

Bella Collina Community Development District

Utility Water Services

Residential Irrigation Services



October 28, 2025

Agenda

- Introductions
- Bella Collina CDD Services
 - Water, Wastewater, Irrigation, and Stormwater
- Water Usage Statistics and Restrictions
- Water Usage Notifications
- CUP Compliance
- Utility System Rate Study
- New Surface Water Irrigation System – Status
- Residential Irrigation Services
 - Settings and Usage
 - Repairs and Testing

Bella Collina CDD - Introductions

Presenters:

Rob Szozda – Bella Collina CDD Field Manager

Dennis Kelleher – Bella Collina Property Owners Association
President

Bella Collina CDD - Background

- The Water, Wastewater and Irrigation systems are owned and operated by the Bella Collina Community Development District
- Water Treatment Plants
 - Hillcrest Water Plant 15601A Vetta Drive
 - Pine Island Water Plant 17500 Cavallo Drive
- Wastewater Treatment Plant
 - 17500 Cavallo Drive

Wastewater – Collection and Treatment

- Wastewater Treatment Plant – 17500 Cavallo Drive
- 0.225 MGD - Daily Processing Capacity (Operating at ~ 25% of Capacity)
- 100% of Processed Water Sent to Golf Course for Irrigation
- Usage is Proportional to Potable Water Usage
- Residential Lift Stations/Grinder Stations
 - Grinder Stations Alarm
 - Emergency Phone # 877-855-5251 – 24/7 Response (Sticker on Control Panel)
 - Preventive Maintenance Program
- Two Lift Stations
 - Siena Towers
 - Tennis Courts
 - Emergency Power

Grinder Station – Operation & Restrictions

- DO NOT FLUSH – PUT DOWN YOUR DRAIN

- Wipes
- Cat Litter
- Wood Shavings
- Paper or Cloth Towels
- Menstrual Sanitary Products
- Napkins or “Flushable Wipes”
- Grease or Oils (Toilet or Sink/Drain)



- DO FLUSH

- Human Waste
- Toilet Paper



Potable and Irrigation Water

- Systems are operated in accordance with Consumptive Use Permits (CUP)
 - Pine Island (Bella Collina East)
 - Hillcrest (Bella Collina West)
- The CUPs govern the following elements:
 - The location where water is extracted from for use – ground and surface water
 - The volume of water that can be extracted from the ground and surface for use within the Bella Collina CCD
 - Aspects of system configuration and operations for providing water (potable and irrigation)

Usage Restrictions and Statistics – Hillcrest

- Hillcrest
 - Potable Water – 13,480 gal/month per Household (161,764 gal/yr)
 - 1.65% of Residents are Over their Allocation for Potable Water Use
 - Irrigation Water – 3,278 gallons/month
 - 73.63% of Residents are Over their Allocation for Irrigation Water Use
 - Combined Allocation
 - 23.37% of Residents are Over their Combined Allocation for Potable and Irrigation Water

Usage Restrictions and Statistics – Pine Island

- Pine Island
 - Potable Water – 14,138 gal/month per Household (169,660 gal/yr)
 - 15.28% of Residents are Over their Allocation for Potable Water Use
 - Irrigation Water – Based on Lot Size
 - 62.45% of Residents are Over their Allocation for Irrigation Water Use
 - Combined Allocation
 - 50.00% of Residents are Over their Combined Allocation for Potable and Irrigation Water

Overuse Notifications – CUP Compliance

- Email/Letters Provided for the Following:
 - Excessive Potable Water Use
 - Excessive Irrigation Water Use
 - Excessive Use of Potable and Irrigation Use
- Letters Based on 12 Month Rolling Average and Usage During – August 2025
- Cost Impacts for Continued Usage – Provided
- Notifications will Continue
- 6 Month Goal – Compliance with CUP Allocations

Path to Water Usage Compliance

- Awareness – Provide Usage and Trend Data
- Provide Assistance – POA and ITS
- Contact Individual Residents and Discuss Continued Usage Non-Compliance and Consequences
- Restricting Irrigation Water Availability
 - Compliance Charge
 - Service Disconnect – Reconnect Charge

CUP Compliance

- Non-Compliance is Not an Option
- Permittee is Required to Enforce Restrictions
- Overuse Letter Received October of 2025
- Corrective Action Plan – Due in Early November
- Fines and Costly Strict Oversight of Operations Raises Cost of Services
 - Ultimately - Rates Would Increase
 - Irrigation Water Shutoff - Increasing Duration



Water, Wastewater, and Irrigation Rate Study



Willdan Financial Services



Cost Allocation and
User Fee Studies



Development
Impact Fees



Utility Rates



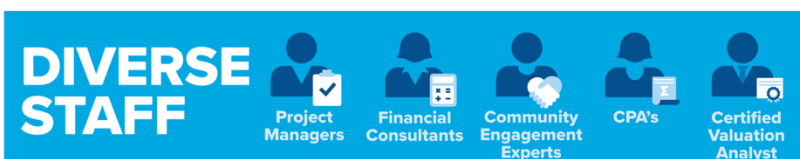
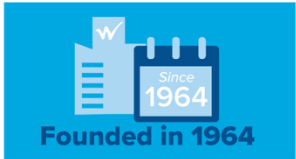
Financial and Economic
Impact and Feasibility



Special District Formation
and Administration
(CFD, AD)



Bond Compliance
(IRS and SEC)



Issues Driving the Rate Study

Fiscally Responsible to Perform a Comprehensive Rate Study

Utility Financial Needs

- Increasing Operating Cost
- Ongoing Capital Expenditures
- Installation of a New Surface Water Irrigation System

Maintain Reserves for Future Capital Projects

Continue to Promote Resource Conservation – CUP Usage Compliance

Increase Rates Above Allocation to Encourage Conservation

Existing Rate Structure

The Existing Water, Wastewater, and Irrigation Water Rates Utilize a 2-Component Rate Structure as Follows:

Base Charges – Minimum amount applied per metered connection

Volumetric Rates – Applied per 1,000 gallons of metered/billable flow

Rate Structure Modifications

Elimination of Wastewater Cap

Adjust Block Allowances for Irrigation Rates

Eliminate Wastewater Cap

- District currently has a wastewater cap for all residential customers at 10,000 gallons per month
- Typically used to account for water that is used for irrigation or other outdoor uses and does not enter wastewater system
- District customers have a separate irrigation meter
- Elimination of the cap for residential customers provides the following:
 - Promotes water conservation
 - Improves fairness
 - Ensures system sustainability

Adjust Block Allowances for Irrigation Rates

- Assign Irrigation block allowances based on lot size for residential customers
 - Promotes responsible irrigation water use
 - Ensures equity among customers
 - Align with the irrigation usage allowances included in the District's CUP
- Annual irrigation usage allowances:
 - All lots in Hillcrest are approximately 39,300 gallons,
 - Lots in Pine Island have annual allowances from 107,500 gallons to 286,600 gallons
 - Block allowances for non-residential customers and master-metered residential customers will be assigned by the District and/or District Engineer.

Adjusted Block Allowances for Irrigation Rates

Service Area / Lot Size	Block 1	Block 2	Block 3
HILLCREST			
Residential by lot size			
All lots	0 - 4,000	Above 4,000	N/A
Note: Block allowances for combined lots = # of combined lots X block allowance for individual lot size of separate lot.			
Non-Residential & Master-Metered Residential			
Case-by-Case basis (set by District)	See District	See District	See District
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
> 1 Acre Lot	0 - 12,000	12,001 - 24,000	Above 24,000
Note: Block allowances for combined lots = # of combined lots X block allowance for individual lot size of separate lot.			
Non-Residential & Master-Metered Residential			
Case-by-Case basis (set by District)	See District	See District	See District

Proposed Annual Rate Adjustments

Fiscal Year	Water	Wastewater	Irrigation
2026	N/A	N/A	N/A
2027	3.50%	3.50%	3.50%
2028	3.50%	3.50%	3.50%
2029	3.50%	3.50%	3.50%
2030	3.50%	3.50%	3.50%

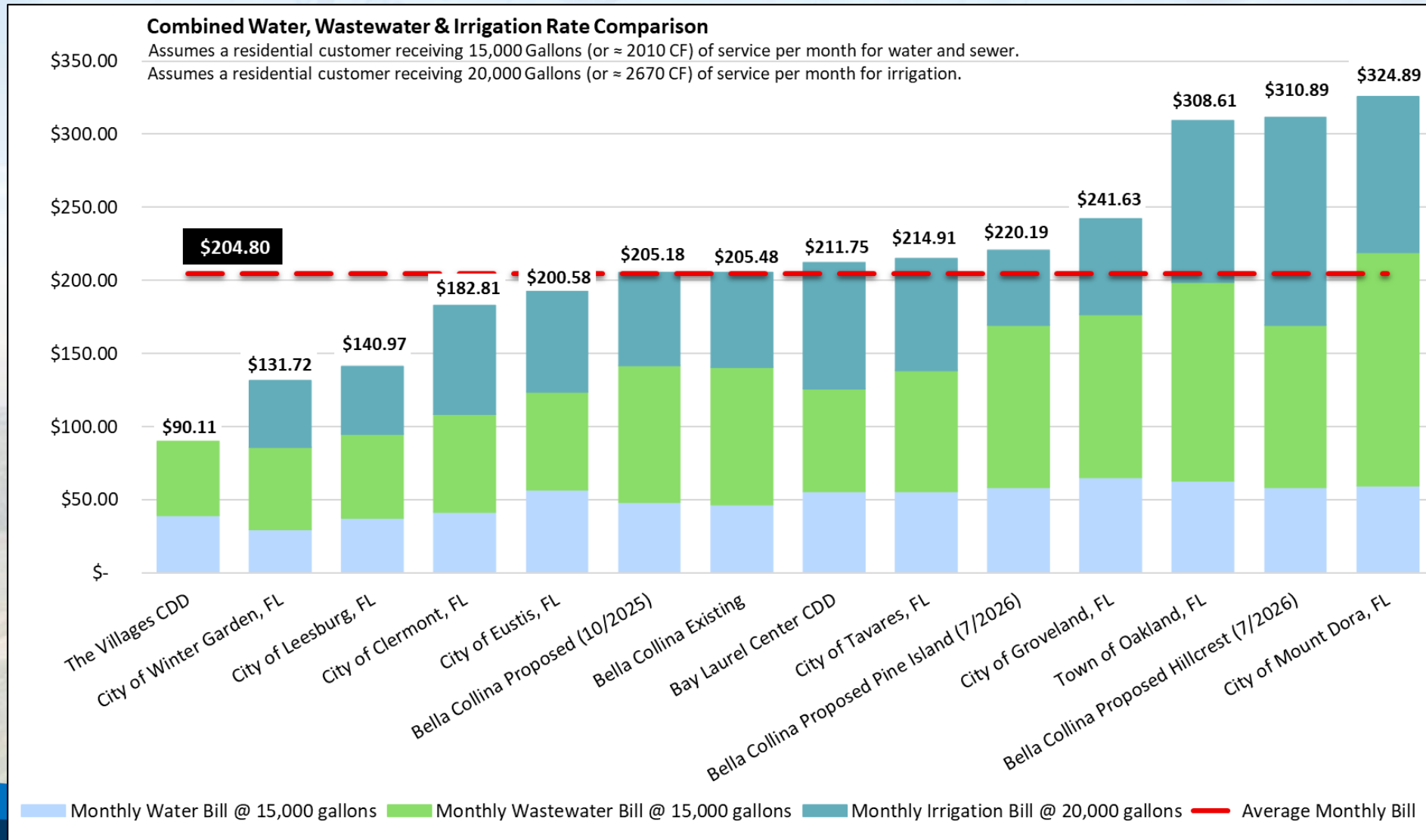
Existing and Proposed Rates: Irrigation

Description	Existing FY 2025 (10/2024)	Proposed FY 2026 (10/2025)	Proposed FY 2026 (7/2026)	Proposed FY 2027 (10/2026)	Proposed FY 2028 (10/2027)	Proposed FY 2029 (10/2028)	Proposed FY 2030 (10/2029)
IRRIGATION							
Base Charge by Meter Size:							
3/4 Inch	\$ 9.75	\$ 9.75	\$ 10.38	\$ 10.74	\$ 11.12	\$ 11.51	\$ 11.91
1.0 Inch	\$ 24.35	\$ 24.35	\$ 25.95	\$ 26.86	\$ 27.80	\$ 28.77	\$ 29.78
1.5 Inch	\$ 48.76	\$ 48.76	\$ 51.90	\$ 53.72	\$ 55.60	\$ 57.55	\$ 59.56
2.0 Inch	\$ 77.85	\$ 77.85	\$ 83.04	\$ 85.95	\$ 88.96	\$ 92.07	\$ 95.29
3.0 Inch	\$ 142.39	\$ 142.39	\$ 155.70	\$ 161.15	\$ 166.79	\$ 172.63	\$ 178.67
4.0 Inch	\$ 237.29	\$ 237.29	\$ 259.50	\$ 268.58	\$ 277.98	\$ 287.71	\$ 297.78
PINE ISLAND (Residential and Non-Residential)							
Usage Charge Per 1,000 Gallons (Per ERC or Lot Size):							
Block 1	\$ 2.16	\$ 2.09	\$ 1.18	\$ 1.22	\$ 1.26	\$ 1.30	\$ 1.35
Block 2	\$ 3.36	\$ 3.26	\$ 3.06	\$ 3.17	\$ 3.28	\$ 3.39	\$ 3.51
Block 3	\$ 5.05	\$ 7.91	\$ 7.91	\$ 8.18	\$ 8.47	\$ 8.77	\$ 9.08
HILLCREST							
Usage Charge Per 1,000 Gallons (Per ERC or Lot Size):							
Residential							
Block 1	\$ 2.16	\$ 2.09	\$ 1.18	\$ 1.22	\$ 1.26	\$ 1.30	\$ 1.35
Block 2	\$ 3.36	\$ 3.26	\$ 7.91	\$ 8.18	\$ 8.47	\$ 8.77	\$ 9.08
Block 3	\$ 5.05	\$ 7.91	N/A	N/A	N/A	N/A	N/A
Non-Residential and Master Metered Residential							
Block 1	\$ 2.16	\$ 2.09	\$ 1.18	\$ 1.22	\$ 1.26	\$ 1.30	\$ 1.35
Block 2	\$ 3.36	\$ 3.26	\$ 3.06	\$ 3.17	\$ 3.28	\$ 3.39	\$ 3.51
Block 3	\$ 5.05	\$ 7.91	\$ 7.91	\$ 8.18	\$ 8.47	\$ 8.77	\$ 9.08

Existing and Proposed Rates: Water and Wastewater

Description	Existing FY 2025 (10/2024)	Proposed FY 2026 (10/2025)	Proposed FY 2026 (7/2026)	Proposed FY 2027 (10/2026)	Proposed FY 2028 (10/2027)	Proposed FY 2029 (10/2028)	Proposed FY 2030 (10/2029)
WATER							
Base Charge by Meter Size:							
3/4 Inch	\$ 9.75	\$ 9.75	\$ 10.38	\$ 10.74	\$ 11.12	\$ 11.51	\$ 11.91
1.0 Inch	\$ 24.35	\$ 24.38	\$ 25.95	\$ 26.86	\$ 27.80	\$ 28.77	\$ 29.78
1.5 Inch	\$ 48.76	\$ 48.75	\$ 51.90	\$ 53.72	\$ 55.60	\$ 57.55	\$ 59.56
2.0 Inch	\$ 77.85	\$ 77.85	\$ 83.04	\$ 85.95	\$ 88.96	\$ 92.07	\$ 95.29
3.0 Inch	\$ 142.39	\$ 142.39	\$ 155.70	\$ 161.15	\$ 166.79	\$ 172.63	\$ 178.67
4.0 Inch	\$ 237.29	\$ 237.29	\$ 259.50	\$ 268.58	\$ 277.98	\$ 287.71	\$ 297.78
Usage Charge Per 1,000 Gallons (Per ERC):							
Block 1 (0 - 5,000 Gallons)	\$ 1.81	\$ 1.81	\$ 1.83	\$ 1.89	\$ 1.96	\$ 2.03	\$ 2.10
Block 2 (5,000 - 10,000 Gallons)	\$ 2.24	\$ 2.26	\$ 2.29	\$ 2.37	\$ 2.45	\$ 2.54	\$ 2.63
Block 3 (10,000 - 20,000 Gallons)	\$ 3.36	\$ 3.62	\$ 5.49	\$ 5.68	\$ 5.88	\$ 6.09	\$ 6.30
Block 4 (Above 20,000 Gallons)	\$ 5.05	\$ 14.03	\$ 14.18	\$ 14.68	\$ 15.19	\$ 15.72	\$ 16.27
WASTEWATER							
Base Charge by Meter Size:							
3/4 Inch	\$ 18.03	\$ 18.03	\$ 18.80	\$ 19.46	\$ 20.14	\$ 20.84	\$ 21.57
1.0 Inch	\$ 46.51	\$ 46.52	\$ 47.00	\$ 48.65	\$ 50.35	\$ 52.11	\$ 53.93
1.5 Inch	\$ 90.18	\$ 90.15	\$ 94.00	\$ 97.29	\$ 100.70	\$ 104.22	\$ 107.87
2.0 Inch	\$ 144.28	\$ 144.24	\$ 150.40	\$ 155.66	\$ 161.11	\$ 166.75	\$ 172.59
3.0 Inch	\$ 263.83	\$ 263.83	\$ 282.00	\$ 291.87	\$ 302.09	\$ 312.66	\$ 323.60
4.0 Inch	\$ 439.68	\$ 439.68	\$ 470.00	\$ 486.45	\$ 503.48	\$ 521.10	\$ 539.34
Usage Charge Per 1,000 Gallons:							
Residential (All flow after 7/1/2026)	\$ 7.57	\$ 7.57	\$ 6.14	\$ 6.35	\$ 6.57	\$ 6.80	\$ 7.04
Non-Residential and Master Metered (All flow)	\$ 7.57	\$ 7.57	\$ 6.14	\$ 6.35	\$ 6.57	\$ 6.80	\$ 7.04

Comparison With Other Utilities: Water, Wastewater and Irrigation



Surface Water Irrigation System Status

- Installation of Irrigation Piping Improvements Was Completed in May 2024
- Drilling of Five (5) Backup Irrigation Wells Was Completed in September 2025
- Bella Collina Irrigation Wells & Pump Stations Project Commenced in October 2025
- Project Will Include the Outfitting of the Five Backup Irrigation Wells, Installation of Two Pump Stations Drawing Water From Lake Siena, and Installation of a Booster Pump Station to Serve Bella Collina West
- Project Completion Scheduled for May 2026
- Startup Testing Will Occur in June 2026
- Surface Water From Lake Siena Will be the Primary Irrigation Water Source and Will be Chlorinated
- The Backup Wells Will Provide Irrigation Water During Drought Events

Residential Irrigation Services

- Property Owners Association
 - Manages Irrigation System Oversight Contractor (ITS)
 - Residents Responsible for Meeting CUP Allocations
 - Irrigation Controller Accessible to Residents
- Points of Contact for Irrigation System Programming Needs and Growing
 - Tom Jones – Email: Tom_Jones@irrigationnet.com, Ph# 727-521-3320

Irrigation Installation & Repair & Other Water Saving Measures *

J&J Unlimited

Phone: 352.557.4828

Email: info@J&Junlimited.com

AQUEDUCT

Phone: 407.982.9524

Email: jzeilic@aqueductfl.com

Randolph Outdoor – Irrigation Repair Services

Phone: 352.636.0343

Email: randolphoutdoor@yahoo.com

*Note that these vendor names are provided as a courtesy and do not constitute a recommendation. Customers are free to use their own vendor.



Questions?

