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 10

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 1 MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mitchell Ranch Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on July 12, 2019, by Ordinance No. 19-27 of the Pasco County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board **Seat 5** is set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 1 member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect one (1) member of the Board, to Board **Seat 5** will be held on November 10, 2026, at 10:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway Lutz, FL 33558.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 12, 2026.

Attest:

**Mitchell Ranch
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: Kelly Evans
Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Mitchell Ranch Community Development District**

Notice is hereby given to the public and all landowners within the Mitchell Ranch Community Development District (the "**District**"), comprised of approximately 1,274.605 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 10, 2026
Time: 10:00 a.m.
Place: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, FL 33558

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at scraft@rizzetta.com, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Sean Craft, District Manager
Run Date(s):

**Instructions Relating to Landowners' Meeting
of the Mitchell Ranch Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 10, 2026
Time: 10:00 a.m.
Location: Hilton Garden Inn Tampa Suncoast Parkway
2155 Northpointe Parkway
Lutz, FL 33558

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Mitchell Ranch Community Development District Landowners' Meeting – November 10, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Mitchell Ranch Community Development District to be held at Hilton Garden Inn Tampa Suncoast Parkway located at 2155 Northpointe Parkway Lutz, FL 33558, on November 10, 2026, at 10:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner _____
Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

- 1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.*
- 2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.*
- 3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).*
- 4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.*

Official Ballot for Landowners

Mitchell Ranch Community Development District Landowners' Meeting – November 10, 2026 (Election of 1 Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Mitchell Ranch Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

Name of Candidate	Number of Votes
Seat 5 _____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Mitchell Ranch Community Development District

Landowners' Meeting – November 10, 2026

(Election of 1 Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Mitchell Ranch Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Tab 11

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, April 14, 2026, at 10:16 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
Jake Walsh	Board Supervisor, Assistant Secretary
Jennifer Hoerle	Board Supervisor, Assistant Secretary
Lori Rice	Board Supervisor, Assistant Secretary

Also Present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
Liz Moore	Representative, Fieldstone Landscaping
Jimmie Ritchie	Representative, Fieldstone Landscaping
Amiee Brodeen	LIS, Rizzetta & Company, Inc.
Jerry Whited	District Engineer, BDI (via call)

Audience Present

FIRST ORDER OF BUSINESS

Call to order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A discussion was held with Mr. Joseph Behnam of 8257 Capstone Ranch Drive regarding his vehicle having been towed from the district's property. The Board determined that proper procedures were followed and that the vehicle was in violation of the district's parking and towing policies.

Another audience member stated that the parking situation is improving and asked about commercial vehicles. She also mentioned that there is overgrowth in the ponds.

49 **THIRD ORDER OF BUSINESS** **Discussion of FY 2026-2027 Budget**
50 **Priorities**

51
52 A discussion was held regarding the fiscal year 2026-2027 budget. The Board
53 stated that there are no major projects planned for the next fiscal year.

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56 **FOURTH ORDER OF BUSINESS** **Discussion of Non-Exclusive**
57 **Marketing Agreement with Frontier**

58
59 Ms. Hopkinson held a discussion regarding the Non-Exclusive Marketing
60 Agreement with Frontier. She stated that she will review the offer and report back to the
61 Board at the May meeting.

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64 **FIFTH ORDER OF BUSINESS** **Ratification of Proposal for Sidewalk**
65 **Repairs**

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On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the proposal from Jayman Enterprises in the amount \$275.00 for sidewalk repairs, for Mitchell Ranch Community Development District.

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75 **SIXTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
76 **Regular Meeting held on March 10,**
77 **2026**

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On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on March 10, 2026, as presented, for Mitchell Ranch Community Development District.

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91 **SEVENTH ORDER OF BUSINESS** **Ratification of O&M Expenditures for**
92 **February 2026**

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On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors ratified the O&M expenditures for February 2026 (\$48,555.13), for Mitchell Ranch Community Development District.

100
101 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

- 102 **A. District Counsel**
103 Ms. Hopkinson discussed the pending maintenance agreement with M & M
104 regarding expansion.
- 105 **B. District Engineer**
106 The Mitchell Town Center concept plan was discussed, and Mr. Whited requested
107 a copy of the landscape plan from M&M for review.
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C. Aquatics Report

The Board reviewed the aquatics report and approved Addendum #2 with Sitex allowing for a temporary fuel surcharge increase of 3%, valid through September 30, 2026.

On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors approved Addendum #2 with Sitex as stated above, for Mitchell Ranch Community Development District.

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D. Field Inspection Services Report

Ms. Brodeen reviewed her report with the Board and the Board stated that there are five (5) leaning trees at Harmon Park where Capstone meets Welbilt and requested photos from Fieldstone Landscape as well as a proposal to straighten them. The Board also directed Lennar to cap off the reclaimed water pipes.

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E. Irrigation Report and Monthly Chemical Report

The Board reviewed the report.

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i. Contractor Response to Field Inspection Report

The Board reviewed the report.

ii. Ratification of Proposal to Repair Mainline Break at Bear Landing

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the proposal from Fieldstone Landscape in the amount of \$474.47 to repair the mainline break on Bear Landing, for Mitchell Ranch Community Development District.

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iii. Consideration of Proposal for Replacement of Trees at Welbilt-South Pond

On a Motion by Ms. Rice, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the proposal from Fieldstone Landscape in the amount of \$1,884.49 to remove and replace three dead trees at Welbilt – South Pond, for Mitchell Ranch Community Development District.

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iv. Consideration of Proposal to Replace Bottle Bush Tree at Bear Landing

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the proposal from Fieldstone Landscape in the amount of \$964.60 to replace the Bottle Brush Tree on the corner of Bear Landing and Birch Haven, for Mitchell Ranch Community Development District.

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122 **v. Consideration of Proposal for Cutting Back Fire Bush after Freeze**
123

On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors approved the proposal from Fieldstone Landscape in the amount of \$1,200.00 for cutting back the Fire Bush for rejuvenation after freeze at Legends Pasture Blvd., for Mitchell Ranch Community Development District.

124
125
126 **vi. Consideration of Proposal to Replace Dead Plants after Freeze at**
127 **Little Monument**
128

On a Motion by Ms. Rice, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the proposal from Fieldstone Landscape in the amount of \$2,902.22 to replace plants that did not survive the freeze at the Little Monument, for Mitchell Ranch Community Development District.

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131 **F. District Manager**
132 **I. Presentation of District Manager's Report**
133

134 Mr. Craft reviewed his report and reminded the Board that the next regular
135 meeting is scheduled for May 12, 2026, at 10:00 a.m. at the Hilton Garden Inn.

136
137 The Board directed Mr. Craft to obtain a proposal from Brown & Brown to insure
138 the district.

139
140 There was also a discussion regarding the addition of new parking spaces and
141 the Board stated that they would like to table the discussion until the fiscal year
142 2027-2028 budget.

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145 **NINTH ORDER OF BUSINESS**

Supervisor Requests

146
147 There were no supervisor requests made.

148
149 **TENTH ORDER OF BUSINESS**

Adjournment

150
151 Mr. Craft stated that there were no other matters to come before the Board of
152 Supervisors at this time.

153
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.

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156 _____
157 Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 12

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$39,154.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100627	2361	Engineering Services 02/26	\$ 180.00
Duke Energy	20260323-3	910089223115-022726	Electric Utility 02/26	\$ 33.25
Duke Energy	20260309-1	910089223264-021226	Electric Charges 01/26	\$ 84.95
Duke Energy	20260306-1	910089223446-021126	Electric Utility 01/26	\$ 254.80
Duke Energy	20260323-2	910089223602-022726	Electric Utility 02/26	\$ 33.24
Duke Energy	20260326-1	910089223793-030426	Electric Charges 02/26	\$ 33.24
Duke Energy	20260326-2	910089223967-030426	Lighting Charges 02/26	\$ 860.25
Duke Energy	20260309-2	910089224140-021226	Lighting Charges 01/26	\$ 638.12
Duke Energy	20260302-1	910089224306-020526	Lighting Charges 01/26	\$ 3,164.12
Duke Energy	20260330-1	910089224306-030526	Lighting Charges 02/26	\$ 3,163.85
Duke Energy	20260323-4	910089224463-022726	Electric Utility 02/26	\$ 33.24
Duke Energy	20260323-1	910089224645-022726	Electric Service 02/26	\$ 33.84
Duke Energy	20260325-3	910138415332-030226	Electric Utility 02/26	\$ 20.47
Duke Energy	20260325-2	910138417178-030226	Electric Charge: MNMT Sign 02/26	\$ 21.29
Duke Energy	20260325-1	910138420123-030226	Electric Utility: Mnmt Sign 02/26	\$ 20.47

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260318-1	910139588485-022326	Street Lights 02/26	\$ 1,713.41
Fieldstone Landscape Services	100628	27489	Irrigation Repairs 02/26	\$ 330.42
Fieldstone Landscape Services	100629	27490	Monthly Landscaping Maintenance 03/26	\$ 14,613.00
Florida Governmental Utility Authority	100630	10000010518-031826	Electric Utility 03/26	\$ 220.03
Florida Governmental Utility Authority	100630	10000012771-031826	Electric Utility 03/26	\$ 102.85
Florida Governmental Utility Authority	100620	10000016923-021826	Reclaim Water Services 02/26	\$ 49.29
Florida Governmental Utility Authority	100630	10000016923-031826	Reclaim Water Services 03/26	\$ 52.95
Florida Governmental Utility Authority	100620	10000018707-021826	Reclaim Water Services 02/26	\$ 45.69
Florida Governmental Utility Authority	100630	10000018707-031826	Reclaim Water Services 03/26	\$ 194.04
Jacob Walsh	100622	JW031026	Board of Supervisors Meeting 03/10/26	\$ 200.00
Jayman Enterprises, LLC	100621	4418	Install Signs 02/26	\$ 350.00
Jayman Enterprises, LLC	100631	4469	Bench Concrete Footer Repair 03/26	\$ 225.00
Jennifer B. Hoerle	100623	JH031026	Board of Supervisors Meeting 03/10/26	\$ 200.00
Kelly Evans	100624	KE031026	Board of Supervisors Meeting 03/10/26	\$ 200.00
Lori A. Rice	100625	LR031026	Board of Supervisors Meeting 03/10/26	\$ 200.00

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lori Campagna	100626	LC031026	Board of Supervisors Meeting 03/10/26	\$ 200.00
Pasco County Property Appraiser	100632	26068	Non-Ad Valorem Annual Fees 03/25	\$ 150.00
Rizzetta & Company, Inc.	100619	INV0000107472	Accounting Services 03/26	\$ 5,938.09
Sitex Aquatics, LLC	100633	10831-b	Monthly Lake Maintenance 03/26	\$ 2,070.00
Sitex Aquatics, LLC	100634	10862-b	Monthly Midge Larviciding 03/26	\$ 1,500.00
Straley Robin Vericker	100635	27963	Legal Services 01/26	\$ 675.00
Straley Robin Vericker	100635	28015	Legal Services 02/26	<u>\$ 1,350.00</u>
Total				<u>\$ 39,154.90</u>