



Rizzetta & Company

Mitchell Ranch Community Development District

Board of Supervisors' Regular Meeting June 9, 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	Chairman
Lori Campagna	Vice Chairman
Jennifer Hoerle	Assistant Secretary
Jacob Walsh	Assistant Secretary
Lori Rice	Assistant Secretary

District Manager

Sean Craft	Rizzetta & Company
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District Counsel

John Vericker	Straley Robin & Vericker
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District Engineer

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

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

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

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

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

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

June 1, 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, June 9, 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. BUSINESS ITEMS**
 - A. Consideration of Hurricane Clean-Up Pre Approval Tab 1
 - B. Consideration of Service Agreement with Sitex for
Clean-up on Wetland #4 Tab 2
 - C. Ratification of Irrigation Proposal..... Tab 3
 - D. Ratification of Fence Repair Proposal..... Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular
Meeting held on May 12, 2026..... Tab 5
 - B. Consideration of Operation and Maintenance
Expenditures for April 2026..... Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Tab 7
 - D. Community Asset Management Report Tab 8
 - E. Monthly Chemical Report..... Tab 9
 - i. Contractor Response to Field Inspection Tab 10
 - ii. Consideration of Proposal to Cut and Remove Dead
Pine Tree at Bear Landing..... Tab 11
 - iii. Consideration of Proposal to Remove 3 Pine Trees
at Bryant Park and Replace with Drake Elms..... Tab 12
 - iv. Consideration of Proposal to Install Ornamental
Grass to fill in Jasmine Bed at Harmon Park Tab 13

- v. Consideration of Proposal to Remove Red Maple
and Replace with Sweet Gum on Wilbilt..... Tab 14
- vi. Consideration of Proposal to Re-Stake Trees..... Tab 15
- vii. Consideration of Proposal to Replace Sylvester
Palm at Little Monument..... Tab 16
- F. District Manager
 - i. Presentation of District Manager's Report Tab 17
- 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



FIELDSTONE

Emergency Storm Cleanup Authorization

Hurricane season is here, and Fieldstone is hoping for the best, but preparing for the worst. In the unfortunate case of disaster, we have procedures in place to ensure our teams can aid you in a timely fashion. Providing the best possible service available is of the utmost importance to us, consequently, Fieldstone is primed with an action plan to respond quickly and efficiently to all damages.

Once we are dispatched to your location, at our pre-approved emergency rate, our prioritizing strategy will facilitate the property's functionality and will keep costs to a minimum.

- Priority 1: Clearing vehicle access to allow any emergency personnel
- Priority 2: Trim and remove remaining hazardous damaged limbs
- Priority 3: Clearing debris from structural dwellings that may cause a dangerous situation
- Priority 4: Re-planting material that may have a chance of survival

We will address the removal of material after the safety priorities on the property have been satisfied. We are committed to providing your property with the best and most efficient service that is possible in these circumstances.

Once the safety concerns and emergency clean-up processes are completed, we will then commence our regular Landscape Management Services.

Fieldstone advises all our clients to be as prepared as possible to ensure a timely and effective process through a difficult time.

Without this executed authorization, the above-mentioned services are available on a first come – first serve basis with stated rates subject to change based on current market rates.

Emergency Cleanup billed at an agreed upon rate of \$125.00 per person, per hour. Price includes Crews, Dump Truck, Dump Trailer, Hand-tools, Loader and/or Grapple Truck (if needed). Hauling & Dump Fees will be included in price per labor hour listed above. Total price will not exceed **\$5,000.00** without additional authorization from Client.

Agreed to and signed by the following Authorized Representative:

Mitchell Ranch
Community

Authorized Representative Signature

Authorized Representative Printed

Authorized Representative Title

Date

Tab 2

SERVICE AGREEMENT

This agreement is between Sitex Earth Works LLC. Hereafter called "Sitex" and Mitchell Ranch CDD hereafter called "customer"

Customer: Mitchell Ranch CDD
C/O: Rizzetta & Company
Contact: Sean Craft
Address: 3434 Colewell Dr unit 200 Tamp, FL
Email: Scraft@rizzetta.com
Phone: 813.994.1001

Sitex agrees to provide services In accordance with the terms and conditions of this agreement in the following sites:

Clean-up of the perimeter on WetLand 4 @ the Mitchell Ranch Community located in Trinity, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

Services includes the following:

- 1. Bush-Hogging of the non-home sides of the Wetland 6' swath so perimeter can be staked*
- 2. Flush cut of aprox 17 Brazilian Pepper trees*
- 3. Stump treatment via Garlon herbicide to prevent regrowth of Brazilian Pepper tree's*
- 4. Haul off & dump fee's included*

Total Cost: \$7,450.00

Service shall consist of One (1) time event

Customer agrees to pay Sitex the following amount during the term of this agreement in 2 equal payments, 50% due prior to start & 50% due upon completion. Agreement per Term and Conditions below

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By

Date



President, Sitex Earth Works llc.

05/20/2026

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Two (2) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a (n/a) month period. This Agreement shall be automatically renewed at the end of the twelve (n/a) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.



Rolling Tides Dr

Welbilt Blvd

8

WL4

WL5

Cnic Stone Cir

Image © 2025 Airbus

Tab 3

FIELDSTONE

LANDSCAPE

QUOTATION

Date: May 26, 2026
Proposal #: 23006

Mailing Address

Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Home Phone:

Job Address

Mitchell Ranch CDD
8447 FL-54
New Port Richey, FL 34655

Business Phone: 813-994-1001

Job Summary:

Complete the following Irrigation Repairs

During inspection controller shows an alarm indicating possible faulty decoder between zones 39 and 73.

Irrigation system shuts off when running when it reaches zone # 39 indicating an issue located between zone 39 and last zone 73.

We will need to track the wires to each zone between 39 and 73 to locate the issue.

We also identified many clogged nozzles that are reducing the coverage, most likely due to the reclaimed water not being filter and

allowing debris into the pipes.

We will replace the clogged nozzles at no additional charge while we are tracking the wires.

Quote Total: \$2,486.19

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: Sean Craft **Date:** 5/26/26
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 4

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
5/13/2026	1380

Name / Address
Mitchell Ranch CDD 3434 Colwell Ave Tampa, Fl. Suite 200 33614

			Project
Description	Qty	Rate	Total
<p>Repair fence by re-inserting fence slats punched out by someone who was cutting through this section/area.</p> <p>Price includes all labor and materials</p>		150.00	150.00
<p>Along the cul de sac area there is a fence leaning. Note: it is still structurally fine and is not damaged but only leaning outwards. There are 4 posts that will need to be dug out and reset to correct the fence. All section will be taken out and posts reset, concreted and then everything will be re-inserted.</p> <p>Price includes all labor and materials</p>		1,700.00	1,700.00
<p>Pressure wash area fencing noted that had not been cleaned and is covered in organic material. The fence will be treated for organic materials and pressure washed clean</p>		550.00	550.00
Client Signature		<i>Sean Craft</i>	
		Total	\$2,400.00

Tab 5

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, May 12, 2026, at 10:27 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

Also Present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
Liz Moore	Representative, Fieldstone Landscaping
Amiee Brodeen	LIS, Rizzetta & Company, Inc.
Jerry Whited	District Engineer, BDI
Representatives	M & M 54, LLC

Audience	Not Present
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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

There were no audience members present for comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

i. Discussion of Access and Easement with M&M SR 54, LLC

The Board approved the Temporary License Agreement with M&M SR 54, LLC which will allow for the use of District Property for initial construction as well as a

48 separate Access and Maintenance Agreement for ongoing access to perform
49 maintenance.
50

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the Temporary License Agreement with M&M SR 54, LLC as stated above, for Mitchell Ranch Community Development District.

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53 **B. District Engineer**

54 The Board approved a proposal to allow the District Engineer to perform a
55 comprehensive analysis of the stormwater systems in the amount of \$5,040.00.
56

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved a comprehensive analysis of the stormwater systems in the amount of \$5,040.00, for Mitchell Ranch Community Development District.

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59 **C. Aquatics Report**

60 The Board reviewed the aquatics report
61

62 **D. Field Inspection Services Report**

63 Ms. Brodeen reviewed her report with the Board and the Board noted that there
64 are issues with tree rings, suckers, and weeds throughout the community and
65 gave Fieldstone Landscaping thirty (30) days-notice to remedy the issues, also
66 inviting the new Production Manager to attend the June 9th meeting to discuss
67 expectations.
68

69 **E. Irrigation Report and Monthly Chemical Report**

70 The Board reviewed the report.
71

72 **i. Contractor Response to Field Inspection Report**

73 The Board reviewed the report.
74
75

76 **F. District Manager**

77 **I. Presentation of District Manager's Report**
78

79 Mr. Craft reviewed his report and reminded the Board that the next regular
80 meeting is scheduled for June 9, 2026, at 10:00 a.m. at the Hilton Garden Inn.
81

82 Mr. Craft presented the Voter Registration Statistics to the Board informing them
83 that as of April 15, 2026 there were 913 registered voters residing in the district.
84

85 Mr. Craft also reviewed the 1st Quarter Website Compliance Report with the
86 Board stating there were no negative findings.
87
88

89 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2026-04;**
90 **Approving FY 2026-2027 Proposed**
91 **Budget & Setting Public Hearing**
92

93 After review and a brief discussion, the Board approved the FY 2026-2027
94 Proposed Budget, and set the Public Hearing for July 14, 2026 at 10:00 a.m.
95

On a Motion by Ms. Hoerle, seconded by Ms. Evans, with all in favor, the Board of Supervisors adopted Resolution 2026-04; Approving the FY 2026-2027 Proposed Budget and set the Public Hearing for July 14, 2026 at 10:00 a.m., for Mitchell Ranch Community Development District.

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98 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-05;**
99 **Setting Landowners' Election &**
100 **Meeting**
101

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved Resolution 2026-05; setting the Landowners' meeting at 10:00 a.m. on November 10, 2026, for the Mitchell Ranch Community Development District.

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104 **SIXTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
105 **Regular Meeting held on April 13,**
106 **2026**
107

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on April 13, 2026, as presented, for Mitchell Ranch Community Development District.

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110 **SEVENTH ORDER OF BUSINESS** **Ratification of O&M Expenditures for**
111 **March 2026**
112

On a Motion by Ms. Campagna, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors ratified the O&M expenditures for March 2026 (\$39,154.90), for Mitchell Ranch Community Development District.

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116 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
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118 The Supervisors stated that they would like to receive their supervisor pay through
119 ADP direct deposit with taxes taken out in advance.
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121 The Board also directed the District Engineer to provide proposals at the June
122 meeting for curtailing the invasive species recently reported at WL4.

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NINTH ORDER OF BUSINESS

Adjournment

Mr. Craft 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 11:25 a.m. for Mitchell Ranch Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 6

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$80,102.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100641	2391	Engineering Services 03/26	\$ 360.00
Duke Energy	20260423-1	910089223115-033126 ACH	Electric Utility 03/26	\$ 33.24
Duke Energy	20260408-1	910089223264-031326 ACH	Electric Charges 02/26	\$ 85.56
Duke Energy	20260406-1	910089223446-031226 ACH	Electric Utility 02/26	\$ 270.54
Duke Energy	20260423-1	910089223602-033126 ACH	Electric Utility 03/26	\$ 33.24
Duke Energy	20260429-1	910089223793-040626 ACH	Electric Charges 03/26	\$ 33.24
Duke Energy	20260429-1	910089223967-040626 ACH	Lighting Charges 03/26	\$ 860.25
Duke Energy	20260408-1	910089224140-031326 ACH	Lighting Charges 02/26	\$ 638.01
Duke Energy	20260429-1	910089224306-040626 ACH	Lighting Charges 03/26	\$ 3,163.85
Duke Energy	20260423-1	910089224463-033126 ACH	Electric Utility 03/26	\$ 33.24
Duke Energy	20260423-1	910089224645-033126 ACH	Electric Service 03/26	\$ 34.02
Duke Energy	20260424-1	910138415332-040126 ACH	Electric Utility 03/26	\$ 20.47

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260424-1	910138417178-040126 ACH	Electric Charge: MNMT Sign 03/26	\$ 21.40
Duke Energy	20260424-1	910138420123-040126 ACH	Electric Utility: Mnmt Sign 03/26	\$ 20.47
Duke Energy	20260416-1	910139588485-032426 ACH	Street Lights 03/26	\$ 1,713.30
Fieldstone Landscape Services	100636	27612		\$ 249.58
Fieldstone Landscape Services	100642	27630	Mulching 03/26	\$ 33,750.00
Fieldstone Landscape Services	100636	27641	Irrigation Repairs 03/26	\$ 373.76
Fieldstone Landscape Services	100636	27645	Irrigation Repairs 03/26	\$ 0.85
Fieldstone Landscape Services	100642	27663	Monthly Landscaping Maintenance 04/26	\$ 14,613.00
Fieldstone Landscape Services	100653	27716	Install/Replace Dead Planting 04/26	\$ 2,021.75
Fieldstone Landscape Services	100653	27745	Remove/Replace Leaning Tree 04/26	\$ 1,786.22
Florida Governmental Utility Authority	100654	10000010518-041726	Electric Utility 04/26	\$ 151.04

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Governmental Utility Authority	100654	10000012771-041726	Electric Utility 04/26	\$ 85.34
Florida Governmental Utility Authority	100645	10000016923-041726	Reclaim Water Services 04/26	\$ 57.07
Florida Governmental Utility Authority	100645	10000018707-041726	Reclaim Water Services 04/26	\$ 295.00
Grau & Associates, P.A.	100655	29088	Audit Services FY 09/30/25	\$ 3,600.00
Jacob Walsh	100647	JW041426	Board of Supervisors Meeting 04/14/26	\$ 200.00
Jayman Enterprises, LLC	100637	4476	Fence Repair - Longleaf Pine Ct 03/26	\$ 175.00
Jayman Enterprises, LLC	100643	4510	Re-Install Signs	\$ 350.00
Jayman Enterprises, LLC	100656	4519	Re-Install Signs 04/26	\$ 350.00
Jennifer B. Hoerle	100648	JH041426	Board of Supervisors Meeting 04/14/26	\$ 200.00
Jennifer B. Hoerle	100648	JH041426-Training	Ethics Training 04/14/26	\$ 200.00
Kelly Evans	100649	KE041426	Board of Supervisors Meeting 04/14/26	\$ 200.00
Lori A. Rice	100650	LR041426	Board of Supervisors Meeting 04/14/26	\$ 200.00
Lori A. Rice	100650	LR041426-Training	Ethics Training 04/14/26	\$ 200.00

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lori Campagna	100651	LC041426	Board of Supervisors Meeting 04/14/26	\$ 200.00
Pinnacle Holdings - XIV, LLC	100640	031826-478	Rental - BOS Meeting 04/13/26	\$ 203.34
Pinnacle Holdings - XIV, LLC	100652	041326-478	Rental - BOS Meeting 05/12/26	\$ 203.34
Rizzetta & Company, Inc.	100639	INV0000108067	Accounting Services 04/26	\$ 5,938.09
Sitex Aquatics, LLC	100644	10946-b	Monthly Lake Maintenance 04/26	\$ 3,677.10
Straley Robin Vericker	100646	28279	Legal Services 03/26	\$ 3,438.00
The Observer Group, Inc.	100638	26-00673P	Legal Advertising 03/26	\$ <u>63.44</u>
Total				\$ <u>80,102.75</u>

Tab 7



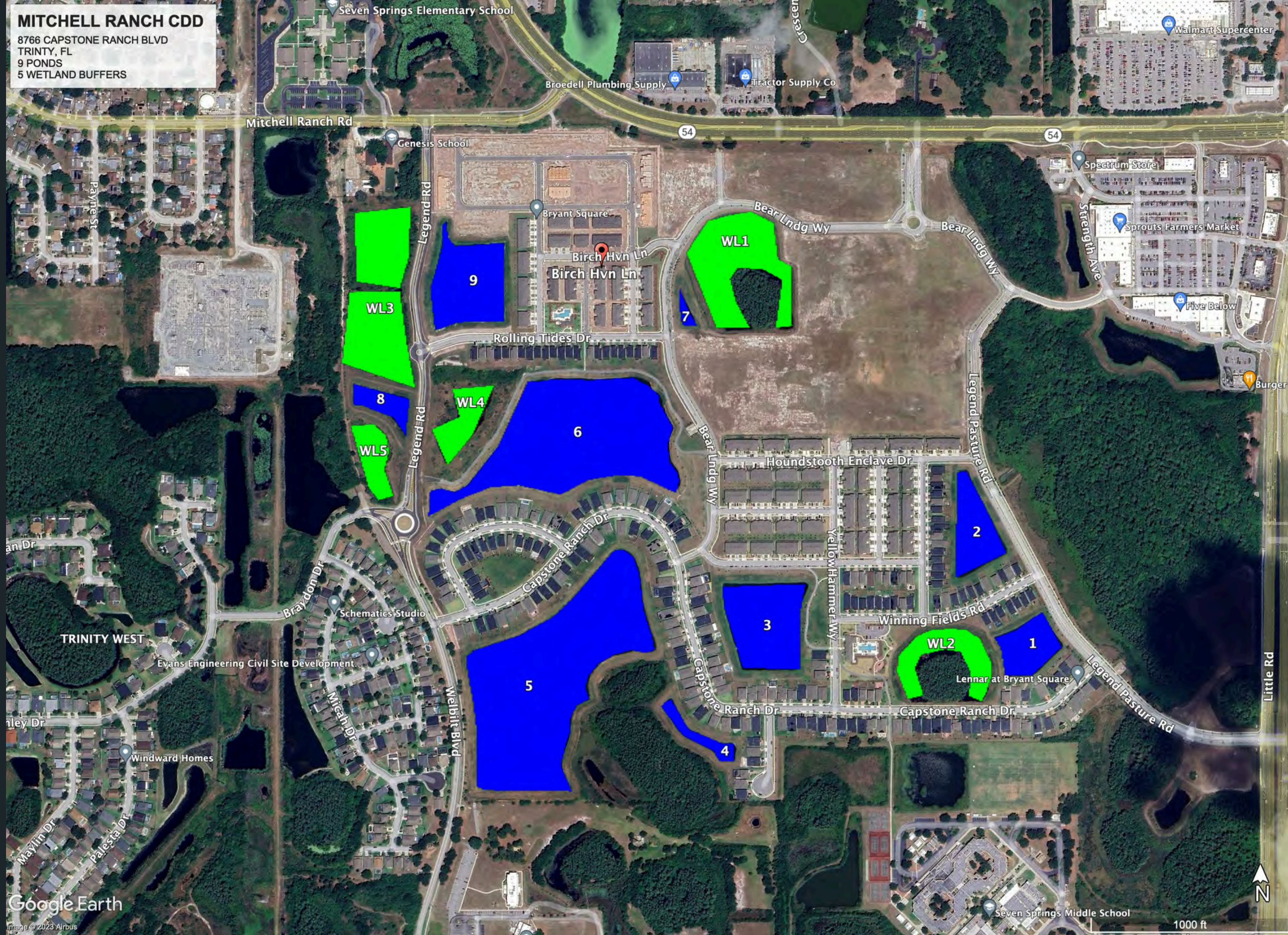
MONTHLY REPORT

JUNE, 2026



MITCHELL RANCH CDD

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



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.

May 20, 2026 at 9:17:03 AM



May 20, 2026 at 9:13:57 AM



May 20, 2026 at 10:05:41 AM



Pond #1 Treated for Shoreline Vegetation.

Pond #2 Treated for Shoreline Vegetation.

Pond #3 Treated for Shoreline Vegetation.

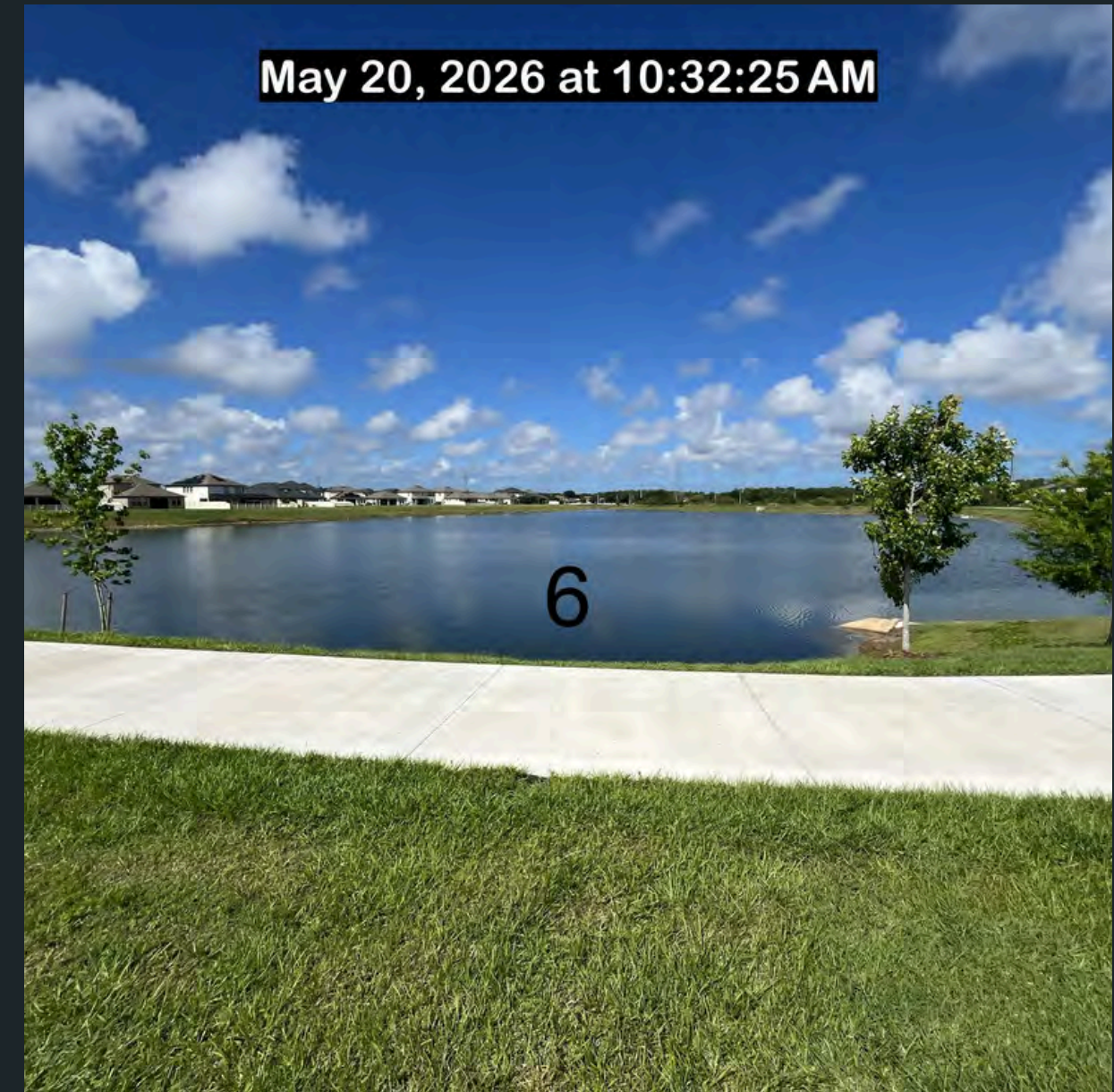
May 20, 2026 at 11:55:02 AM



May 20, 2026 at 11:36:42 AM



May 20, 2026 at 10:32:25 AM



Pond #4 Treated for Algae and Shoreline Vegetation.

Pond #5 Treated for Shoreline Vegetation.

Pond #6 Treated for Shoreline Vegetation.

May 20, 2026 at 12:21:24 PM



May 20, 2026 at 10:43:07 AM



May 20, 2026 at 12:13:48 PM



Pond #7 Treated for Shoreline Vegetation.

Pond #8 Treated for Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.

Tab 8

MITCHELL RANCH

COMMUNITY ASSET MANAGEMENT REPORT



May 19, 2026
Rizzetta & Company
Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Foster Park, Shelby Park, Bear Landing Way

General Updates, Recent & Upcoming Maintenance Events

- In the month of June – In order to stay ahead of the growing season, “summer-mode maintenance”; the priorities should revolve around growth control, turf health, pest/disease prevention, and storm preparedness.
 - Avoid heavy clumping in the turf areas
 - Watch for Brown Patch Fungus, Chinch Bugs, Ants, and possibly webworms (bag worms)
 - Keep with ongoing water restrictions, be due diligent when it does rain.
 - Avoid aggressive pruning, burn-outs can be caused by the high temps from the mid-day
 - Keeping mulch from piling up on the trunks and turf, to avoid burning
 - Be on the lookout for washouts in the mulched beds due to the fast and quick rainfalls

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. Foster Park:** Remove turf encroachment within landscape beds and apply appropriate herbicide treatment to prevent regrowth. This issue was discussed with the Account Manager, who confirmed treatment is scheduled for completion this week.
- 2. Foster Park – North Side:** Adjust tree staking straps to ensure proper support and stabilization of newly installed or vulnerable trees; the Account Manager has confirmed this work will be completed. Tree rings have shown noticeable improvement; however, continue weed removal and maintenance.
- 3. Shelby Park:** Reset and properly re-stake trees that are currently leaning. Fieldstone has confirmed this work is scheduled for completion on 05/19. Was this completed?
- 4. Bear Landing Way – ROWs (near Birch Haven intersection):** Inspect and diagnose areas of turf exhibiting brown spotting along the ROWs, which may indicate fungal activity. Confirm whether these conditions have been properly identified and provide a status update on diagnosis and treatment plan.
- 5. Ant Mounds:** Treat ant mounds in turf areas immediately upon discovery and ensure all crew members are actively identifying and addressing these conditions during routine maintenance. Once mounds are no longer active, rake/level out the mound.
- 6. Birch Haven & Bear Landing:** Closely monitor the newly installed bottlebrush tree to ensure proper establishment, including regular watering (as permitted), staking integrity, and early signs of stress or decline.
- 7. Throughout the Property:** Removal of purple irrigation locator pipes (used to identify valve boxes). This approach was discussed with Liz; this will allow the crew to maintain efficiency while avoiding contact with exposed markers.
- 8. Welbilt Rd: One of the pine trees located near Pond 5, has declined due to a few factors (i.e. planted to deep, “volcano mulching”, drought, etc.). This tree was planted to help fulfill the quota of trees removed, how would the board like to proceed? If the board is...(Nxt pg)**

Welbilt Rd, Harmon Park

(#8 Cont.)...interested in a supplemental replacement species, I highly recommend the Sweetgum tree (*Liquidambar styraciflua*), as this species is better suited for this location. (Pic 8)



(#12 Cont.).... and welcoming appearance from a resident's perspective. (Pic 12)



9. Welbilt Rd: Fill and properly compact identified holes throughout the area to eliminate safety hazards and restore grade. This item was discussed during the site walk with Liz and Caesar.

10. Welbilt Rd: Evaluate options to improve turf density and overall health in thinning areas, including overseeding or hydroseeding as appropriate. A plan shall be developed and presented to restore a thick, uniform, and healthy turf appearance.

11. Harmon Park: Assess two significantly leaning trees to determine the appropriate corrective action. Due the size of these trees I recommend straightening and securing with ratchet straps to promote stabilization. However, these trees may be too mature to straighten. At this point we should consider removing, stump grinding, and replace. Fieldstone, take a closer look to see if you agree, or have another idea. (Pic 10a>, 10b>)

12. Harmon Park (Bench Area): Treat and remove all large weeds surrounding the bench seating area to maintain a clean....



13. Harmon Park (Ant Mounds): Proactively treat ant mounds as they are noted during mowing operations and ensure full elimination, followed by leveling of affected areas.

14. Harmon Park (Jasmine Bed): Evaluate the jasmine planting bed impacted by the previous cold event and submit a proposal for enhancement. Recommendation is to install pocket plantings (groups of three) using a single species of ornamental grass to improve visual interest and resilience. (Pic 14)



15. Sucker Growth (Throughout Property): Remove all sucker growth from the base of trees across the entire property as part of routine maintenance to maintain proper tree form and appearance.

16. Coleman Park: Turf conditions are in excellent health and appearance. Vendor performance in this area is great, continue current maintenance practices.

17. Legends Pasture (Western Side): Inspect brown turf areas for potential fungal activity and apply appropriate treatment as needed, consistent with seasonal conditions. (Pic 17>)

18. Street Trees: Maintain proper clearance by limbing trees to a minimum of 10 feet over....

(#18 Cont.).... sidewalks and 15 feet over roadways to ensure safety and compliance.

19. Palm Tree Debris (Christmas Lights Removal): Remove and properly dispose of debris left behind following Christmas light removal. This issue has been communicated to Liz for follow-up.

20. Little Rd & Legends Pasture (Bryant Square Monument): Evaluate the declining Sylvester Palm and provide a removal and replacement proposal. Recommendation is to replace with two smaller palms of similar height to create a layered planting design and reduce cost compared to a single mature replacement. See Proposal Section.

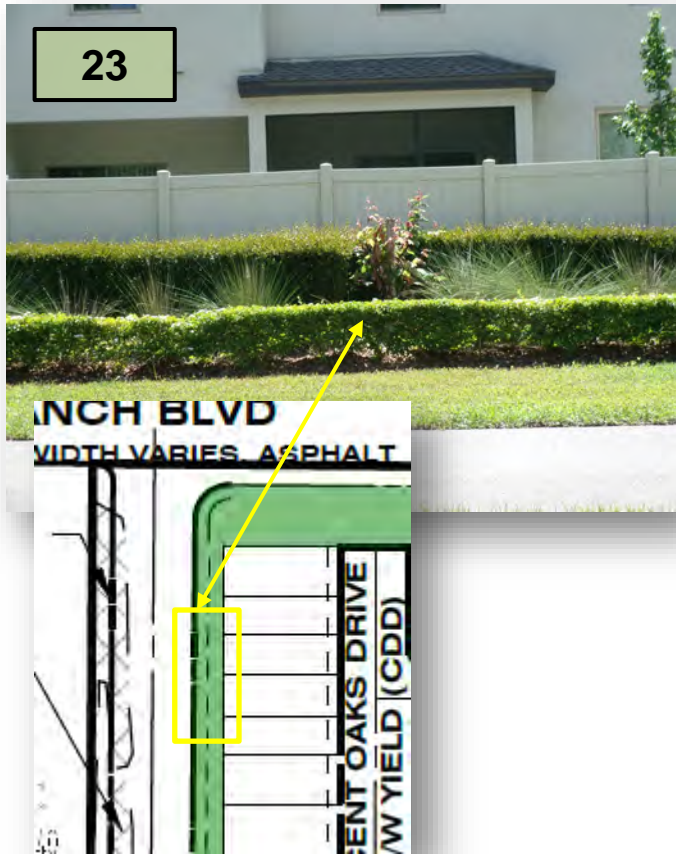
21. Capstone Ranch (Preserve Line): Be sure the crews are maintaining the CDD area behind the homes and trim back overhanging branches along the preserve boundary to prevent encroachment toward residential fences and maintain proper clearance along CDD-maintained areas.

22. Pond Banks (Throughout Property): Pond Techs, provide schedule for next debris cleanup. Due to low water levels, trash accumulation is visible and requires removal to maintain site conditions.



Mitchell Ranch Blvd, Bear Landing Dr

23. Mitchell Ranch Blvd & Welbilt Rd (Red Maple): Remove the severely declined red maple, which has experienced major structural failure (split trunk), and provide replacement recommendation if applicable. (Pic 23)



26. Backside of Bear Landing Townhomes (Shrubs): Ensure shrubs are serviced consistently during each detail visit, as this area appears to have been missed during the previous maintenance cycle. (Pic 26)



27. Overall: The property is showing noticeable improvement since the last inspection. Scheduling an on-site meeting demonstrates Fieldstone's proactive approach and commitment to addressing site conditions and maintaining performance standards.

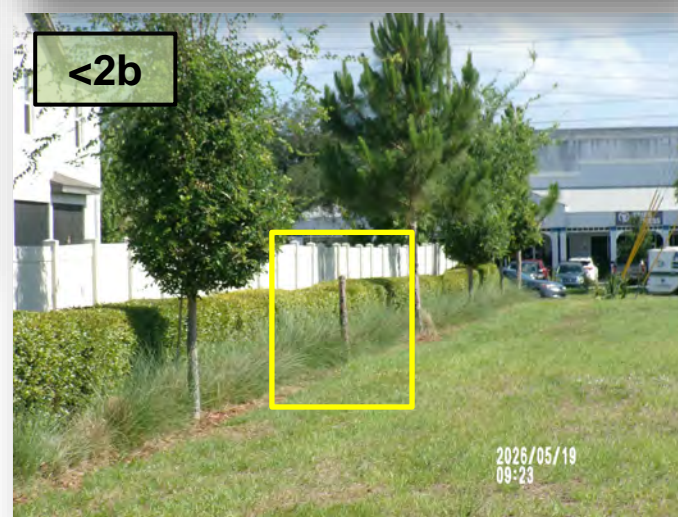
24. Mitchell Ranch Blvd (Townhome Rear – Wax Myrtle): Assess and address dead Wax Myrtle shrubs and confirm irrigation functionality in this area. Turf is showing decline and patchiness; evaluate improvement options, including hydroseeding or monitoring recovery with upcoming rainfall due to its low-visibility location.

25. Backside of Bear Landing (Pine Tree): Evaluate and re-stake to properly secure the pine tree currently leaning at approximately 90 degrees, and to restore proper positioning and stability. Additionally, check the main stem while onsite. It appears the top has some dieback, concerning me that it may just be ready for removal instead. (Pic 25>)



Proposals

- 1. Bear Landing Way:** Provide a proposal to remove the dead pine tree located on the north side of the Pasco sump pump station, as prior treatment efforts have been unsuccessful. Proposal shall include full removal of the tree, option with/without stump grinding, capping of any active flood bubblers (if applicable), backfilling the area to grade, and installation of fresh mulch to restore the appearance of the site. Replanting with a suitable species should be deferred until water restrictions are lifted. (Pic 1)



- 2. Backside of Bryant Park Dr:** Please provide a proposal to remove the three dead pine trees/trunks located along the backside of the townhomes, as they are no longer viable in this area. I highly recommend to replace with Drake Elms to maintain consistency with existing trees along the corridor. Pines are not performing well in this location and should not be replanted. The proposal should include the removal of the three pine trees/trunks, (stump grind may not be needed due to the young roots), replace with 3 – 2-inch caliper drake elms (*Ulmus parvifolia*), the construction of 3 – 8-to-10" earthen water saucer and a 30-gallon Gator Bag equipped with a functioning flood bubbler inserted into the top. This will ensure the bag fills each time the irrigation zone runs, and the earthen saucers will help retain the additional water needed for establishment. (Pic 2a>, 2b>, 2c>)

Proposals

3. Little Rd & Legends Pasture (Bryant Square Monument): Vendor shall provide a proposal for removal and replacement of the declining Sylvester palm. Proposal shall include options for either (1) installation of two Sylvester palms of smaller height to create a layered appearance, or (2) replacement with one larger palm comparable in height to the adjacent specimen. Scope shall include removal of the existing palm, with stump grinding only required if the replacement is to be installed in the same location. Proposal shall also include installation of two Sylvester palms (if selecting the multi-palm option), fresh mulch to restore all disturbed areas, creation of a watering basin (berm) at the base of each palm to improve irrigation retention, and installation of two active bubblers if two palms are installed. (Pic 3)



Tab 9

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%

5/13

	Hours		
1. Kyle Ballone		Estimated Hours	7.08
2. <i>Ronit Godson</i>		Actual Hours	0.00
3.		Remaining Hours	7.08
4.			
5.			

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	48.00	lb	<i>tripw cream - 25 oz</i>
Fungicide Lesco Spectator T&O	7.25	oz	<i>Apr south - 50 oz</i>
Herbicide Specticle Total Herbicide	1.75	oz	<i>80/20 - 12.5 oz</i>
Insecticide Bandit 2F	18.75	oz	<i>manet - 1/2 oz</i>
Bifen I/T Insecticide	12.50	oz	
Bifen XTS Insecticide	1.88	oz	
Insecticide Triple Crown	12.50	oz	
Fertilizer Liquid T&O Chelated Micronutrients	308.33	oz	
Fertilizer 24-0-11; 25% Slow Release	104.00	lb	<i>Treated for insects, Brown spots and weed</i>
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	

2 1/2 tanks

- A lot of chinch bug activity, some dry spots, treated for weeds as well.

Tab 10

MITCHELL RANCH

LANDSCAPE INSPECTION REPORT



Fieldstone Response to Landscape Inspection – May 2026

1 – sprayed Fusilade over jasmine to eradicate grassy weeds. Second treatment scheduled by mid June

2 ,3 - Tree straps – remove bamboo tree stakes and install stronger support for trees. Original staking was not done by Fieldstone and is not strong enough.



need better staking- wind is too strong for the bamboo stakes.

#4 – Spotty turf on Bear Landing – irrigation inspection diagnosed alarm and clogged nozzles. Heads are flagged and tracking was approved to determine cause of alarm



5 – Continue to treat ant mounds while on site- ants become active with heavy rain.

6 – Bottle Brush irrigation bubbler working correctly and will continue to monitor, currently tree looks very good

#7- Remove purple pipes where crews mow in open areas – pipes are loose and falling –

#8- Suggest removing pine along Welbilt – Need clarification if tree is required or not – installed by other company

#9 – Confirm with Cesar this was taken care of

10 – Some of the Bahia turf has recovered with the rain. Overseeding would be the best option now that we are getting consistent rain.



11- Tree straightening and staking scheduled for 5/28/26 at Harmon Park

12 – Harmon Park – weeds in pavement have been removed and sprayed. Turf weeds have been treated- note this park is consistently wet during rainy season and irrigation will be turned back - dollar weed becomes an issue.



14- See attached proposal to install ornamental grasses in bed.

15-Sucker Growth removal has begun and will be completed by mid – June

17- Legends Pasture turf – brown areas appear to be from lack of water- irrigation inspection showed clogged nozzles – will monitor for recovery and fungus



18 – Trees are being raised to the 10’ anything over 10’ would be proposed through the tree department.

19 – Little Road bed palm debris – removed on 5/22/26

#20 – Sylvester Palm – palm is not recovering as hoped – proposal attached to add two smaller palms

21- Area behind homes – mowing and trimming to keep open will be on going and have shown crew the area

23 – proposal attached for replacement Maple on Welbilt – behind townhomes

24 – Fieldstone will evaluate Wax Myrtles behind townhomes now that we have received rain for recovery.

25, 26 – Re-stake pine tree and service shrubs along fence – to be completed by mid – June.

Shelby Park – Holding water due to amount of rain - Dollar weed and thinning turf may develop – area is not irrigated.



Tree stakes removed and tree rings defined



Welbilt and Capstone beds



Area around pond on Rolling Tides – All native vegetation has been cut and removed – (not by Fieldstone)



Rolling Tide – turf and tree rings



Bear Landing turf and beds



Bear Landing and Birch Haven – Piles of mulch from Townhome vendor in beds and tree rings.

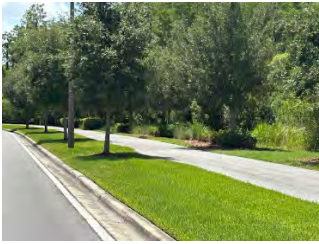
Bottle Brush tree is doing well.



Turf has recovered well on Birch Haven and Bear Landing



Legends Pasture turf and beds



Tab 11

FIELDSTONE

LANDSCAPE

Date: May 28, 2026
Proposal #: 23024

QUOTATION

Mailing Address

Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Home Phone:

Job Address

Mitchell Ranch CDD
8447 FL-54
New Port Richey, FL 34655

Business Phone: 813-994-1001

Job Summary:

Flush cut and remove dead pine by Bear Landing Lift Station

Back fill area to grade

install mulch to restore appearance of area

dispose of debris off site



Quote Total: \$306.00

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 12

FIELDSTONE

LANDSCAPE

Date: May 28, 2026
Proposal #: 23026

QUOTATION

Mailing Address

Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Home Phone:

Job Address

Mitchell Ranch CDD
8447 FL-54
New Port Richey, FL 34655

Business Phone: 813-994-1001

Job Summary:

Removal of 3 pine trees (2 stumps and 1 dead pine) along fenceline on the East side of Bryant Park.

Remove root ball and stumps

Replace Pines with Drake Elms for consistency with existing trees

3 - Chinese Drake Elms - 25 gal.

Construct earthen saucer at the base of each tree

Install 30 gal. Gator Bag each tree- inserting bubbler into the top to fill bag

Mulch each new tree

stake each new tree

Dispose of debris off site.



Quote Total: \$3,742.42

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.
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Procedure for Extra Work and Changes

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Warranty and Tolerances

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- **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.
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Material Tolerances

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 - **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

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Signature: _____ **Date:** _____
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Tab 13

FIELDSTONE

LANDSCAPE

Date: May 28, 2026
Proposal #: 23023

QUOTATION

Mailing Address

Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Home Phone:

Job Address

Mitchell Ranch CDD
8447 FL-54
New Port Richey, FL 34655

Business Phone: 813-994-1001

Job Summary:

Harmon Park - Fill in Jasmine bed with Ornamental Grasses

Install 3 groupings of 3 Fakahatchee Grass to fill in bed - 3 gal.

Remove dead Jasmine

Rake and grade area before planting

Install mulch for new plantings

Check and set irrigation for this zone to water in new plants

Clean up and dispose of all debris off site



Quote Total: \$689.60

Terms & Conditions

Acceptance of Work

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

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FIELDSTONE

LANDSCAPE

Date: May 28, 2026
Proposal #: 23027

QUOTATION

Mailing Address

Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Home Phone:

Job Address

Mitchell Ranch CDD
8447 FL-54
New Port Richey, FL 34655

Business Phone: 813-994-1001

Job Summary:

Remove Red Maple on Welbit near Mitchell Ranch Blvd.

Maple has split trunk and severe structural damage

Replace with Sweet Gum

Remove stump and roots of Maple

Grade and prep area for new tree

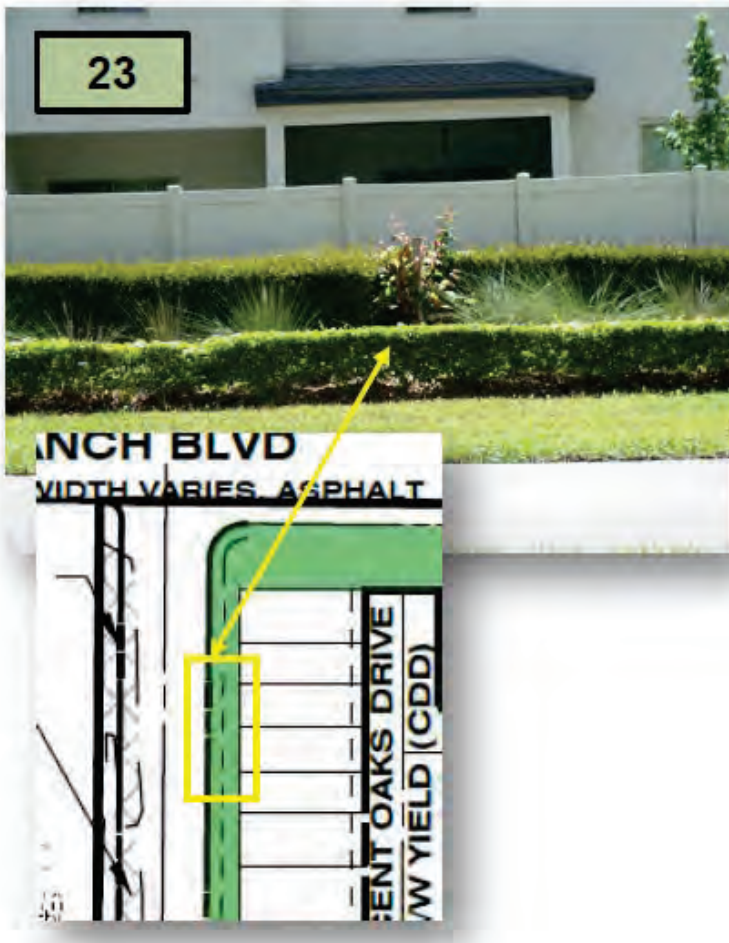
Install Sweet Gum Tree

Stake tree

Install gator bag

mulch new tree

Dispose of all debris off site



Quote Total: \$1,401.76

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

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Tab 15

FIELDSTONE

LANDSCAPE

Date: May 28, 2026
Proposal #: 23028

QUOTATION

Mailing Address

Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Home Phone:

Job Address

Mitchell Ranch CDD
8447 FL-54
New Port Richey, FL 34655

Business Phone: 813-994-1001

Job Summary:

Restake 4 trees at Foster Park and 1 tree at Shelby Park by Pond edge

Stakes used to install trees are bamboo and have broken.

Trees are small and continued staking will be beneficial until the trees are more established.



Quote Total: \$485.00

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.
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Warranty and Tolerances

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Material Tolerances

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- **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.

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Tab 16

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

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FIELDSTONE

LANDSCAPE

Date: May 28, 2026

Proposal #: 23022

QUOTATION

Mailing Address

Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Home Phone:

Job Address

Mitchell Ranch CDD
8447 FL-54
New Port Richey, FL 34655

Business Phone: 813-994-1001

Job Summary:

Little Road Monument - Sylvester Palm Replacement

Removal and stump grinding of existing dead Sylvester Palm

Installation of 2 - smaller Sylvester Palm 12' - 14' height as option # 1

Installation of 1 - matching in size Sylvester Palm 18' height as option # 2

Pine Bark Mulch installation around any disturbed areas

Irrigation modification for new palms

Fertilization for new palms

Staking of new palms

Dispose of all debris off site.

Option # 1 - proposal total \$ 12,636.97

Option # 2 - proposal total \$ 10,054.47



Quote Total: \$12,636.97

Terms & Conditions

Acceptance of Work

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Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 14th, 2026 at 10am

District Manager's Report

June 9

2026

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$591,296
Reserve Fund Cash & Investment Balance:	\$143,611
Debt Service Fund Investment Balance:	\$1,105,973
Capital Project Fund	\$0
Total Cash and Investment Balances:	\$1,840,880
General Fund Expense Variance: \$43,438	Under Budget