



Rizzetta & Company

Mitchell Ranch Community Development District

Board of Supervisors' Regular Meeting September 8, 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) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
Mitchellranchcdd.org

August 31, 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, September 8, 2026 at 10:00 a.m., at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Proposals for Holiday Lights Tab 1
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Meeting
held on August 11, 2026..... Tab 2
 - B. Consideration of Operation and Maintenance
Expenditures for July 2026 Tab 3
- 5. STAFF REPORTS**
 - A. District Counsel
 - i. Consideration of Non-Exclusive Marketing
Agreement with Frontier (Under Separate Cover)
 - B. District Engineer
 - i. Review of FY 2026-2027 CDD Labor Rates Tab 4
 - ii. Discussion of Reimbursement to HOA for Repair
of Broken Pipe at Bryant Square Tab 5
 - C. Aquatic Report..... Tab 6
 - D. Community Asset Management Report..... Tab 7
 - i. Contractor Response to Community Asset
Management Report Tab 8
 - ii. Contractor QAR Report Tab 9
 - E. Irrigation Report..... Tab 10
 - F. District Manager Tab 11

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

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

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

Checks payable to: Festive Glow

6333 SW 46th Drive Gainesville, FL. 32608

Phone: (352) 827 - XMAS (9627)

Website: FestiveGlowLighting.com



Residential • Commercial • Community
Supplies • Installation • Removal
Email: FestiveGlow@outlook.com

Customer: Mitchell Ranch CDD (Bryant Square) – Attn: Sean Craft Date: 08 / 31 / 2026

Address: 3434 Colwell Avenue, Suite 200 City: Tampa Zip: 33614

Phone W: 813-994-1001 Ext. 7858 E-mail: scraft@rizzetta.com

Mitchell Ranch CDD – 2026 Holiday Lighting Proposal

Entrance – Little Road & Legend Pasture Road → \$2,500.00

- o Alternating Warm White and Red LED C9 bulbs – on the top of the entry sign (color can be swapped for all Warm White – if preferred)
- o Green LED mini lights will wrap the trunk of the Palm Tree (color can be swapped to twinkling warm white - if preferred)
- o Green LED mini lights will wrap the two evergreen trees to the right of the entry sign (color can be swapped to twinkling warm white if preferred)
- o Two 36" wreaths lit with warm white LED mini lights will be placed on the pillars of the entry sign (one on each side). Wreaths will be adorned with a Red Bow lined with gold trim
 - ❖ Optional Add-On (Not Included in Proposal Cost) - Alternating Warm White and Red LED C9 bulbs – on ground stakes outlining the perimeter of the flower bed with entry sign (color can be swapped for all Warm White – if preferred; shown in mock-up below) → \$820.00



Proposal A Total Cost - \$2,500.00

*Includes Requested Scope of Work – Entrance sign at Little Road & Legend Pasture Road Only
Proposal Cost Based on 3-Year Agreement for the 2026 (FY 2027), 2027 (FY 2028), and 2028 (FY 2029) Holiday Seasons

Optional Add-on's → 5 Monuments throughout community:

- ✓ Capstone Ranch Drive & Legend Pasture Drive → \$875.00
 - ✓ Capstone Ranch & Welbilt Blvd → \$470.00
 - ✓ Welbilt Blvd & Rolling Tides Drive → \$470.00
 - ✓ Bear Landing Way & Birch Haven → \$470.00
 - ✓ Bear Landing Way & Hounds Tooth Enclave → \$470.00
- o Alternating Warm White and Red LED C9 bulbs – on the top of each monument (can be swapped for all Warm White – if preferred)
 - o 36" wreath lit with warm white LED mini lights will be placed on the pillar of the monument sign. Wreath will be adorned with a Red Bow lined with gold trim



Proposal B Total Cost - ~~\$5,255.00~~ \$5,000.00

*Includes entrance sign at Little Road & Legend Pasture Road, as well as holiday décor at all 5 optional add-on monuments

Proposal Cost Based on 3-Year Agreement for the 2026 (FY 2027), 2027 (FY 2028), and 2028 (FY 2029) Holiday Seasons

*Price includes design, lease of products, installation, removal, and storage

*Customer responsible for providing adequate power supply



American Illuminations

Mitchell Ranch CDD

✉ SCraft@rizzetta.com

ESTIMATE	#476
ESTIMATE DATE	Aug 27, 2026
DEPOSIT DUE	\$1,000.00

CONTACT US

8247 Westhaven Dr
Land O' Lakes, FL 34638

☎ (757) 572-3732
✉ william@american-powerwashing.com

ESTIMATE

Option #1

Services	amount
Premium Holiday Lighting	\$2,000.00
Bryant Square Entrance-	
Entrance Sign:	
Install LED C9 lights on the monument sign (left side, top, and right side), outlining the entire perimeter, visible on both sides	
Install (2) Pre-lit wreaths with bows on the column part of the monument (one on each side)	
Install twinkling mini lights on the shrubs/ground at the base of the sign (on both sides)	
Install warm white mini lights on the (3) tall bushes to the right of the sign	
Palm Tree:	
Install warm white mini lights on the trunk of the palm tree up to the bulb	

Services subtotal: \$2,000.00

Total	\$2,000.00
Deposit	\$1,000.00

- This is a 1-year Full Service agreement for the holiday season for the year 2026.
- American Illuminations will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the agreement.
- Installation to be completed by November 25th. Installs may or may not begin in October but nothing will be turned on until 11/23 at the earliest and no later than 11/25 (before Thanksgiving).
- Removal of decor by January 10th
- 50% deposit due upon approval of proposal. Remaining 50% due upon completion of installation (Net 15)

Print & Signature of Acceptance:

X_____

Acceptance Date:

X_____



Tab 2

MINUTES OF MEETING

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

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of the Mitchell Ranch Community Development District was held on **Tuesday, August 11, 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

Also Present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Kathryn Hopkinson	District Counsel, Straley, Robin Vericker
Joseph Kim	District Counsel, Straley, Robin Vericker
Amiee Brodeen	LIS, Rizzetta & Company, Inc.
Jerry Whited	District Engineer, BDI (via call)
Mateo Soto	Representative, Fieldstone Landscaping
Cesar Soto	Representative, Fieldstone Landscaping
Jimmy Ritchey	Representative, Fieldstone Landscaping
Will Butler	American Power Wash

Audience	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

Mr. Butler stated that he can provide what the Board required with regard to the holiday lighting.

THIRD ORDER OF BUSINESS

Discussion of Holiday Lights

A discussion was held regarding holiday lights and the Board requested proposals to be submitted for the September meeting.

FOURTH ORDER OF BUSINESS

Ratification of FY 2024-2025 Final Audit

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the final audit for fiscal year 2024-2025, for the Mitchell Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Regular Meeting held on July 14, 2026

On a Motion by Ms. Campagna, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the minutes of the regular meeting held on July 14, 2026, as presented, for the Mitchell Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of O&M Expenditures for June 2026

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors ratified the O&M expenditures for June 2026 (\$28,768.86), for Mitchell Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Discussion of Non-Exclusive Marketing Agreement with Frontier

Ms. Hopkinson provided an update to the Board and will bring the amended agreement for the Board to consider at the September meeting.

B. District Engineer

Mr. Whited provided an update on the wetland boundary survey and will send the proposal which was approved at the July meeting not to exceed \$2,000 to the Chairman for signature outside of a meeting once it becomes available.

C. Aquatics Report

The Board reviewed the aquatics report from Sitex.

D. Community Asset Management Report

Ms. Brodeen reviewed her report with the Board and noted the following items pertaining to her report:

#13 – warranty replacement
#14 – detailing needed behind homes
#17 – not greening up sufficiently
#26 – remove the torpedo grass, improve the edging
#29 – broken tree limb in need of immediate removal
Recently installed Japanese blueberry trees are already in shock with visible leaf droppage. One tree needs to be relocated. Both are under thirty-day warranty (July 30 – August 30) and will be followed up on by Fieldstone Landscaping.

The Board approved a motion to put the landscaping contract out to bid with a target start date of a new contract tentatively scheduled for October 1, 2026. Ms. Hopkinson to begin preparations for the transition.

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors approved to put the landscaping contract out to bid as stated above, for the Mitchell Ranch Community Development District.

E. Monthly Chemical & Irrigation Reports

The Board reviewed the reports.

F. District Manager

I. Presentation of District Manager's Report

Mr. Craft reviewed his report and reminded the Board that the next regular meeting is scheduled for September 8, 2026, at 5:00 p.m. at the Hilton Garden Inn. The Board approved a motion to move the meeting up to 10:00 a.m. instead.

On a Motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved to change the meeting time for the September meeting to 10:00 a.m. instead of 5:00 p.m., for the Mitchell Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests made.

TENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Campagna, seconded by Mr. Walsh, with all in favor, the Board of Supervisors adjourned the meeting at 10:23 a.m. for Mitchell Ranch Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 3

MITCHELL RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures July 2026 For Board Approval

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

The total items being presented: **\$63,458.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADP Easypay	20260703-1	724285671	Processing Fees 06/26	\$ 132.15
ADP Easypay	20260724-2	726006256	Processing Fees 06/26	\$ 207.15
ADP Easypay	20260728-1	071426-BOS-478 ACH	BOS Meeting Taxes 07/14/26	\$ 186.00
Brletic Dvorak, Inc.	100684	2510	Project Engineering 06/26	\$ 720.00
Duke Energy	20260724-1	910089223115-063026 ACH	Electric Utility 06/26	\$ 33.24
Duke Energy	20260708-1	910089223264-061226 ACH	Electric Charges 05/26	\$ 88.68
Duke Energy	20260706-1	910089223446-061126 ACH	2899 Bearlanding Way 05/26	\$ 283.11
Duke Energy	20260724-1	910089223602-063026 ACH	Electric Utility 06/26	\$ 33.25
Duke Energy	20260729-2	910089223793-070626 ACH	Electric Utility 06/26	\$ 33.25
Duke Energy	20260729-1	910089223967-070626 ACH	Electric Utility 07/26	\$ 857.55
Duke Energy	20260708-1	910089224140-061226 ACH	0000 Little Road Lighting Charges 05/26	\$ 631.38
Duke Energy	20260701-1	910089224306-060826 ACH	Lighting Charges 05/26	\$ 3,146.36
Duke Energy	20260729-1	910089224306-070626 ACH	Lighting Charges 06/26	\$ 3,146.36

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20260724-1	910089224463-063026 ACH	Electric Utility 06/26	\$ 33.25
Duke Energy	20260724-1	910089224645-063026 ACH	Electric Service 06/26	\$ 33.25
Duke Energy	20260723-1	910138415332-070126 ACH	Electric Utility 06/26	\$ 20.59
Duke Energy	20260723-1	910138417178-070126 ACH	Electric Charge: MNMT Sign 06/26	\$ 21.47
Duke Energy	20260723-1	910138420123-070126 ACH	Electric Utility: Mnmt Sign 06/26	\$ 20.59
Duke Energy	20260716-1	910139588485-062326 ACH	Street Lights 06/26	\$ 1,706.26
Fieldstone Landscape Services	100681	27965	Monthly Landscaping Maintenance 06/26	\$ 14,613.00
Fieldstone Landscape Services	100685	28142	Monthly Landscape Contract 07/26	\$ 14,613.00
Fieldstone Landscape Services	100689	28211	Fill in Jasmine 07/26	\$ 689.60
Fieldstone Landscape Services	100689	28212	Remove and Replace Pine 07/26	\$ 306.00
Fieldstone Landscape Services	100689	28213	Removal and Replace Pines 07/26	\$ 3,742.42
Fieldstone Landscape Services	100689	28214	Remove Maple Tree	\$ 1,401.76
Fieldstone Landscape Services	100689	28215	Restaking Trees 07/26	\$ 485.00

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Fieldstone Landscape Services	100695	28269	Irrigation Repairs 07/26	\$ 571.49
Fieldstone Landscape Services	100695	28276	Landscape Maintenance 07/26	\$ 2,036.75
Florida Governmental Utility Authority	100687	10000010518-071726	Utility Services 2778 Legend Pasture Road 07/26	\$ 155.31
Florida Governmental Utility Authority	100687	10000012771-071726	8553 Houndstooth Electric Utility 07/26	\$ 91.44
Florida Governmental Utility Authority	100687	10000016923-071726	8087 Capstone Ranch Reclaim Water Services 07/26	\$ 41.30
Florida Governmental Utility Authority	100687	10000018707-071726	2997 Bearlanding Reclaim Water Services 07/26	\$ 93.21
Jacob Walsh	50014-072226	JW071426-478 ACH	Board of Supervisors Meeting 07/14/26	\$ 184.70
Jayman Enterprises, LLC	100691	4612	Sign Repair 06/26	\$ 185.00
Jayman Enterprises, LLC	100690	4657	Sidewalk Repair 07/26	\$ 825.00
Kelly Evans	50011-072826	KE071426-478 ACH	Board of Supervisors Meeting 07/14/26	\$ 184.70
Lori A. Rice	50008-070826	LR060926-478 ACH	Board of Supervisors Meeting 06/09/26	\$ 184.70
Lori Campagna	50005-070526	LC060926-478 ACH	Board of Supervisors Meeting 06/09/26	\$ 184.70
Pinnacle Holdings - XIV, LLC	100688	072226 BOS	BOS Meeting 08/11/2026	\$ 203.34

Mitchell Ranch Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 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.	100683	INV0000110621	Accounting Services 07/26	\$ 5,938.09
Sitex Aquatics, LLC	100692	11278-b	Monthly Aquatic Maintenance 07/26	\$ 3,677.10
Straley Robin Vericker	100693	28671	Legal Counsel 06/26	\$ 1,200.00
Tanya Warren	100694	072826-Warren	Towing Reimbursment 07/26	\$ 18.10
Tanya Warren	100686	TW071526	Reimbursement for Impound fee 07/26	<u>\$ 499.00</u>
Total				<u>\$ 63,458.60</u>

Tab 4

CDD Labor Rates

(October 1, 2026 – September 30, 2027)

<u>Classification</u>	<u>Rates</u>
Principal	\$245
Project Manager I	\$215
Project Manager II	\$185
Senior Engineer	\$195
Project Engineer	\$155
Engineer	\$125
Senior Environmental Scientist	\$155
Environmental Scientist	\$115
Senior Designer	\$125
Designer	\$105
Senior Engineering Technician	\$95
Engineering Technician	\$75
Field Manager	\$140
Senior Inspector	\$125
Inspector	\$85
Clerical	\$50

Tab 5

Millennium Lawn and Landscape Inc

3471 Rackley Rd
Brooksville, FL 34604
+18139208041
millennium1971@outlook.com
www.millenniumnursery.com

**BILL TO**

Bryant Square
3527 Palm Harbor Blvd.
Palm Harbor, Florida 34683
United States

SHIP TO

Bryant Square
8447 FL 54
New Port Richey, Florida
34655 United States

INVOICE 12317418**DATE 08/23/2026 TERMS Net 30****DUE DATE 09/22/2026**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	MISC	Main line leak yard repair at 8253 corner pine way main line broke free on cdd side which caused major ground erosion and soil had to be added and sod to repair all prep and demo and labor as work was in back yard	1	2,500.00	2,500.00
	MISC	30 yards top soil	30	75.00	2,250.00
	MISC	5 yards pine bark	5	65.00	325.00
	MISC	1 pallet sod	1	650.00	650.00

Payments will be applied to outstanding balance prior to current invoices

TOTAL DUE**\$5,725.00**

Customer is responsible for the cost of repairs to irrigation or other unforeseen costs that may occur during the installation, transplanting or removal of plant material or sod.

























Tab 6

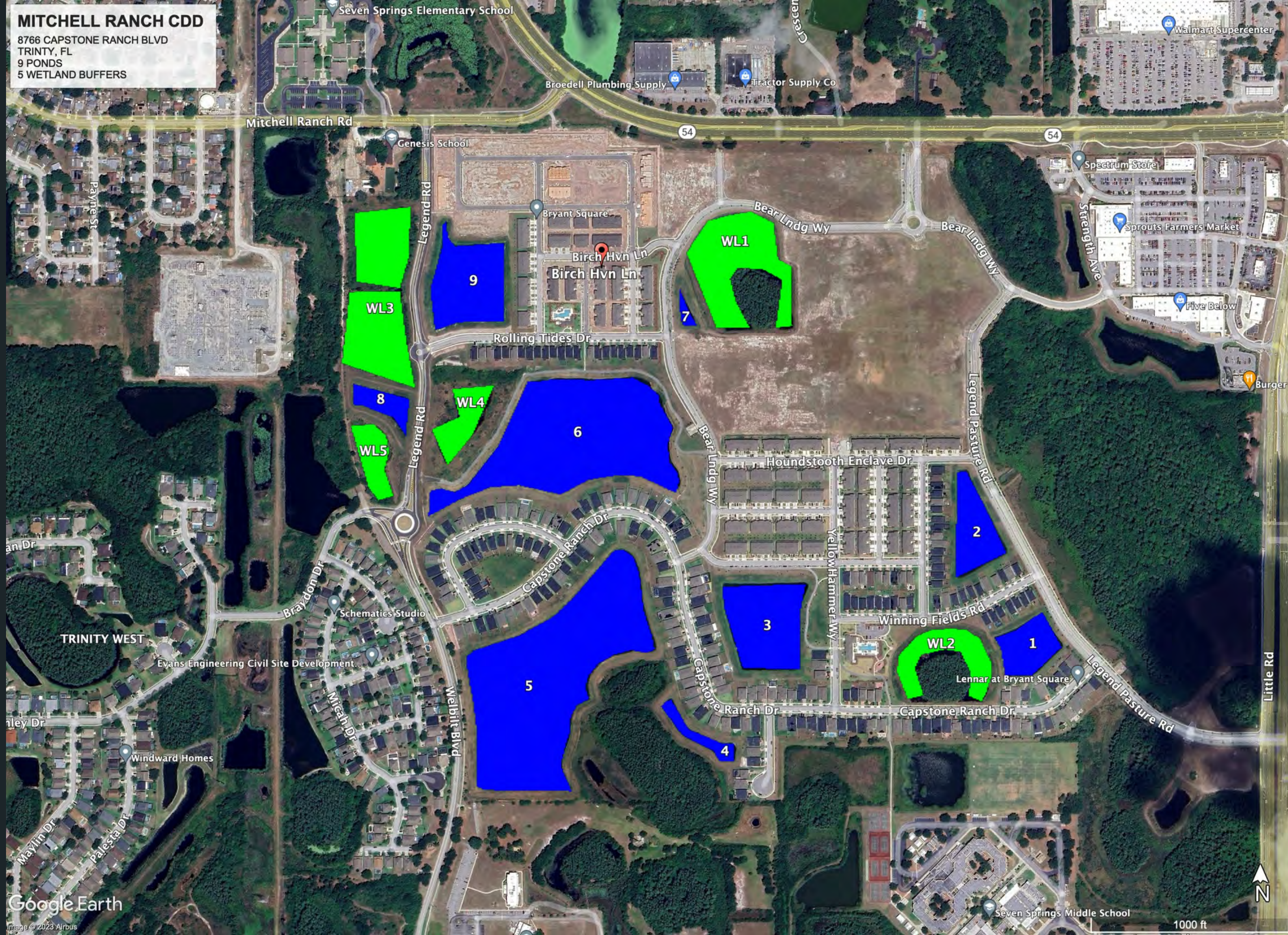


MONTHLY REPORT

SEPTEMBER, 2026



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



SUMMARY:

Hopefully, cooler air temperatures are just around the corner. Right now, however, we are still experiencing high temperatures, which are also keeping water temperatures elevated. With the large amount of rainfall, pond turnover is possible and could result in fish loss.

Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.

Aug 20, 2026 at 9:07:46 AM



Aug 20, 2026 at 9:06:26 AM



Aug 20, 2026 at 9:12:07 AM



Pond #1 Treated for Shoreline Vegetation.

Pond #2 Treated for Shoreline Vegetation.

Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.

Aug 20, 2026 at 9:42:10 AM



Aug 20, 2026 at 9:33:30 AM



Aug 20, 2026 at 9:39:25 AM



Pond #7 Treated for Shoreline Vegetation.

Pond #8 Treated for Algae and Shoreline Vegetation.

Pond #9 Treated for Algae and Shoreline Vegetation.

Tab 7

MITCHELL RANCH

COMMUNITY ASSET MANAGEMENT REPORT



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



Rizzetta & Company
Professionals in Community Management

Summary, Legends Pasture Rd

General Updates, Recent & Upcoming Maintenance Events

- In the month of August – 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.

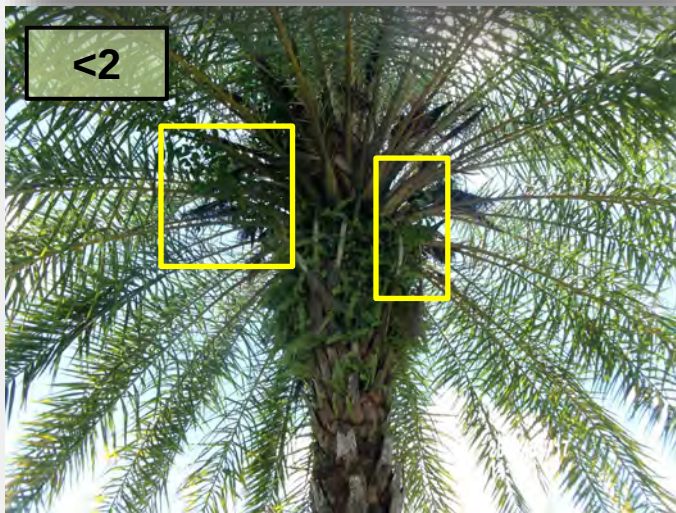
The following are action items for Fieldstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates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

1. **Legends Pasture Rd:** The bougainvillea within the monument bed were replaced; however, there appear to be at least two different cultivars. While the color variation is acceptable, the magenta variety will likely outgrow and outcompete the light purple variety. Please verify the approved cultivar on the proposal and confirm the installation matches the submitted scope. (Pic 1a, 1b>)
2. **Same Area:** There are two Brazilian pepper sprouts growing within the canopy of the Sylvester palm. Remove these immediately before they become established and compete with the palm. (Pic 2>)
3. **Same Area:** The three newly installed Japanese blueberry trees are planted significantly too deep. I removed....(Nxt pg)



Legends Pasture Rd, Winning Fields Rd, Pond 1

(#3 Cont.)....removed approximately five inches of soil and was still unable to locate the root flare. Correct the planting depth immediately to prevent long-term stress and decline. Once adjusted, prune and shape the trees as needed. Additionally, the proposal included bubblers. I did not see any bubblers in the tree ring. Please provide photos of completion. (Pic 3)



4. **Same Area:** Two bougainvillea are showing signs of decline. Cut each plant back to approximately six inches above grade to encourage recovery.

5. **Same Area:** The bed edge appears to have been chemically edged and lacks definition. Re-establish a clean, well-defined edge to improve the overall appearance of the planting bed. (Pic 5>)

6. **ROW Along Legends Pasture Rd:** Turf decline continues throughout several areas of the ROW. Remove accumulated turf clippings to improve airflow and support recovery. Also verify that treatments are being performed, as the damage pattern is consistent with insect activity. (Pic 6)



7. **ROW Along Legends Pasture Rd:** Across the street, parallel to #6, multiple brown patches throughout the turf resemble insect damage, and weeds are beginning to colonize the declining areas. Treat these sections promptly to prevent further spread and deterioration. (Pic 7>)

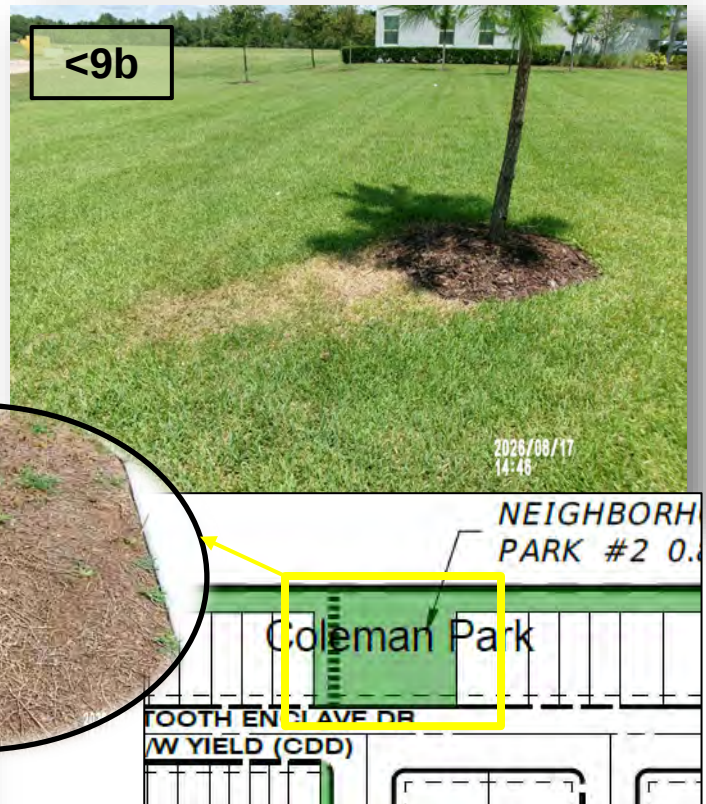
8. **Winning Fields Rd, Pond 1:** Large clumps of turf clippings remain along multiple sides of the pond. These clippings should be removed, raked out, or mulched to prevent....(Nxt pg)



Coleman Park, Pond 2, Winning Fields Rd, Pond 1

(#8 Cont.)....matting, fungal development, and turf decline. Corrective action is needed.

- 9. Coleman Park:** The ROW turf has continued to decline since the previous inspection. Approximately 70% of the turf is now dead or dying. Is this area currently being treated for chinch bugs? Additionally, near one of the tree rings there is a triangular brown spot forming. It's difficult to say if this is overspray or a hot spot in turf. Diagnose the treat accordingly. (Pic 9a, 9b>)



- 11. Winning Fields Rd, Pond 1:** Large accumulations of turf clippings remain along multiple sides of the pond. These clippings should be removed, raked out, or mulched to prevent matting, fungal development, and turf decline. Corrective action is needed. Also, noting a large area of dead turf. Is this being treated? Was this area brought to your attention during the recent mowing event? This turf is primarily Bermuda, treat accordingly and provide details of....(Nxt pg)



- 10. Pond 2:** Along the north side of the pond, there are multiple unmowed passes while the remainder of the pond was maintained. Please explain why this section was missed and ensure it is addressed during the next service cycle. (Pic 10>)



Winning Fields Rd

(#11 Cont.)....your diagnosis and how the Fieldstone team will resolve/repair this area.
(Pic 11a, 11b)



12. Winning Fields Monument Area: Large clumps of turf debris remain throughout the area. The bed appears to have been sprayed, but the weeds were left in place. Repair the broken drip line, remove the isolated section of turf behind the monument, and mulch over the area to create a continuous bed line. Also refine the bed edging, and remove the dead within foxtail ferns and the weeds growing within the ferns. (12a>, 12b>, 12c>)



13. Winning Fields: The turf along the ROW appears to have been missed during the previous mowing cycle. The area was neither mowed nor edged, but the conservation area was mowed. Does the crews know to also maintain the ROW? (Pic 13>)



Yellowhammer Way, Foster Park

14. Foster Park: The sidewalk edges were maintained; however, the cracks were left untreated. Remove vegetation from all pavement cracks to improve the overall appearance of the site.



15. Foster Park: Scalped strips are appearing throughout the turf. Adjust mowing practices to prevent further scalping and allow affected areas to recover.

16. Yellowhammer Way Near Campus Woods Way: The oak tree closest to Campus Woods Way continues to decline and should be removed. Leaf scorching and canopy dieback indicate the tree is unlikely to recover. (Pic 16)



17. Foster Park: Turf clippings throughout the site are excessive and appear to be the worst observed to date. One tree ring is completely covered with clippings. Remove accumulated debris to prevent fungal issues and damage to the surrounding landscape. (Pic 17a, 17b, 17c, 17d>, 17e>, 17f>)



Foster Park, Castle Ranch Dr



18. Foster Park: Several tree rings, located on both sides of the park, are filled with turf clippings and weeds, and the bed edges are losing definition. Clean out the tree rings and define the bed edging. (Pic 18a>, 18b>)

19. Foster Park: Remove the large pile of trash located on the northeast side of pond 3. This area should be cleared during the next maintenance visit.

20. Foster Park: Additional site deficiencies requiring corrective actions. Torpedo grass continue to grow in the jasmine shrub, clippings covering a mulched beds surrounding the park bench, and correct the inconsistent heights of the turf grass.

21. Castle Ranch Dr.: The declining red maple previously reported remains in place. Please provide an update on the replacement schedule. Also, after installation the proposal included a gator bag with a working bubbler inserted in the top. Please confirm after completion.



Bear Landing Way, Welbilt, Capstone Ranch Rd, Harmon Park

22. Bear Landing Way: At least two trees require re-staking. The red maple has been leaning on and off for the past 2 to 3 months, indicating the current staking method is ineffective, and an alternative approach is recommended to improve establishment. A second tree in need of re-staking is located along the west side of Pond 6. (Pic 22)



23. Welbilt Rd: Limb the Brazilian peppertree back from growing through the crape myrtle canopy before it becomes further established. (Pic 23)



24. Welbilt Rd Near Capstone Ranch Rd: Continue detailed weed control within the landscape beds. Several areas still require additional attention.

25. Welbilt Rd and Pond 6 Roundabout: The....

(#25 Cont.)....dead tree previously reported remains on site. Please provide a timeline for removal.

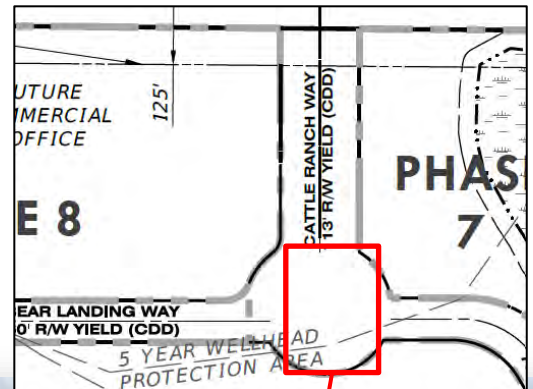
26. Harmon Park: Large rows of turf clippings remain throughout the park, and uneven mowing patterns. Remove the debris and perform a more thorough bed detailing. Turf and torpedo grass are encroaching into ornamental grasses and planting beds, and one of the newly staked trees requires adjustment to prevent damage on the resident's fence and/or the trunk. (Pic 26a, 26b, 26c>, 26d>, 26e>)



27. Rolling Tides Dr. and Welbilt Rd: The dead bottlebrush tree previously reported is still standing. This tree should have already been removed and needs to be addressed as soon as next visit.



Cattle Ranch Way, Bear Landing Way



28. Cattle Ranch Way and Bear Landing Way:
At the roundabout, a vehicle drove over the turf, causing severe ruts. Please have the crew tamp down the affected area and determine whether any damaged turf needs replacement. (Pic 28a>, 28b>)



Tab 8

Community Asset Management Report Response

Mitchell Ranch Community Development District | August 2026

REPORT DATE	PREPARED BY	RESPONSE DATE
August 17, 2026	Cesar Soto	September 1, 2026

Consolidated Response

The following response addresses all 28 items identified in the August report, including diagnoses, completed turf and horticulture treatments, ongoing monitoring, maintenance actions, anticipated completion dates, and requested proposals.

- 1

Legends Pasture Road
DUE SEPTEMBER 11, 2026
We will review the approved proposal and verify the bougainvillea cultivar specified. We will confirm whether the installed plants match the approved scope by September 11, 2026.
- 2

Legends Pasture Road
DUE SEPTEMBER 4, 2026
The Brazilian pepper sprouts growing within the Sylvester palm canopy will be removed by September 4, 2026.
- 3

Legends Pasture Road
DUE SEPTEMBER 18, 2026
The Japanese blueberry trees will be inspected and adjusted to the proper planting depth. The bubblers will also be inspected and installed or repaired as needed. The trees will be shaped, and completion photos will be provided by September 18, 2026.
- 4

Legends Pasture Road
DUE SEPTEMBER 11, 2026
The two declining bougainvillea plants will be cut back to approximately six inches above grade to encourage new growth by September 11, 2026.
- 5

Legends Pasture Road
DUE SEPTEMBER 4, 2026
The planting bed will be re-edged to restore a clean and well-defined appearance by September 4, 2026.
- 6

ROW Along Legends Pasture Road
TREATMENT COMPLETED / DUE SEPTEMBER 4, 2026
The areas of previous drought damage appear to be improving due to recent rainfall. These areas were retreated with insect control as a precaution. The accumulated clippings will be removed by September 4, 2026, and the areas will continue to be monitored.

7

ROW Along Legends Pasture Road**TREATMENT COMPLETED / REINSPECT SEPTEMBER 18, 2026**

The weeds were treated. The areas of previous drought damage appear to be improving due to recent rainfall and were retreated with insect control as a precaution. The area will be reinspected by September 18, 2026.

8

Winning Fields Road, Pond 1**DUE SEPTEMBER 4, 2026**

The accumulated turf clippings will be removed, raked out, or dispersed to prevent matting and fungal development by September 4, 2026.

9

Coleman Park**TREATMENT COMPLETED / REINSPECT SEPTEMBER 18, 2026**

The damaged easement appears to be related to irrigation issues and vehicle traffic. Photos show vehicles parked throughout the turf area. The affected area was treated with granular potash, insect control, and micronutrients to support recovery. The area will be reinspected by September 18, 2026.

10

Pond 2**DUE SEPTEMBER 4, 2026**

The missed mowing passes along the north side of the pond will be corrected by September 4, 2026. The crew will be reminded to inspect the entire pond perimeter before completing future services.

11

Winning Fields Road, Pond 1**TREATMENT COMPLETED / DUE SEPTEMBER 4, 2026**

The accumulated turf clippings will be removed or dispersed by September 4, 2026. The areas of previous drought damage appear to be improving due to recent rainfall and were retreated with insect control as a precaution. The area will be reinspected by September 18, 2026.

12

Winning Fields Monument**TREATMENT COMPLETED / DUE SEPTEMBER 18, 2026**

The weeds were treated. The broken drip line will be repaired, the isolated turf section behind the monument will be removed, and mulch will be installed to create a continuous bed line. The bed edging will be refined, and dead material and weeds within the foxtail ferns will be removed by September 18, 2026.

13

Winning Fields Road**DUE SEPTEMBER 4, 2026**

The missed ROW mowing and edging will be completed by September 4, 2026. The crew will be reminded that the ROW is included in the regular maintenance scope.

14

Foster Park**TREATMENT COMPLETED / DUE SEPTEMBER 11, 2026**

The vegetation growing within the sidewalk and pavement cracks was treated. The remaining dead vegetation will be removed by September 11, 2026.

15

Foster Park**REINSPECT SEPTEMBER 18, 2026**

The mowing team will adjust its mowing height and practices to prevent additional scalping. The affected areas will be allowed to recover and will be reinspected by September 18, 2026.

16

Yellowhammer Way Near Campus Woods Way

PROPOSAL DUE SEPTEMBER 11, 2026

The declining oak will be reviewed, and a proposal for its removal will be submitted by September 11, 2026.

17

Foster Park

DUE SEPTEMBER 4, 2026

The excessive turf clippings, including those covering the tree ring, will be removed or dispersed by September 4, 2026. The crew will adjust its mowing and cleanup practices to prevent additional accumulation.

18

Foster Park

DUE SEPTEMBER 11, 2026

The tree rings will be cleaned, weeds and accumulated clippings will be removed, and the bed edges will be redefined by September 11, 2026.

19

Foster Park

DUE SEPTEMBER 4, 2026

The trash pile located near the northeast side of Pond 3 will be removed by September 4, 2026.

20

Foster Park

DUE SEPTEMBER 11, 2026

The torpedo grass growing within the jasmine will be treated and removed. The clippings covering the mulched beds near the park bench will be removed. Mowing heights throughout the area will be reviewed and corrected by September 11, 2026.

21

Castle Ranch Drive

UPDATE DUE SEPTEMBER 11, 2026

An update regarding the replacement schedule for the declining red maple will be provided by September 11, 2026. Once the replacement tree is installed, it will receive the specified gator bag and a properly functioning bubbler.

22

Bear Landing Way

DUE SEPTEMBER 18, 2026

The red maple and the second tree located along the west side of Pond 6 will be re-staked using a stronger staking method by September 18, 2026.

23

Welbilt Road

DUE SEPTEMBER 11, 2026

The Brazilian pepper branches growing through the crape myrtle canopy will be cut back and removed by September 11, 2026.

24

Welbilt Road Near Capstone Ranch Road

TREATMENT COMPLETED / REINSPECT SEPTEMBER 18, 2026

The weeds within the landscape beds were treated. The beds will receive additional detailing and will be reinspected by September 18, 2026.

25

Welbilt Road and Pond 6 Roundabout

UPDATE DUE SEPTEMBER 11, 2026

The previously reported dead tree will be scheduled for removal. A confirmed removal date will be provided by September 11, 2026.

26

Harmon Park**DUE SEPTEMBER 18, 2026**

The accumulated turf clippings will be removed, and uneven mowing patterns will be corrected by September 11, 2026. The planting beds and ornamental grasses will be detailed, and encroaching turf and torpedo grass will be treated and removed. The newly staked tree will be adjusted to prevent contact with the resident's fence or damage to the trunk by September 18, 2026.

27

Rolling Tides Drive and Welbilt Road**DUE SEPTEMBER 11, 2026**

The dead bottlebrush tree will be removed by September 11, 2026.

28

Cattle Ranch Way and Bear Landing Way**INSPECTION DUE SEPTEMBER 11, 2026**

The vehicle-damaged area will be tamped down and inspected by September 11, 2026. Any turf that cannot recover will be identified, and a replacement recommendation will be provided by September 18, 2026.

Follow-Up

Completed treatments and corrective actions will remain under regular observation. Items requiring proposals, replacements, or additional corrective work will be documented and submitted for review according to the dates listed above.

Tab 9

Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(1)



The landscape beds along Legend Pasture Road will continue to be trimmed, edged, and maintained

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(2)



The landscape beds along Wellfleet Boulevard will continue to be trimmed and maintained

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(3)



Ponds along welbilt blvd are s well maintained, mowed, and line trim

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(4)



The turf at Forest Park is looking great and is well maintained.

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(5)



The landscape beds along Welbilt blvd are trimmed and well-defined with clean edging.

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(6)



Ponds on welbilt blvd are well maintained

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(7)



Turf along Bear Lndg Wy is mowed, edge well maintained

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(8)



Legend Pasture Boulevard is well maintained, mowed, and edged

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(9)



Ponds mowed and line trim

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(10)



Legend Pasture Boulevard is well maintained, mowed, and edged

Created: Sun, 8/30/2026



Company: Fieldstone
Contact: Cesar Soto
Phone: 7273012308

Email: csoto@fieldstonels.com
Title: Mitchell ranch QAR August 2026

Created: Sun, 8/30/2026
No. Items: 11

(11)



Tree rings along legend pasture are well maintained. Crack weeds will continue to be monitored

Created: Sun, 8/30/2026



Tab 10

August 2026

Date: Aug 18, 2026 1:32 pm
Inspector: Mario Martinez

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

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

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

Water Days as of Aug 18, 2026	
Program A	Sun , Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Mon , Wed , Fri
Program D	

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

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

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
39	North bear landing, west legend pasture	Pass							3		
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			1						
45	Houndstooth #8453-#8483	Pass									
46	Houndstooth #8450-#8472	Pass									
47	Houndstooth #8476-#8496	Pass									
48	Houndstooth #8502-#8522	Pass									
49	Houndstooth #8526-#8548	Pass									
50	Druid oaks #8527-8549	Pass									
51	Druid oaks #8503-#8523	Pass									
52	Druid oaks #8477-#8497	Pass									
53	Druid oaks #8451-#8471	Pass									
54	Druid oaks #8450-#8472	Pass									
55	Druid oaks #8476-#8496	Pass									
56	Druid oaks #8502-#8522	Pass									
57	Druid oaks #8528-#8548	Pass									
58	Campus woods #8527-#8547	Pass									
59	Campus woods #8501-#8521	Pass									
60	Campus woods #8477-#8497	Pass									
61	Campus woods #8449-#8469	Pass									
62	Yellow hammer #2848-#2866	Pass									
63	Yellow hammer #2874-#2902	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
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 #3 (Broken Head) - 08-18-26 12:47 pm CDT



Zone #19 (Broken Lateral) - 08-18-26 1:43 pm CDT



Zone #27 (Broken Head) - 08-18-26 2:27 pm CDT



Zone #29 (Broken Lateral) - 08-18-26 2:35 pm CDT



Zone #33 (Broken Lateral) - 08-18-26 2:52 pm CDT



Zone #39 (Broken Lateral) - 08-18-26 3:28 pm CDT



Zone #39 (Broken Lateral) - 08-18-26 3:28 pm CDT



Zone #39 (Broken Lateral) - 08-18-26 3:28 pm CDT



Zone #44 (Broken Head) - 08-19-26 7:51 am CDT





FIELDSTONE

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August 2026

Date: Aug 18, 2026 8:21 am

Inspector: Mario Martinez

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

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

Water Days as of Aug 18, 2026	
Program A	Mon , Wed , Fri
Program B	Mon , Wed , Fri
Program C	Sun , Thur
Program D	

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	At lift station	Pass									
2	(W) bears landing curb- (S) rolling tides	Pass									
3	(W) bears landing, (s) rolling tides	Pass			1						
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			1						
11	(W) bears landing, (s) birch haven	Pass									
12	(SW) corner birch haven and bears landing	Pass									
13	(S) curb birch haven	Pass									

	Location	Valve Status	Clogge d Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	(SW) corner birch haven and bears landing	Pass									
15	(NW)corner bears landing and birch haven	Pass									
16	(N) birch haven curb, (W) bears landing	Pass			1						
17	(NW) curb, birch haven and bears landing	Pass									
18	(N) of birch haven along perimeter fence	Pass									
19	Behind North Perimeter wall	Pass									
20	Behind North parameter wall east end	Pass									
21	Behind North perimeter wall	Pass									
22	Behind North perimeter wall west end	Pass									
23	Behind North perimeter wall	Pass									
24	Along fence east side welbilt south of Mitchell ranch	Pass									
25	East side welbilt south of Mitchell Ranch	Pass									
26	Eastside welbilt north of rolling tide	Pass									
27	Trees north east corner along rolling tide, north and east of welbilt	Pass			1				1		
[Broken Lateral] 2 broken bubbler											
28	North east corner welbilt and rolling tied	Pass			1						
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 #3 (Broken Head) - 08-18-26 7:37 am CDT



Zone #10 (Broken Head) - 08-18-26 8:06 am CDT



Broken drip 2 different spots

Zone #16 (Broken Head) - 08-18-26 8:17 am CDT



Broken rotor, don't rotate

Zone #27 (Broken Head) - 08-18-26 9:04 am CDT



Broken bubbles

Zone #27 (Broken Lateral) - 08-18-26 9:06 am CDT



Broken bubbles

Zone #28 (Broken Head) - 08-18-26 9:07 am CDT





FIELDSTONE

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AUGUST 2026

Date: Aug 18, 2026 8:03 am

Inspector: Mario Martinez

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

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

Water Days as of Aug 18, 2026	
Program A	Mon , Thur
Program B	
Program C	
Program D	

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

Zone #1 (Broken Lateral) - 08-18-26 10:19 am CDT



Tab 11



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 13th, 2026 @ 10am

District Manager's Report

September 8th

2026

M
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FINANCIAL SUMMARY

7/31/2026

General Fund Cash & Investment Balance:	\$464,541
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Reserve Fund Cash & Investment Balance:	\$144,791
---	-----------

Debt Service Fund Investment Balance:	\$929,909
---------------------------------------	-----------

Capital Project Fund	\$0
----------------------	-----

Total Cash and Investment Balances:	\$1,539,241
--	--------------------

General Fund Expense Variance:	\$45,470	Under Budget
---------------------------------------	-----------------	---------------------