



Rizzetta & Company

Mitchell Ranch Community Development District

Board of Supervisors' Regular Meeting July 14, 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

Kathryn Hopkinson	Straley Robin & Vericker
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District Engineer

Jerry Whited	BDI Engineering
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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

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July 6, 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, July 14, 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. Public Hearing on Fiscal Year 2026-2027 Final Budget Tab 1
 - i. Consideration of Resolution 2026-06; Approving Fiscal Year 2026-2027 Final Budget Tab 2
 - B. Public Hearing on Fiscal Year 2026-2027 Assessments
 - i. Consideration of Resolution 2026-07; Levying O & M Assessments for Fiscal Year 2026-2027 Tab 3
 - C. Consideration of Resolution 2026-08; Setting the Meeting Schedule for Fiscal Year 2026-2027 Tab 4
 - D. Consideration of Resolution 2026-09; Redesignating Officers of the District..... Tab 5
 - E. Consideration of 2025-2026 Goals & Objectives Report Tab 6
 - F. Discussion of Frontier Non-Exclusive Marketing Agreement
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Meeting held on June 9, 2026 Tab 7
 - B. Consideration of Operation and Maintenance Expenditures for May 2026 Tab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatics Report Tab 9
 - D. Community Asset Management Report Tab 10
 - E. Monthly Chemical & Irrigation Reports Tab 11
 - i. Contractor Response to Community Asset Management Report Tab 12
 - ii. Consideration of Proposal to Revamp Planting Bed at Foster Park Tab 13

- iii. Consideration of Proposal to Replace Dead Sylvester Palm with Crape Myrtles at Front Entrance Tab 14
- F. District Manager
 - i. Presentation of District Manager's Report Tab 15
 - ii. Presentation of 2nd Quarter Website Compliance Report. Tab 16
- 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

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

Prior Actuals

Comments

Chart of Accounts Classification		Actual YTD through 05/31/26	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	Actual FY 22/23	Actual FY 23/24	Comments
1										
2	ASSESSMENT REVENUES									
3										
4	<i>Special Assessments</i>									
5	Tax Roll	\$ 620,079	\$ 620,079	\$ 616,388	\$ 3,691	\$ 666,388	\$ 50,000	\$ 217,572.00	\$ 689,246.00	
6										
7	Assessment Revenue Subtotal	\$ 620,079	\$ 620,079	\$ 616,388	\$ 3,691	\$ 666,388	\$ 50,000	\$ 217,572.00	\$ 689,246.00	
8										
9	OTHER REVENUES									
10										
11	Prior year A/P credit	\$ 1,937	\$ 1,937	\$ -	\$ 1,937	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ 8,993	\$ 8,993	\$ -	\$ 8,993	\$ -	\$ -	\$ -	\$ -	
13										
14	Other Revenue Subtotal	\$ 10,930	\$ 10,930	\$ -	\$ 10,930	\$ -	\$ -	\$ -	\$ -	
15										
16	TOTAL REVENUES	\$ 631,009	\$ 631,009	\$ 616,388	\$ 14,621	\$ 666,388	\$ 50,000	\$ 217,572.00	\$ 689,246.00	
17										
18	EXPENDITURES - ADMINISTRATIVE									
19										
20	<i>Legislative</i>									
21	Supervisor Fees	\$ 7,888	\$ 11,832	\$ 12,000	\$ 168	\$ 12,000	\$ -	\$ 8,200.00	\$ 8,400.00	5 Paid Supervisors
22	<i>Financial & Administrative</i>									
23	Accounting Services	\$ 14,288	\$ 21,432	\$ 21,640	\$ 208	\$ 21,432	\$ (208)	\$ 19,240.00	\$ 20,202.00	
24	Administrative Services	\$ 3,553	\$ 5,330	\$ 5,381	\$ 52	\$ 5,329	\$ (52)	\$ 4,784.00	\$ 5,023.00	
25	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 450	\$ 450	\$ 450	\$ -	\$ 450.00	\$ 450.00	
26	Assessment Roll	\$ 5,967	\$ 5,967	\$ 6,025	\$ 58	\$ 5,967	\$ (58)	\$ 5,356.00	\$ 5,624.00	
27	Auditing Services	\$ 3,600	\$ 3,600	\$ 5,500	\$ 1,900	\$ 5,500	\$ -	\$ 4,700.00	\$ 4,900.00	Grau Proposed 2025(\$3600);2026(\$3700);2027(\$3800)
28	Disclosure Report	\$ 4,083	\$ 4,083	\$ 6,500	\$ 2,417	\$ 6,500	\$ -	\$ 5,000.00	\$ 6,500.00	\$5000 Disclosure Report + \$1500 DTS
29	District Engineer	\$ 3,435	\$ 3,435	\$ 12,000	\$ 8,565	\$ 12,000	\$ -	\$ 5,299.00	\$ 6,087.00	
30	District Management	\$ 15,833	\$ 15,833	\$ 23,980	\$ 8,147	\$ 23,750	\$ (230)	\$ 21,320.00	\$ 22,508.00	
31	Dues, Licenses & Fees	\$ 775	\$ 775	\$ 175	\$ (600)	\$ 775	\$ 600	\$ 717.00	\$ 175.00	Annual State Filing Fee. Based on FY 25/26 costs
32	Financial & Revenue Collections	\$ 2,858	\$ 4,287	\$ 4,327	\$ 40	\$ 5,486	\$ 1,159	\$ 3,848.00	\$ 4,040.00	Increase in costs for FY 26/27
33	Legal Advertising	\$ 251	\$ 377	\$ 3,500	\$ 3,124	\$ 3,500	\$ -	\$ 2,120.00	\$ 324.00	Legal Advertising + Mailings
34	Public Officials Liability Insurance	\$ 3,130	\$ 3,130	\$ 3,036	\$ (94)	\$ 4,314	\$ 1,278	\$ 2,667.00	\$ 2,760.00	Egis Estimate
35	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	\$ 150.00	\$ 150.00	
36	Trustees Fees	\$ 4,220	\$ 4,220	\$ 5,000	\$ 780	\$ 5,000	\$ -	\$ 4,041.00	\$ 4,041.00	
37	Website Hosting, Maintenance, Backup (and Email)	\$ 2,378	\$ 3,567	\$ 5,000	\$ 1,433	\$ 5,000	\$ -	\$ 2,737.00	\$ 2,737.00	Website Compliance and Management includes \$1260

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

Prior Actuals

Comments

Chart of Accounts Classification		Actual YTD through 05/31/26	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	Legal Counsel						
39	District Counsel	\$ 14,233	\$ 21,350	\$ 20,000	\$ (1,350)	\$ 20,000	\$ -
40							
41	Administrative Subtotal	\$ 86,642	\$ 109,367	\$ 134,664	\$ 25,298	\$ 137,153	\$ 2,489

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

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:		\$736,388.00	2025/2026 O&M Budget:	\$686,388.00
Pasco County Collection Cost:	2%	\$15,667.83	2026/2027 O&M Budget:	\$736,388.00
Early Payment Discount:	4%	\$31,335.66		
2026/2027 Total:		\$783,391.49	Total Difference:	\$50,000.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Townhomes 18'	Series 2019 Debt Service	\$606.00	\$606.00	\$0.00	0.00%
	Operations/Maintenance	\$809.53	\$868.50	\$58.97	7.28%
	Total	\$1,415.53	\$1,474.50	\$58.97	4.17%
Townhomes 28'	Series 2019 Debt Service	\$943.00	\$943.00	\$0.00	0.00%
	Operations/Maintenance	\$809.53	\$868.50	\$58.97	7.28%
	Total	\$1,752.53	\$1,811.50	\$58.97	3.36%
Single Family 40'	Series 2019 Debt Service	\$1,347.00	\$1,347.00	\$0.00	0.00%
	Operations/Maintenance	\$1,619.07	\$1,737.01	\$117.94	7.28%
	Total	\$2,966.07	\$3,084.01	\$117.94	3.98%
Single Family 50'	Series 2019 Debt Service	\$1,684.00	\$1,684.00	\$0.00	0.00%
	Operations/Maintenance	\$1,619.07	\$1,737.01	\$117.94	7.28%
	Total	\$3,303.07	\$3,421.01	\$117.94	3.57%

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

TOTAL O&M BUDGET		\$736,388.00
COLLECTION COSTS @	2.0%	\$15,667.83
EARLY PAYMENT DISCOUNT @	4.0%	\$31,335.66
TOTAL O&M ASSESSMENT		<u>\$783,391.49</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENTS		
LOT SIZE	O&M	SERIES 2019	EAU	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2019	TOTAL ⁽³⁾
		DEBT SERVICE ⁽¹⁾	FACTOR	EAUs	EAUs	O&M BUDGET		DEBT SERVICE ⁽²⁾	
Townhomes 18'	254	254	0.50	127.00	28.16%	\$220,600.26	\$868.50	\$606.00	\$1,474.50
Townhomes 28'	168	168	0.50	84.00	18.63%	\$145,908.84	\$868.50	\$943.00	\$1,811.50
Single Family 40'	94	94	1.00	94.00	20.84%	\$163,278.94	\$1,737.01	\$1,347.00	\$3,084.01
Single Family 50'	146	146	1.00	146.00	32.37%	\$253,603.45	\$1,737.01	\$1,684.00	\$3,421.01
Total Community	<u>662</u>	<u>662</u>		<u>451.00</u>	<u>100.00%</u>	<u>\$783,391.49</u>			

LESS Pasco County Collection Costs (2%) and Early Payment Discounts (4%): **(\$47,003.49)**

\$736,388.00

⁽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 2

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Mitchell Ranch Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Mitchell Ranch Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 14, 2026.

Attested By:

**Mitchell Ranch
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Tab 3

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mitchell Ranch Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 14, 2026.

Attested By:

**Mitchell Ranch
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Tab 4

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Mitchell Ranch Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Pasco County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of July, 2026.

ATTEST:

**MITCHELL RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
MITCHELL RANCH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 13, 2026 *
November 10, 2026
December 8, 2026*
January 12, 2027
February 9, 2027 *
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027 *

All meetings will convene at 10:00 a.m. * except October, December, February, and September will convene at 5:00 p.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558.

Tab 5

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Mitchell Ranch Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Kelly Evans is appointed Chairman.

Section 2. Lori Campagna is appointed Vice Chairman.

Section 3. Jacob Walsh is appointed Assistant Secretary.
Lori Rice is appointed Assistant Secretary.
Jennifer Hoerle is appointed Assistant Secretary.
Sean Craft is appointed Assistant Secretary.
Darryl Adams is appointed Assistant Secretary.
Susan Garcia is appointed Assistant Treasurer.
Scott Brizendine is appointed Treasurer.

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

PASSED AND ADOPTED THIS 14TH DAY OF JULY 2026.

**MITCHELL RANCH COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 6

Mitchell Ranch Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Financial Goals and Objectives – Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes No

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

2. Board Meeting Goals and Objectives - Productive Meetings

Goal 2.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 2.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website and publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper and CDD website).

Achieved: Yes No

3. Administrative Goals and Objectives – Website Maintenance

Goal 3.1 Website Maintenance & Monitoring

Objective: Ensure that public records are readily available and easily accessible to the public by posting agendas to website seven (7) days in advance of the CDD meeting.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date.

Standard: 100% of quarterly website checks were completed by District Management and ADA Website Provider.

Achieved: Yes No

4. Operational Goals and Objectives – Communication

Goal 4.1 Effective Communication

Objective: Ensuring timely resolution of maintenance concerns.

Measurement: Board and residents contact District Manager outside of the meeting to report maintenance issues, not taking up time during a meeting.

Standard: All emails and calls are addressed by District Staff within (24) hours of notification.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Mitchell Ranch Community Development District

District Manager: _____

Date: _____

Print Name: _____

Mitchell Ranch Community Development District

Tab 7

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, June 9, 2026, at 10:00 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
Amiee Brodeen	LIS, Rizzetta & Company, Inc.
Jerry Whited	District Engineer, BDI (via call)
Cesar Soto	Representative, Fieldstone Landscaping
Jimmy Ritchey	Representative, Fieldstone Landscaping

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

**Consideration of Hurricane Clean-Up
Pre-Approval**

48 The Board approved the Hurricane Cleanup Pre-Approval Agreement provided by
49 Fieldstone Landscaping with a price cap of \$5,000.
50

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved the Hurricane Clean-up Pre-Approval Authorization, for Mitchell Ranch Community Development District.

51
52
53 **FOURTH ORDER OF BUSINESS** **Consideration of Service Agreement**
54 **with Sitex for Clean-up on Wetland #4**
55

56 The Board approved the proposal from Sitex to Bush Hog Wetland Area #4 and
57 flush cut 17 Brazilian Pepper Trees in the amount of \$7,450.00.
58

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the Service Agreement with Sitex for Clean-up Wetland #4 as stated above, for the Mitchell Ranch Community Development District.

59
60 The Board also directed Ms. Hopkinson to provide a copy of the existing conservation
61 and wetland areas policy to the District Engineer.
62

63
64 **FIFTH ORDER OF BUSINESS** **Ratification of Irrigation Repair**
65 **Proposal**
66

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the Irrigation Repair Proposal from Fieldstone Landscaping in the amount of \$2,846.19, for the Mitchell Ranch Community Development District.

67
68
69 **SIXTH ORDER OF BUSINESS** **Ratification of Fence Repair Proposal**
70

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors ratified the fence repair proposal from Jayman Enterprises in the amount of \$2,400, for the Mitchell Ranch Community Development District.

71
72
73 **SEVENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
74 **Regular Meeting held on May 12,**
75 **2026**
76

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 May 12, 2026, as presented, for Mitchell Ranch Community Development District.

77
78
79 **EIGHTH ORDER OF BUSINESS** **Ratification of O&M Expenditures for**
80 **April 2026**

81

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the O&M expenditures for April 2026 (\$80,102.75), for Mitchell Ranch Community Development District.

82

83

84

NINTH ORDER OF BUSINESS

Staff Reports

85

86

A. District Counsel

No report.

87

88

89

B. District Engineer

No report.

90

91

92

C. Aquatics Report

The Board reviewed the aquatics report and directed Mr. Craft to obtain an update on the midge fly treatments from Sitex.

93

94

95

96

D. Community Asset Management Report

Ms. Brodeen reviewed her report with the Board, and the Board requested a proposal to replace a declining pine tree on Welbilt near Pond 5.

97

98

99

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106

E. Monthly Chemical Report

The Board reviewed the report.

107

108

109

i. Contractor Response to Field Inspection Report

The Board reviewed the report.

110

111

112

ii. Consideration of Proposal to Cut and Remove Dead Pine Tree at Bear Landing

113

114

On a Motion by Ms. Evans, seconded by Ms. Rice, with all in favor, the Board of Supervisors approved the proposal from Fieldstone to cut and remove the dead pine tree at Bear Landing in the amount of \$306.00, for Mitchell Ranch Community Development District.

115

116

117

118

iii. Consideration of Proposal to Remove 3 Pine Trees at Bryant Park and Replace with Drake Elms

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the proposal from Fieldstone to remove 3 pine trees at Bryant Park and replace them with Drake Elms in the amount of \$3,742.42, for Mitchell Ranch Community Development District.

119
120 **iv. Consideration of Proposal to Install Ornamental Grass to fill in Jasmine**
121 **Bed at Harmon Park**
122

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the proposal from Fieldstone to install Ornamental Grass to fill in Jasmine Bed at Harmon Park in the amount of \$689.60, for Mitchell Ranch Community Development District.

123
124 **v. Consideration of Proposal to Remove Red Maple and Replace with Sweet**
125 **Gum on Wilbilt**
126

On a Motion by Ms. Hoerle, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved the proposal from Fieldstone to remove the red maple and replace it with sweet gum on Wilbilt in the amount of \$1,401.76, for Mitchell Ranch Community Development District.

127
128 **vi. Consideration of Proposal to Re-stake Trees**
129

On a Motion by Ms. Evans, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors approved the proposal from Fieldstone to re-stake 4 trees Foster Park and 1 at Shelby Park in the amount of \$485.00, for Mitchell Ranch Community Development District.

130
131
132 **vii. Consideration of Proposal to Replace Sylvester Palm at Little Monument**

133 The Board tabled this proposal asking for a proposal for a different type of tree.
134 Options to be presented at the July meeting.
135

136 **F. District Manager**

137 **I. Presentation of District Manager's Report**

138 Mr. Craft reviewed his report and reminded the Board that the next regular
139 meeting is scheduled for July 14, 2026, at 10:00 a.m. at the Hilton Garden Inn.
140
141

142 **TENTH ORDER OF BUSINESS**

Supervisor Requests

143
144 There were no supervisor requests made.
145
146

147 **ELEVENTH ORDER OF BUSINESS**

Adjournment

148
149 Mr. Craft stated that there were no other matters to come before the Board of
150 Supervisors at this time.
151

On a Motion by Ms. Campagna, seconded by Ms. Hoerle, with all in favor, the Board of Supervisors adjourned the meeting at 10:32 a.m. for Mitchell Ranch Community Development District.

153
154
155
156

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 8

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures May 2026 For Board Approval

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

The total items being presented: **\$44,519.38**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easypay	20260528-1	051226-BOS-478 ACH	BOS Meeting Taxes 05/12/26	\$ 148.80
Brletic Dvorak, Inc.	100658	2423	Engineering 04/26	\$ 1,005.00
Duke Energy	20260526-2	910089223115-043026 ACH	Electric Utility 04/26	\$ 33.25
Duke Energy	20260508-1	910089223264-041526 ACH	Electric Charges 03/26	\$ 97.83
Duke Energy	20260507-1	910089223446-041426 ACH	Electric Utility 03/26	\$ 279.50
Duke Energy	20260526-1	910089223602-043026 ACH	Electric Utility 04/26	\$ 33.24
Duke Energy	20260528-2	910089223793-050526 ACH	Electric Utility 04/26	\$ 33.24
Duke Energy	20260528-2	910089223967-050526 ACH	Lighting Charges 04/26	\$ 860.25
Duke Energy	20260508-1	910089224140-041526 ACH	Lighting Charges 03/26	\$ 638.01
Duke Energy	20260528-2	910089224306-050626 ACH	Lighting Charges 04/26	\$ 3,163.85
Duke Energy	20260526-2	910089224463-043026 ACH	Electric Utility 04/26	\$ 33.25
Duke Energy	20260526-1	910089224645-043026 ACH	Electric Service 04/26	\$ 33.84
Duke Energy	20260526-1	910138415332-050126 ACH	Electric Utility 04/26	\$ 20.47
Duke Energy	20260526-1	910138417178-050126 ACH	Electric Charge: MNMT Sign 04/26	\$ 21.38

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	20260526-1	910138420123-050126 ACH	Electric Utility: Mnmt Sign 04/26	\$ 20.47
Duke Energy	20260518-1	910139588485-042426 ACH	Street Lights 04/26	\$ 1,713.30
Fieldstone Landscape Services	100659	27806	Landscape Management: Irrigation Repairs 04/26	\$ 469.98
Fieldstone Landscape Services	100659	27839	Landscape Maintenance 05/26	\$ 14,613.00
Fieldstone Landscape Services	100659	27884	landscape replacement 5/26	\$ 2,902.22
Fieldstone Landscape Services	100659	27885	Landscape Enhancement 5/26	\$ 1,200.00
Fieldstone Landscape Services	100659	27895	Landscape Replacement 5/26	\$ 964.60
Fieldstone Landscape Services	100659	27896	landscape replacement 5/26	\$ 202.17
Florida Governmental Utility Authority	100660	10000010518-051926	Utility Services 05/26	\$ 193.68
Florida Governmental Utility Authority	100660	10000012771-051926	Electric Utility 05/26	\$ 191.78
Florida Governmental Utility Authority	100660	10000016923-051926	Reclaim Water Services 05/26	\$ 59.76
Florida Governmental Utility Authority	100665	1000018707-05192026	2997 Bearlanding Way Water Utility 05/26	\$ 133.10
Jayman Enterprises, LLC	100661	4524	Replace multiple signs 04/26	\$ 1,650.00
Pinnacle Holdings - XIV, LLC	100666	052126-478	6/09/2026 BOS Meeting 05/26	\$ 203.34

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100657	INV0000109159	Administrative Services 05/26	\$ 5,938.09
Sitex Aquatics, LLC	100662	11050-b	Aquatic Maintenance 5/26	\$ 3,677.10
Straley Robin Vericker	100663	28349	Legal Counsel 04/26	\$ 3,910.50
The Observer Group, Inc.	100664	26-01087P	Legal Advertising 05/26	<u>\$ 74.38</u>
Total				<u>\$ 44,519.38</u>

Tab 9



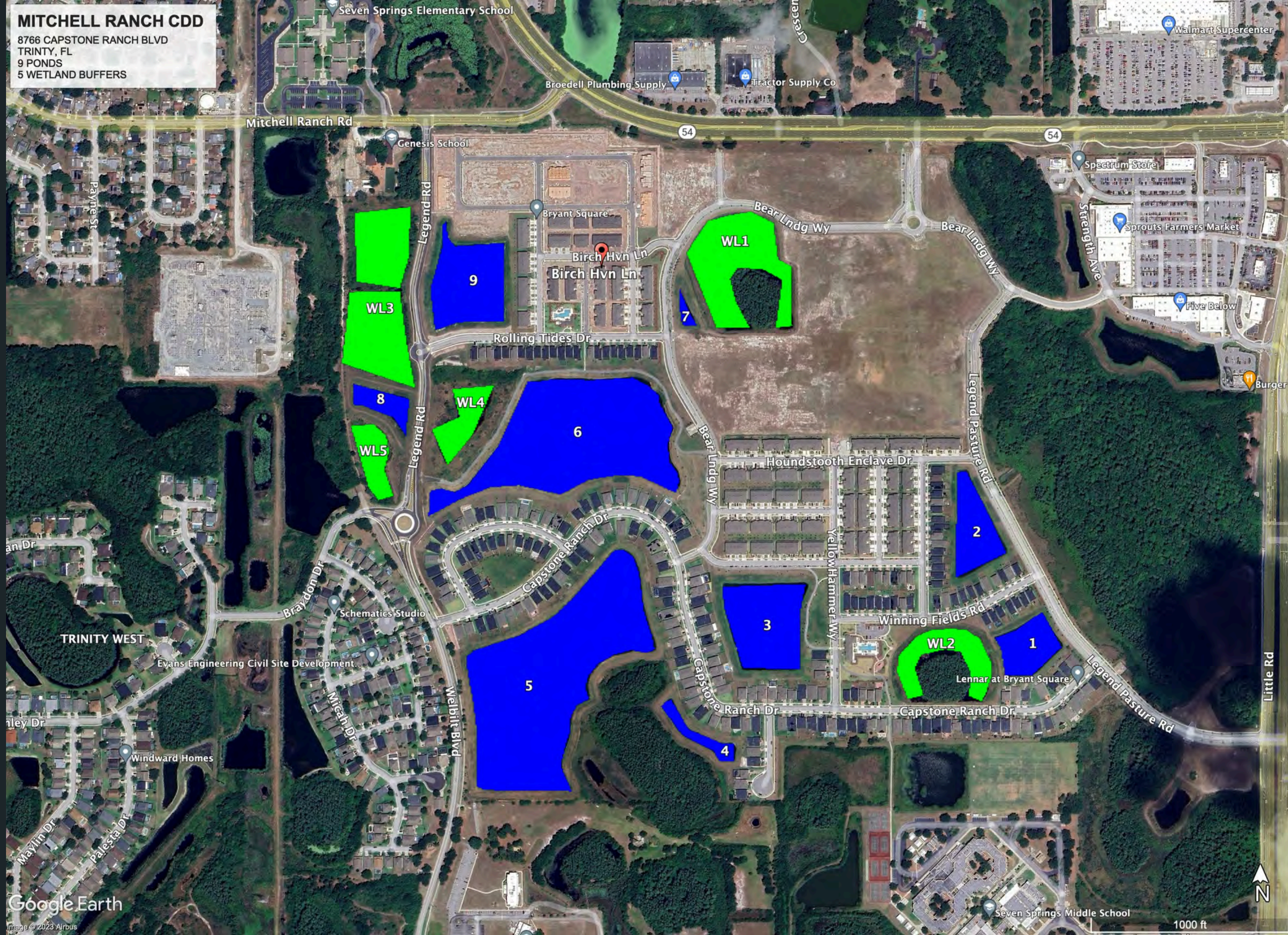
MONTHLY REPORT

JULY, 2026



MITCHELL RANCH CDD

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



SUMMARY:

The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.

Jun 9, 2026 at 9:14:35 AM



Jun 9, 2026 at 9:12:21 AM



Jun 9, 2026 at 9:18:24 AM



Pond #1 Treated for Shoreline Vegetation.

Pond #2 Treated for Shoreline Vegetation.

Pond #3 Treated for Shoreline Vegetation.

Jun 9, 2026 at 9:28:00 AM



Jun 9, 2026 at 9:26:30 AM



Jun 9, 2026 at 9:21:45 AM



Pond #4 Treated for Algae and Shoreline Vegetation.

Pond #5 Treated for Algae and Shoreline Vegetation.

Pond #6 Treated for Algae and Shoreline Vegetation.

Jun 9, 2026 at 9:38:57 AM



Jun 9, 2026 at 9:33:38 AM



Jun 9, 2026 at 9:37:32 AM



Pond #7 Treated for Shoreline Vegetation.

Pond #8 Treated for Algae and Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.

Tab 10

MITCHELL RANCH

COMMUNITY ASSET MANAGEMENT REPORT



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



Rizzetta & Company
Professionals in Community Management

Summary, Little Rd, Legends Pasture Rd

General Updates, Recent & Upcoming Maintenance Events

- In the month of July – 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.
- **Water Restrictions (Hillsborough County):** The Southwest Florida Water Management District (SWFWMD) has extended its Modified Phase III “Extreme” Water Shortage order through **October 1, 2026**, due to ongoing drought and critically low water supplies.

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. **Little Road & Legends Pasture (Bryant Square monument):** We are about to lose two Ixoras, and one is nearly dead. The area is very dry and appears unfinished. I observed about 2 inches of potting soil exposed with no mulch covering the root flare. (Pic 1)



2. **Little Road & Legends Pasture:** What is the plan for the bougainvillea? The lattice that came with it is still attached. Are they being trained into a hedge, or is there another reason they were left this way? Just for clarification. (Pic 2)



3. **Little Road & Legends Pasture:** Palm tree is officially dead, when is it being removed?

Legends Pasture Rd, Coleman Park, Foster Park

4. **Legends Pasture (ROWS):** There are turf issues throughout the ROWs from Little Road to the three-way stop. Likely irrigation-related, please inspect to confirm. (Three photos attached: start, middle, and end of the corridor.) (Pic 4a, 4b, 4c)



5. **Legends Pasture:** Edging along walkways and curbs looks excellent—very clean and sharp lines. Great work by the crew. (Pic 5)



6. **Coleman Park:** Browning turf in the ROWs, please confirm irrigation is functioning properly. Also check for chinch bugs. I didn't notice activity but worth verifying. Additionally, near the walking sign, please add fill dirt to the hole adjacent to the sign. (Pic 6a, 6b>)



7. **Foster Park:** Turf debris/clippings are being left behind, please instruct the crew to disperse evenly to prevent fungus. (Pic 7>)

8. **Foster Park:** First bed on the east side: encroaching grass appears to have been sprayed. Crew should remove dead material on the next visit. At least four grasses are dead, recommend removal and....(Nxt pg)

Foster Park, Harmon Park, Welbilt Rd, Capstone Ranch Dr

(#8 Cont.).... submitting a proposal for replacement or redesign. (Pic 8)



9. Foster Park: Keep up the great edging, and continue removing Bermuda turf encroaching into plumbago and the mulched areas.

10. Foster Park: String trim the weedy growth within asphalt areas.

11. Foster Park: At least four oak trees near Yellowhammer Way are struggling. They are still producing green leaves but are not healthy. Additionally, keep the grass clippings out of the beds.

12. General Comment: This property is looking so much better. Keep detailing.

13. Harmon Park: Continue weed treatment in turf, especially in focal areas (walkways, benches). Also treat ROW weeds (Florida snow clover, etc.).

14. Welbilt Rd: Along the vinyl fencing, continue removing the various weeds in the fakahatchee grasses. (Pic 14)



15. Welbilt Blvd and Capstone Ranch Dr: Continue removing low-growing weeds within junipers, and start tightening up the bed edge line. (Pic 15>)

16. Welbilt Blvd (South pond): Trees have still not been staked or straps removed, when will this be completed?

Capstone Ranch Dr, Winning Fields Rd, Birch Haven Ln

17. Capstone Ranch Drive: The new red maple that was recently installed appears stressed; possible girdling roots, planted too deep, or impacted by water restrictions. Either way this will need to be replaced soon. Does the bubbler work properly? At this point, I recommend installing a gator bag, with a working bubbler placed inside the bag to help water in the tree during the extreme drought. (Pic 17)



(#19 Cont.)...other grasses are present. Edge the bed line and continue to maintain. (Pic 19a, 19b)



18. Winning Field Road: The ROW was missed during the last mowing cycle, between Gridiron Gardens Isle and the first home on the south side. Has this since been detailed and maintained? (Pic 18>)

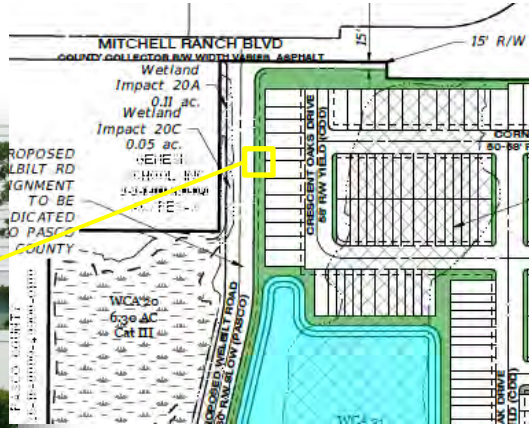


19. Birch Haven Lane: Clean up and detail, the muhly grasses; vetch weed, nutsedge, and....



Welbilt Rd, Shelby Park, Legends Pasture Rd

20. Welbilt Rd (North end): Remove broken limb from red maple on the north side.
(Pic 20)



21. Shelby Park: Dead pine north of the sump pump still remains, what does the removal timeline look like? Nearby red maple needs to be restake; the strap has come loose.

22. Legends Pasture (East walkway): Several trees need to be raised/limbed up to allow mowing access without crew interference.

Tab 11

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%

6/16

	Hours		
1. Robert Gadson		Estimated Hours	7.08
2. <i>Kyle Dalton</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>Cyper tc - 34 oz</i>
Fungicide Lesco Spectator T&O	7.25	oz	<i>0-0-25 - 400 oz</i>
Herbicide Specticle Total Herbicide	1.75	oz	<i>Micras - 400 oz</i>
Insecticide Bandit 2F	18.75	oz	
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	
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	

@ tank 15

- Sprayed the property for brown spots and insect spots
- property has been improving since last service



FIELDSTONE

Mitchell Ranch - Timer 1 (Common Areas) - June 2026

powered by Link Network

Date: Jun 08, 2026 7:33 am
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
---------------	-------

Water Days as of Jun 08, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Mon , Wed , Fri
Program D	

Notes
Irrigation repairs completed

	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			1						
(1) 6" spray broken											
11	Westside north of capstone ranch	Pass									
12	East side north of capstone ranch	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
13	East side north of capstone ranch to winning field	Pass									
14	Median Island North of winning field	Pass									
15	East curb north of winning field	Pass			2						
(2) 6" sprays broken											
16	East side north of houndstooth and a long East bear landing	Pass									
17	East side north of houndstooth	Pass			1						
(1) 6" spray broken											
18	Westside legend pasture, winning field to houndstooth	Pass			1						
(1) 6" spray broken											
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									
The last 60 ft of zone doesn't pop up - Need to troubleshoot issue											
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									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
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			1						
(1) 6" spray broken											
39	North bear landing, west legend pasture	Pass									
40	Houndstooth #8655-#8683	Pass									
41	Houndstooth #8613-#8647	Pass									
42	Houndstooth #8577-#8605	Pass									
43	Houndstooth #8515-#8545	Pass									
44	Houndstooth #8489-#8509	Pass									
45	Houndstooth #8453-#8483	Pass									
46	Houndstooth #8450-#8472	Pass									
47	Houndstooth #8476-#8496	Pass									
48	Houndstooth #8502-#8522	Pass									
49	Houndstooth #8526-#8548	Pass									
50	Druid oaks #8527-8549	Pass									
51	Druid oaks #8503-#8523	Pass									
52	Druid oaks #8477-#8497	Pass									
53	Druid oaks #8451-#8471	Pass									
54	Druid oaks #8450-#8472	Pass									
55	Druid oaks #8476-#8496	Pass									
56	Druid oaks #8502-#8522	Pass									
57	Druid oaks #8528-#8548	Pass									
58	Campus woods #8527-#8547	Pass									
59	Campus woods #8501-#8521	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
60	Campus woods #8477-#8497	Pass									
61	Campus woods #8449-#8469	Pass									
62	Yellow hammer #2848-#2866	Pass									
63	Yellow hammer #2874-#2902	Pass									
64	Yellow hammer #2910-#2928	Pass									
65	Coach manors #2901-#2919	Pass									
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									

Zone #10 - 06-08-26 8:32 am CDT



Zone #15 - 06-08-26 8:52 am CDT



Zone #15 - 06-08-26 8:53 am CDT



Zone #17 - 06-08-26 8:59 am CDT



Zone #18 - 06-08-26 9:06 am CDT



Zone #28 - 06-08-26 9:43 am CDT



Zone #38 - 06-08-26 10:25 am CDT





FIELDSTONE

powered by SmartLink Networks

Mitchell Ranch - Timer 2 (Bear Landing & Birch Haven) - June 2026

Date: Jun 09, 2026 12:41 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 Jun 09, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Sun , Thur
Program D	

Notes
Irrigation repairs completed

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	At lift station	Pass			2						
(1) rotor broken, (1) rotor not turning											
2	(W) bears landing curb- (S) rolling tides	Pass									
3	(W) bears landing, (s) rolling tides	Pass									
4	(W) bears landing, (s) rolling tides at pond 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									
8	(W) bears landing, (n) rolling tides	Pass									
9	(W) bears landing, (s) birch haven along fence	Pass									
10	(SW) corner birch haven and bears landing	Pass									
11	(W) bears landing, (s) birch haven	Pass									
12	(SW) corner birch haven and bears landing	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
13	(S) curb birch haven	Pass									
14	(SW) corner birch haven and bears landing	Pass									
15	(NW)corner bears landing and birch haven	Pass									
16	(N) birch haven curb, (W) bears landing	Pass									
17	(NW) curb, birch haven and bears landing	Pass									
18	(N) of birch haven along perimeter fence	Pass									
19	Behind North Perimeter wall	Pass									
20	Behind North parameter wall east end	Pass									
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			2						
(1) 6" spray broken											
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 tied	Pass									
29	North east curb welbilt and rolling tide	Pass									
30	South east curb well-built and rolling tide	Pass									
31	Chris south and east rolling tide in welbilt	Pass									
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 - 06-09-26 12:47 pm CDT



Zone #1 - 06-09-26 12:49 pm CDT



Zone #25 - 06-09-26 1:35 pm CDT



Tab 12

MITCHELL RANCH

LANDSCAPE INSPECTION REPORT



Response to Landscape Inspection dated June 19th

1 – Replace 2 Ixora at front entrance due to improper installation- warranty

2 – Wrong plant material was ordered. These need to be dwarf Bougainvillea and not trellised. Correct material will be installed to replace the plants.

3 – This was not approved to be removed at last meeting- Board wanted other options for replacement; they did not want palms. I suggest installing 2 red Crape Myrtle. These will be hardy during any cold winter weather and give color to the entrance. Proposal attached

4 – Irrigation inspection attached and these areas were treated 2 times in June for insecticide to make sure we did not have any chinch bug activity.

6- Inspected area on 6/30 – looked like an irrigation issue. I did not find any chinch bugs and this area has been treated 2 times for insects as well

7 – Clippings – instructed crew to double mow to disperse clippings.

8 – Foster Park – Bed redesign and proposal attached. This will help to fill in the gaps and enhance bed. Attached

#10- line trim growth in asphalt cracks- this has been discussed with Cesar and the crew.

#11- grass clippings in beds and tree rings- training opportunity for the crew. For site cleanliness they need to not blow clippings into beds or tree rings.

13- Horticulture team advised to make sure this Park area is treated for weeds. Walkway and bench areas are high focus

14 -Welbilt fenceline- Crew has worked on cleaning the weeds and area looks better, need to continue to keep beds clean

15- Weeds will continue to be a focus in the planting bed and will advise crew to sharpen bed edge.

16-Trees south of Capstone Ranch- work is scheduled for July 10th.

#17 – Confirm bubbler is operating and install gator bag – scheduled to be done by July 10th.

18- Area was missed and a highlighted map was given to crew to address on 7/2.

19 – Birch Haven Entry - crew is going to focus on this entry July 2nd to make sure it is all clean and tree trimmed.

20 – Crew or Cesar to remove broken limb on north end of Welbilt on 7/2

#21- Pine scheduled to be removed on 7/10 - will get tree strap tightened on Red Maple 7/2

22 – trees have been raised along Legends Pasture and Bear Landing- Completed on 6/25





Tab 13

Date: December 01, 2025
 Proposal #: 22281

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

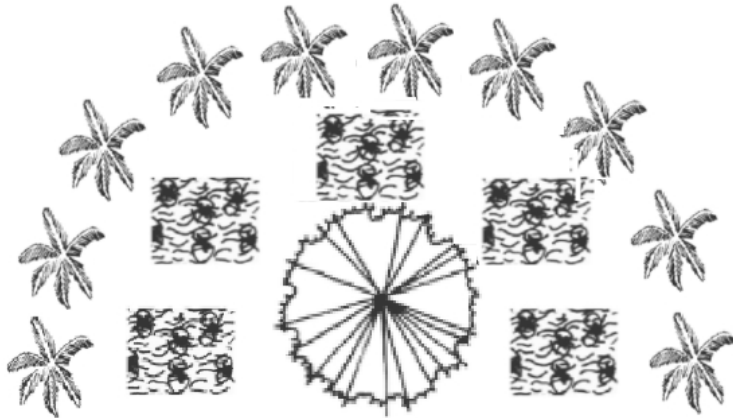
Job Summary:

Foster Park - Revamp planting bed by walking path.

Install 1 Sweet Gum - 2"

5 - Star jasmine

Relocate and rearrange existing Muhly grass



1. 1 – 2" caliper - *Liquidambar styraciflua*
 American Sweetgum - This option must also include the construction of a 8" – 10" earthen water saucer containing a 30 Gal. Gator Bag with a working flood bubbler inserted into the top of the bag, so the bag fills every time the irrigation zone runs, and the earthen saucer will help retain the extra water.
2. 5 – *Jasminum nitidum* Star Jasmin – When selecting the Star Jasmine, please verify the cultivar before submitting the proposal.

Quote Total: \$2,036.75

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 14

FIELDSTONE

LANDSCAPE

QUOTATION

Date: June 30, 2026
Proposal #: 23141

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 the dead Sylvester Palm at the front entrance - flush cut

Install 2 Red Crape Myrtles at the corner of the monument to replace the palm.

10-12' multi stem Dynamite or Red Rocket Crape Myrtle.

Install mulch after new trees are installed at the base of the trees

Check and set irrigation to water new trees for establishment. Modify irrigation where needed to make sure both trees have a tree bubbler.

Clean up and dispose of all debris off site.

Quote Total: \$3,870.85

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 15



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 11th, 2026 @ 10am

**District
Manager's
Report**

July 14

2026

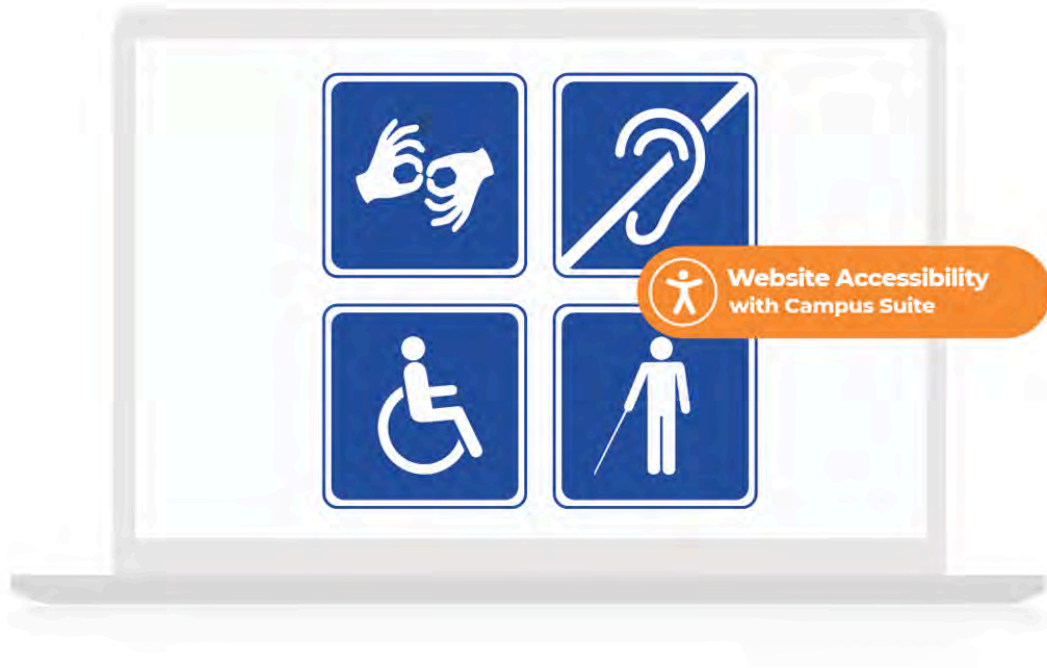
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<u>FINANCIAL SUMMARY</u>		<u>5/31/2026</u>
General Fund Cash & Investment Balance:		\$547,940
Reserve Fund Cash & Investment Balance:		\$144,008
Debt Service Fund Investment Balance:		\$1,108,932
Capital Project Fund		\$0
Total Cash and Investment Balances:		\$1,800,880
General Fund Expense Variance:	\$48,084	Under Budget

Tab 16



Quarterly Compliance Audit Report

Mitchell Ranch

Date: June 2026 - 2nd Quarter

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Insurance agency:



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ADA Website Accessibility and Florida F.S. 189.069 Requirements

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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**

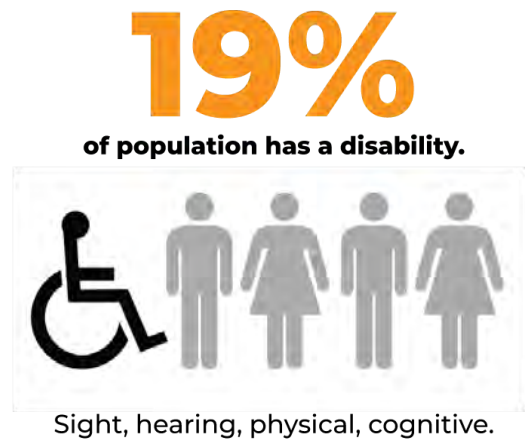
Compliance Criteria

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
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	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