

Bella Collina Community Development District
Fiscal Year 2026
Adopted Water, Irrigation, and Wastewater Rate Schedule (1)

User Rates, Fees & Charges	October 2025 Adopted Water & Irrigation	October 2025 Adopted Wastewater	December 2025 Adopted Water & Irrigation	December 2025 Adopted Wastewater	July 2026 Adopted Water & Irrigation	July 2026 Adopted Wastewater
Monthly Potable Water, Irrigation Water, & Wastewater						
Base Facility Charges (by meter size) (2)						
3/4 inch	\$ 9.75	\$ 18.03	\$ 9.75	\$ 18.03	\$ 10.38	\$ 18.80
1 inch	\$ 24.35	\$ 46.51	\$ 24.35	\$ 46.51	\$ 25.95	\$ 47.00
1-1/2 inch	\$ 48.76	\$ 90.18	\$ 48.76	\$ 90.18	\$ 51.90	\$ 94.00
2 inch	\$ 77.85	\$ 144.28	\$ 77.85	\$ 144.28	\$ 83.04	\$ 150.40
3 inch	\$ 142.39	\$ 263.83	\$ 142.39	\$ 263.83	\$ 155.70	\$ 282.00
4 inch	\$ 237.29	\$ 439.68	\$ 237.29	\$ 439.68	\$ 259.50	\$ 470.00
Retail Potable Water Usage Charge per 1,000 Gallons (per ERC) (3)						
Block 1 Charge (0 - 5,000 gal)	\$ 1.81		\$ 1.81		\$ 1.83	
Block 2 Charge (5,000 - 10,000 gal)	\$ 2.24		\$ 2.26		\$ 2.29	
Block 3 Charge (10,000 - 20,000 gal)	\$ 3.36		\$ 3.62		\$ 5.49	
Block 4 Charge (above 20,000 gal)	\$ 5.05		\$ 14.03		\$ 14.18	
Wholesale Potable Water Usage Charge per 1,000 Gallons (per billed flow)						
	\$ 2.80		\$ 2.90		\$ 2.90	
Retail Wastewater Usage Charge per 1,000 Gallons						
Individually Metered Residential Service		\$ 7.57		\$ 7.57		\$ 6.14
Non-resid. and Master-metered Resid. Svcs		\$ 7.57		\$ 7.57		\$ 6.14
Wholesale Wastewater Usage Charge per 1,000 Gallons (per billed flow)						
		\$ 5.80		\$ 5.80		\$ 6.01
Retail Irrigation Water Usage Charge per 1,000 Gallons (per ERC)						
(BLOCKS EFFECTIVE BEFORE 7/1/2026)						
Block 1 Charge (0 - 10,000 gal)	\$ 2.16		\$ 2.09			
Block 2 Charge (10,000 - 20,000 gal)	\$ 3.36		\$ 3.26			
Block 3 Charge (Above 20,000 gal)	\$ 5.05		\$ 7.91			
Retail Irrigation Water Usage Charge per 1,000 Gallons (4)						
Hillcrest Residential						
Block 1 Charge					\$ 1.18	
Block 2 Charge					\$ 7.91	
Block 3 Charge					N/A	
Pine Island Residential						
Block 1 Charge					\$ 1.18	
Block 2 Charge					\$ 3.06	
Block 3 Charge					\$ 7.91	
Hillcrest & Pine Island Non-Residential and Master-Metered Residential						
Block 1 Charge					\$ 1.18	
Block 2 Charge					\$ 3.06	
Block 3 Charge					\$ 7.91	
Service Area / Lot Size (BLOCKS EFFECTIVE AFTER 7/1/2026)						
Hillcrest - Residential by lot size	Block 1		Block 2		Block 3	
All lots	0 - 4,000		Above 4,000		N/A	
Pine Island - Residential by lot size						
< 3/4 Acre Lot	0 - 4,000		4,001 - 9,000		Above 9,000	
>3/4 Acre < 1 Acre Lot	0 - 11,000		11,001 - 23,000		Above 23,000	

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> 1 Acre Lot	0 - 12,000		12,001 - 24,000		Above 24,000	
Non-Residential & Master-Metered Residential						
Case-by-Case basis (set by District)	See District		See District		See District	
Connection Fees	\$ 5,535.00	\$ 2,920.00	\$ 5,535.00	\$ 2,920.00	\$ 5,535.00	\$ 2,920.00
Allowance for Funds Prudently Invested (AFPI)	\$ 1,003.00	\$ 529.00	\$ 1,003.00	\$ 529.00	\$ 1,003.00	\$ 529.00
Wastewater Grinder Pump Fee (5)		\$ 6,855.00		\$ 6,855.00		\$ 6,855.00
Meter Installation Fee						
3/4 inch Potable Water Meter (6)	\$ 975.00		\$ 1,285.00		\$ 1,285.00	
1 inch Potable Water Meter (7)	\$ 1,080.00		\$ 1,080.00		\$ 1,080.00	
Above 1 inch Potable Water Meter	Actual Cost (8)		Actual Cost (8)		Actual Cost (8)	
3/4 inch Irrigation Meter	\$ 975.00		\$ 975.00		\$ 975.00	
1 inch Irrigation Meter	\$ 1,080.00		\$ 1,080.00		\$ 1,080.00	
Above 1 inch Irrigation Meter	Actual Cost (8)		Actual Cost (8)		Actual Cost (8)	
Miscellaneous Fees and Charges						
	Fee		Fee		Fee	
Monthly Customer Billing Charge	\$ 5.50		\$ 5.50		\$ 5.50	
Application Fee						
Developer/Builder	\$ 50.00		\$ 50.00		\$ 50.00	
Customer	\$ 25.00		\$ 25.00		\$ 25.00	
Turn-On/Turn Off Fees						
Normal Business Hours	\$ 85.00		\$ 90.00		\$ 90.00	
After Hours	\$ 130.00		\$ 295.00		\$ 295.00	
Wastewater System Clean-out	\$ 250.00		\$ 420.00		\$ 420.00	
Missing or Damaged Equipment Fees						
Padlock	\$ 20.00		\$ 20.00		\$ 20.00	
Locking Device	\$ 20.00		\$ 20.00		\$ 20.00	
Meter, any other than hydrant	Meter Install fee + est. usage		Meter Install fee + est. usage		Meter Install fee + est. usage	
Meter Box - Lid Replacement	\$ 30.00		\$ 30.00		\$ 30.00	
Meter Box - Full Replacement	\$ 155.00		\$ 155.00		\$ 155.00	
Hydrant Meter	\$ 500.00 + est. use		\$ 500.00 + est. use		\$ 500.00 + est. use	
Illegal Connection/Meter Tampering (9)						
First Offense	\$ 500.00 + est. usage		\$ 980.00 + est. usage		\$ 980.00 + est. usage	
Second Offense	\$ 1,000.00 + est. usage		\$ 2,000.00 + est. usage		\$ 2,000.00 + est. usage	
Third and Future Offenses	\$ 2,000.00 + est. usage		\$ 2,000.00 + est. usage		\$ 2,000.00 + est. usage	
Re-read Meter Fee / Leak Detection Fee	\$ 10.00		\$ 140.00		\$ 140.00	
Grinder Pump Start-Up Reschedule Fee	\$ 250.00 per occurrence		\$ 250.00 per occurrence		\$ 250.00 per occurrence	
Dishonored Check Fees						
Checks up to \$50.00	\$ 25.00		\$ 25.00		\$ 25.00	
\$50.01 to \$300.00	\$ 30.00		\$ 30.00		\$ 30.00	
\$300.01 to \$800.00						
	\$ 40.00		\$ 40.00		\$ 40.00	

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\$800.01 and over	5% of face value of check		5% of face value of check		5% of face value of check	
Meter Testing Fee (10)	\$ 100.00		\$ 380.00 + cost		\$ 380.00 + cost	
Premises Visit (in lieu of disconnecting)	N/A		\$ 110.00		\$ 110.00	
Meter Change out fee	N/A		\$ 115.00 + cost		\$ 115.00 + cost	
Data Logger	N/A		\$ 155.00		\$ 155.00	
Account Transfer Fee	N/A		\$ 75.00		\$ 75.00	
Late Payment Fee						
	N/A		\$15.00 or 1.5% of outstanding balance, whichever greater		\$15.00 or 1.5% of outstanding balance, whichever greater	
Plan Review Charge	N/A		\$ 640.00 + cost		\$ 640.00 + cost	
Inspection Charge	N/A		\$50.00 + cost		\$50.00 + cost	
Reinspection Charge	N/A		\$ 275.00		\$ 275.00	

Notes:

(1) Adjusted rates reflect automatic inflationary adjustment per Resolution 2005-04.

(2) Potable and Irrigation water users are charged separate base facility charges.

(3) For Residential customers, 1 ERC per lot. For master metered residential and non-residential customers, ERCs as determined by District or District Engineer.

(4) Block allowances for combined lots = # of combined lots X block allowance for individual lot size of separate lot. For master metered residential and non-residential customers, ERCs as determined by District or District Engineer.

(5) Installation costs not included

(6) 3/4" Water meters include a dual check valve.

(7) Requires a Reduce Pressure Zone (RPZ) installed by the builder or homeowner.

(8) Actual Cost shall include labor and benefits, materials allowance for vehicle and equipment use, and administrative charges for 10% of the total cost of the potable or irrigation meter installation all as determined by the District.

(9) Also applies to tampering/disrupting/damaging the service line/whip, curb stop valve, etc.

(10) For initial trip & 1 meter tested. Additional meters tested for fee of \$45.00/meter. In the event the meter is found to be faulty the fee will be refunded.