Wellness Ridge
Community Development District

Continued Meeting Agenda

September 10, 2025

AGENDA

Wellness Ridge
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 3, 2025

Board of Supervisors
Wellness Ridge Community
Development District

Dear Board Members:

The Continued meeting of the Board of Supervisors of the Wellness Ridge Community Development District will be held **Wednesday, September 10, 2025 at 11:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Review and Consideration of Policy Manual for Irrigation Utility
4. Presentation of Irrigation Utility Rate Study
5. Consideration of Resolution 2025-10 Setting a Public Hearing for Adoption of Rates and Policy Manual for Irrigation Utility
6. Other Business
7. Supervisor's Requests
8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
John Prowell, District Engineer

Enclosures

SECTION III

WELLNESS RIDGE COMMUNITY
DEVELOPMENT DISTRICT

POLICY MANUAL

FOR

IRRIGATION UTILITY

Adopted _____

Wellness Ridge Community Development District
IRRIGATION UTILITY POLICY MANUAL

TABLE OF CONTENTS

2.1 Purpose. The purpose of this Irrigation Utility Policy Manual ("Manual") is to establish the specific policies and procedures of the Wellness Ridge Community Development District ("District") for the ownership, construction, operation and maintenance of irrigation quality water systems, facilities and services, especially including matters related to conditions of connection, metering and service, fees, charges, rate structures and payment schedules, within and without the District's boundaries, whenever systems, facilities or services are provided by or through the operation or jurisdiction of the District.

2.2 Construction and Intent. This Manual shall originally be incorporated and adopted as a rule of the District pursuant to chapters 190 and 120, Florida Statutes, and which rule shall be noticed and amended pursuant to same not less than ninety (90) days following a revision's approval by the District Board of Supervisors. So adopted as a rule, this Manual is intended to supplement the General and Procedural Rules of the District but shall supplant such General and Procedural Rules where inconsistent with the clear terms hereof. Notwithstanding the foregoing, nothing shall prohibit the District in a given situation from applying incipient emerging policies not contained in this Manual nor adopted as a rule so long as such application is not clearly inconsistent with this Manual. Further, the provisions of this Manual are deemed severable and if any provision hereof is ruled unconstitutional or unlawful by order or declaration of a court or agency of competent jurisdiction, the remainder shall continue in full force and effect being deemed amended to the smallest degree possible in order to give effect to such continuance. Except as may be provided by law and expressly herein, this Manual is not intended and shall not be construed to create any legal or equitable rights whatsoever.

2.3 Applicability. This Manual, where and when as according to the express terms hereof and as permitted by controlling law, applies to govern the ownership, construction, operation, maintenance and service arrangements relating to irrigation systems, facilities or services provided by or through the operation or jurisdiction of the District, regardless of who owns, constructs, operates, maintains or services such systems, facilities or services.

2.4 Definitions and Incorporation. The terms denoted as capitalized below shall have the attached meanings, and these meanings shall be deemed knowingly incorporated when similarly denoted and used within any agreement. Terms used in the present tense shall include the future and the singular includes the plural and vice versa.

"Application Fee" means the one-time fee paid by a Developer or a Customer which accompanies the 'Developer Connection Application' form or 'Customer Service Application' form, as applicable, and which fee is generally non-refundable and which is intended to adequately offset the District's cost to review, deny or approve such applications as provided herein.

"Base Facility Charge" means fixed monthly charges for irrigation quality water service which are set based on a Customer's meter size and shall also serve as the minimum bill for service.

"Cross Connection" means a connection or a potential connection between any part of the irrigation water system and any other environment containing other substances in a

manner that, under any circumstance, would allow such substance to enter the irrigation water system. Other substances may be, but not limited to, gases, liquids or solids such as chemicals, waste products, steam, water from other sources (potable or nonpotable), or any matter that may change the color or add odor to the water. Bypass arrangements, jumper connections, removable sections, swivel or changeover assemblies, or any other temporary or permanent connection arrangement through which backflow may occur are considered to be cross connections and are strictly prohibited within the District.

"Customer" means any natural person, firm, association, corporation, governmental agency or other entity public or private, who has applied to receive irrigation quality water service, and whose application has been accepted by the District and who is liable to pay all fees and charges for such service as provided herein.

"Customer Billing Charge" means a fixed monthly charge applied to each Customer account receiving any utility service from the District to recover administrative billing costs of the District.

"Customer Installation" means all pipes, shut-offs, valves, fixtures, appliances and/or apparatus of every kind and nature located (or to be located) on a Developer's or Customer's side of the Point of Connection necessary for District to deliver irrigation quality water service, which Customer Installation shall be owned, leased, constructed, installed, certified, operated, monitored, inspected, serviced and maintained in such manner as provided herein.

"Deposit" means an amount of money deposited with the District by a Customer or Developer as a condition of receiving irrigation quality water service or of connecting to District irrigation systems and facilities, as provided herein.

"Developer" means any natural person, firm, association, corporation, governmental agency or other entity public or private, whether the owner or leaseholder of a property, or a developer, builder, contractor, architect, engineer, or other authorized agent of an owner or leaseholder of a property, who has applied to connect a Customer Installation on a property to irrigation quality water systems, facilities and services of the District, whose application has been accepted by the District.

"Developer Agreement" means a written agreement executed by a Developer and the District setting forth in detail the mutual duties and obligations and the terms and conditions under which the District will, as applicable, equip or render irrigation quality water systems facilities and/or service to a Developer as provided herein.

"District" means the Wellness Ridge Community Development District, Lake County, Florida.

"Dwelling Unit" means a unit of buildings (or such portions thereof) on a property, regardless of whether and how connected to other units or buildings or portions thereof, as may be designed, arranged, used or capable of use as a separate and independent living

quarters for one or more persons, where such living quarters shall contain sleeping, sanitary and primary kitchen facilities.

"Equivalent Residential Connection" or "ERC" means a number which corresponds to the equivalent usage requirements of an average Individually-Metered Single-Family Residential service class connection, i.e., one residential Dwelling Unit. The ERC is used as a factor to convert a given daily water, wastewater and/or irrigation quality water capacity requirement for a particular property to the equivalent number of Individually-Metered Single-Family Residential connections and serves as the baseline factor for establishing Connection Fees and other charges for the various service classes as provided herein.

"GPD" means the number of gallons per day.

"Individually-Metered Single Family Residential" means a service class consisting of individually-metered Dwelling Units designed, arranged, used or capable of use for residential purposes, including condominiums, townhouses or other similar-situated Dwelling Units where individually-metered.

"Irrigation quality water" means any water provided by the District and delivered to a Customer through the irrigation quality water system which shall be deemed sufficient for non-potable uses.

"Main" means a pipe, conduit, or facility used for conveying irrigation quality water service through a Service Line or through other Main lines.

"Master-Metered Residential" or "Multi-Family Residential" are synonymous terms and mean the service class consisting of all master-metered connections for apartments, condominiums, cooperatives, quadraplexes, triplexes, duplexes, manufactured homes and mobile homes where designed, arranged, used or capable of use as multiple Dwelling Units (i.e. multi-family), and as distinguished from the Commercial and the Individually-Metered Single-Family Residential service classes.

"Meter Installation Fee" means a fee imposed by the District for installing a meter and meter box at a Developer's or Customer's Point of Connection.

"MGD" means million gallons per day.

"Point of Connection" means the point at which the District's piping, fittings and valves connect with a Developer's or Customer's piping, fittings and valves. Unless otherwise provided, the Point of Connection for irrigation quality water service shall be at the discharge side of the water meter.

"Property of the District" means all portions of the irrigation quality water utility infrastructure system utilized to provide irrigation quality water service to a Customer up to and including the metered connection. Property of the District also includes all

buildings, facilities, vehicles, and other personal property which are owned or leased by and under the direct control of the District.

"Rate Schedule" means the schedule or classification of the rate of charge for all fees or charges, including Connection Fees, Customer Usage Fees, Metering Fees and Miscellaneous Service Charges associated with the District's provision of irrigation quality water systems, facilities and services.

"Service Line" means the pipe between a District Main line and the Point of Connection to a Customer, and shall include, as applicable, all of the pipe, fittings, valves and other appliances or apparatus necessary to make a Point of Connection to a Customer Installation to provide timely requested service.

"System" means all infrastructure components of the irrigation quality water utility systems which are the Property of the District utilized to provide irrigation quality water service within the District's service area.

"Usage Fee" means the fee(s) charged by the District and paid by a Customer for the irrigation quality water service provided by the District and received by the Customer consisting of a Customer Billing Charge, Base Facility Charge and a monthly volumetric usage charge differentiated primarily by service class, meter size and amount(s) consumed based upon meter equivalency factors, and as shall be accounted and set forth monthly on a District utility service statement sent to the Customer. This Usage Fee expressly does not include any tax, fee, charge, assessment or other levy of any federal, state or local governmental entity that may be reflected on a statement and collected by the District pending disbursement to such entities, and which term does not include Connection Fees, Meter Installation and Test Fees and other Miscellaneous Service Charges set forth elsewhere herein this Manual.

2.5 Customer Policies & Procedures. The following provisions set forth the general procedures for a Customer to apply for irrigation quality water service, the conditions of approval for such service, and the manner in which the Customer may receive, be billed for and pay for such service.

2.5.1 Application - A prospective Customer shall apply to receive irrigation quality water service by submitting a fully executed 'Customer Service Application' (a copy of which is contained in the Appendix to this policy manual) either by hand-delivery or by mail directed to the person(s) and address indicated at the bottom of the application. A $25.00 non-refundable Customer Application Fee shall accompany the application and such fee shall be tendered by check (only made payable to the District) or credit card. An application and/or further inquiry regarding same may be made by an owner, leaseholder or any other person authorized by an owner or leaseholder of property so long as the application or inquiry is accompanied by sufficient written evidence of legal right or authorization; the use of such irrigation quality water service by a principal shall constitute ratification of an application made by an agent or other authorized person. All inquiries regarding an application shall be made in person or by mail directed to the person(s) and address indicated on the application. At time of receipt of

application or within 1 business day therefrom, the District shall cause a copy of this Manual to be mailed or given to each prospective Customer.

2.5.2 Approval - 'Customer Service Applications' shall be processed and approved or denied within five (5) business days of their receipt by the District. The District shall notify a prospective Customer of the decision on an application and in the event an application is deemed incomplete or insufficient, the District shall notify a prospective Customer in writing of such deficiency and the prospective Customer shall have thirty (30) days from the date such notification was sent to remedy the deficient application; otherwise, a prospective Customer shall be required to execute and tender a new 'Customer Service Application' along with another Application Fee as set forth hereinabove in order to apply for service. Further, the District reserves the right to deny an application or refuse service to any prospective Customer for any lawful reason but shall refund the Application Fee if service is denied on the basis that the District's systems and facilities lack sufficient capacity to provide the requested service, regardless of whether the insufficiency is temporary or permanent.

2.5.3 Acknowledgment - After approval of a 'Customer Service Application' but before service shall be rendered by the District or received by a prospective Customer, the prospective Customer shall sign a statement acknowledging Customer's receipt, sufficient review time, understanding and contractual agreement to the terms of this Manual including waiver of rights as may be applicable.

2.5.4 Customer Usage Fees - There shall be a monthly charge imposed for irrigation quality water service composed of a Base Facility charge and also a volumetric consumption charge differentiated primarily by service class, meter size and amount(s) consumed, with the particular Customer Usage rates and schedules set out hereafter in this Manual.

2.5.5 Billing - The District's fees and charges to the Customer for irrigation quality water service for the previous month's service, including all applicable federal, state and local taxes, assessments, fees and charges, shall be billed monthly no later than the tenth (25^{th}) day of the month following the month in which services were rendered. The District shall generally bill by mail but reserves the right in the future to implement an electronic billing/payment system or other billing mechanism in order to reduce costs. Notwithstanding, the fact that a bill is not received by a Customer does not reduce the obligation and liability of a Customer to pay for irrigation quality water service actually received.

2.5.6 Payment - Payment for all Customer fees and charges may be made in person at the District offices or by mail directed to the District offices and may be made by credit card or check made payable to the District, but the District reserves the right to refuse payment for any lawful reason. In the future event the District implements an electronic billing and payment system or other billing mechanism, payments may be made pursuant to such system.

2.5.7 Collections and Discontinuance of Service - All fees and charges for irrigation quality water service are due and payable on the date as shall be indicated on a Customer's bill. If not paid timely, a Customer's account shall be deemed delinquent twenty-one (21) days from the date of billing by the District and shall accrue interest at the rate not to exceed eighteen

percent (18%) compounded annually, or the maximum rate then permitted by law, whichever is greater, from the date of delinquency. The District may collect any and all bills or delinquent Customer accounts by any lawful means including judicial or administrative process; and, in addition, the District may discontinue or shut off service to a property when a delinquency is associated with the Customer account has continued for a period of twenty-one (21) days or longer so long as written notice or posted notice is provided to the Customer at least five (5) days prior to the date of discontinuance. In the event a Customer's check is returned due to insufficient funds on account at the drawer, the District will impose a dishonored check fee against a Customer's account as set forth in the Rate Schedule of Miscellaneous Service Fees contained elsewhere in this Manual. Further, the initiation of continuation or resumption of irrigation quality water service to the Customer's premises shall constitute the initiation or continuation or resumption of irrigation quality water service to the Customer's premises regardless of occupancy. In response to discontinuation of service, the District may require a deposit in order to secure payment of current bills provided.

2.5.8 Water Use Restrictions - The St. Johns River Water Management District ("SJRWMD") has issued the following consumptive use permit ("Permit") that regulates irrigation water consumption within the Wellness Ridge Community Development District ("CDD"):

A. Consumptive Use Permit No. 5965-10, issued on March 14, 2025 for the Wellness Ridge CDD

The above Permit contain Water Conservation Requirements with which all users of the CDD's systems and facilities ("Customers") must comply. These Water Conservation Requirements/Restrictions, as they may be amended from time to time by the SJRWMD, are incorporated into these Policies and Procedures and are summarized below:

Wellness Way - Core Landscape and Irrigation Principals:

- All homes and common areas will be designed to no more than 30-inches of supplemental irrigation per year.
- Each homeowner will receive a recommended irrigation schedule, monthly water allocation, and educational materials on their landscape and irrigation system.
- Prohibition of private wells by deed restrictions.
- Sprinkler irrigation shall not irrigate more than 60% of the landscaped area.
- Each home will be equipped with an irrigation water meter and monitored monthly for compliance with their water allocation. The "meter reader" will be a company in the business of reading water meters, keeping track of every meter's usage, and consulting with the homeowner when they exceed their allocation.
- All common area irrigation will be monitored by a company specializing in irrigation water management and be certified by the Irrigation Association as a Certified Landscape Water Manager.
- All common areas not irrigated will incorporate natural areas where possible. I.e., not just Bahia grass

- This plan will remain in effect for the duration of the water use permit or until reclaimed water is made available to the community.
- The community will conduct regular audits of the system and provide continuing education to the residents. Resources include:
    a. Monthly newsletter to residents on recommended runtimes and rainfall recorded.
    b. Sending homeowners pamphlets on irrigation conservation from SJRWMD at https://www.sjrwmd.com/water-conservation/materials/
    c. Providing the Wellness Ridge HOA with resources at https://www.sjrwmd.com/hoa-resources/

Wellness Way Water Conservation Plan -Irrigation Design and Install Requirements:

Landscape

- All landscaped areas shall reflect consistency with Florida Friendly Landscape standards specified by Clermont Code of Ordinances, Article 8, Division 3, Section 18-279, as well as Florida Statute (F.S.) 373.185.
- Installation of irrigation facilities shall be in accordance with the standards of the Florida Irrigation Society (F.S. 373.228), as specified by City of Clermont Code of Ordinances, Article VIII, Division 2 (Irrigation), and successor regulations.
- A minimum of 90% of plants shall be compatible with site-specific conditions such as sunlight, soil types, and salinity.
- No invasive exotic plant species shall be in the landscaped area.
- Root balls shall be at least 2.5 feet on center from the structure's foundation.

Irrigation

- Where irrigation is used for landscape beds, micro-irrigation is installed.
- Irrigation zones for turfgrass and landscaped beds shall be separate.
- Irrigated areas less than 4 feet wide shall be irrigated with micro-irrigation or zone-appropriate spray heads.
- All irrigation is limited to the hours and days specified by the City of Clermont and the SJRWMD. Homeowners will be provided with a recommended irrigation schedule, monthly water allocation, and educational materials on their landscape and irrigation system.
- An annual water use audit will be conducted to determine the efficiency of the system and compliance with the permitted supplemental irrigation allocation.
- Sprinklers and emitters shall be located at least 2 feet from structures.
- The irrigation system shall be free from observable leaks.
- Sprinklers shall be 6-inch pop-ups for spray heads and 4-inch for rotor heads.
- Application shall occur in proper spray patterns, minimizing overspray on impervious surfaces.
- Precipitation rates for all rotor sprinklers within a zone shall be matched.

- Head spacing shall not exceed 50% of the nozzle throw diameter.
- A device with rain shut-off capabilities shall be installed in an operable location and function.
- Rain sensor devices and automatic switches having the capability to override the operation of the irrigation systems when adequate rainfall has occurred shall be installed throughout the existing project area, at each residence and will be incorporated into all new designs.
- The system of sprinklers in the irrigation systems are computer controlled. A rain sensor connected to a computer ceases irrigation during rain. Unless a manual override is turned on no irrigation takes place. The rain sensor works zone by zone.
- Irrigation systems are monitored on an ongoing basis. If signs or observations of existing or potential issues such as line breaks are noted these are corrected immediately and pressure testing of irrigation lines is and will be conducted, as necessary per paragraph 40C-2.381(2)(a), F.A.C.

In the event that the CDD determines that a Customer is violating the Water Conservation Requirements, the CDD shall provide the Customer a written or posted notice of such violation, requiring the Customer to come into compliance within five (5) days ("First Warning"). If the Customer does not come into compliance as required in the First Warning, the CDD shall impose a compliance charge of $50.00 on the Customer's monthly invoice and shall provide Customer a second written or posted notice of continued non-compliance requiring the Customer to come into compliance within five (5) days ("Second Warning"). If the Customer does not come into compliance as required in the Second Warning, the CDD may discontinue or shut off service to the Customer's property, so long as written or posted notice is provided to the Customer at least five (5) days prior to the date of discontinuance. The CDD shall not reestablish or reconnect water service until such time as the Customer comes into compliance with the Water Conservation Requirements and the Customer pays an additional Compliance and Reconnection charge of $90.00 to the CDD. Neither the CDD, SJRWMD, HOA, nor the developer of the Wellness Ridge community shall be liable to any Customer for any damage to lawns, shrubs, plantings and other landscape due to issues relating to irrigation.

2.5.9 Dispute Resolution - All Customers shall make any dispute in writing and shall forward same certified mail return receipt requested to the Chairman of the Board of Supervisors with a copy to the District Manager directed to the District's offices. At the next regularly scheduled meeting, occurring at least ten (10) days after a dispute has been received by the Board, the District Board of Supervisors shall take up the dispute and shall, in consultation with counsel, decide if the dispute is one whereby the substantial interests of a Customer having stood, may be affected. Disputes not involving substantial interests may be decided in accordance with reasonable measures effected pursuant to all law and with regard for due process on the advice of counsel.

2.5.10 Consumer Conservation and Education Practices - On occasion, the District will provide special mailings, memos or emails to provide water conservation tips and information to customers.

Once a year the District will publish and distribute water conservation tips through District newsletters, website, or public bulletin boards and will conduct conservation awareness and education activities.

2.6 Developer Policies & Procedures. The following provisions set forth the general procedures for a Developer to connect to the District's systems and facilities in order to facilitate irrigation quality water service to a property, the conditions of approval for such connection, and the manner in which the Developer may receive and pay for such connection.

2.6.1 Application - A prospective Developer shall apply to connect to the District's irrigation quality water systems and facilities to facilitate service by submitting a fully executed 'Developer Connection Application' (a copy of which is contained in the Appendix to this Water Utilities policy manual) either by hand-delivery or by mail directed to the person(s) and address indicated at the bottom of the application. A $50.00 non-refundable Developer Application Fee shall accompany the application and such fee shall be tendered by credit card, debit card or check only made payable to the District. Applications or related inquiries may be submitted by the property owner, leaseholder, or an authorized representative, provided that sufficient written authorization is included. All application inquiries must be submitted either in person or by mail to the individual(s) and address listed on the application.

2.6.2 Approval - 'Developer Connection Application' forms shall be processed and approved or denied within ten (10) business days of their receipt by the District. The District shall notify a prospective Developer of the decision on an application and in the event an application is deemed incomplete or insufficient, the District shall notify a prospective Developer, in writing, of such deficiency and the prospective Developer shall have sixty (60) days from the date such notification was sent to remedy the deficient application; otherwise, a prospective Developer shall be required to execute and tender a new 'Developer Service Application' along with another Application Fee as set forth hereinabove in order to apply for connection. Further, the District reserves the right to deny an application or refuse connection to any prospective Developer for any lawful reason but shall refund the Application Fee if service is denied on the basis that the District's systems and facilities lack sufficient capacity for connection or to provide the eventual anticipated level of service, regardless of whether the insufficiency is temporary or permanent.

2.6.3 Dispute Resolution - All Developers shall make any dispute in writing and shall forward same certified mail return receipt requested to the Chair of the Board of Supervisors with a copy to the District Manager directed to the District's offices. At the next regularly scheduled meeting occurring at least ten (10) days after a dispute has been received by the Board, the District Board of Supervisors, shall take up the dispute and shall, in consultation with counsel, decide if the dispute is one whereby the substantial interests of a Developer having standing may be affected. Disputes not involving substantial interests may be decided in accordance with reasonable measures effected pursuant to all law and with regard for due process on the advice of counsel; all disputes involving substantial interests shall be handled pursuant to District General and Procedural Rule 1.6. Notwithstanding, the District and all Developers agree that in the event the dispute resolution provisions set forth hereinabove fail to

satisfy either the District or a Developer, any and all further dispute, which might otherwise be settled by an original or appellate judicial or administrative action, shall instead be resolved by and through arbitration conducted pursuant to the Commercial Rules of the American Arbitration Association. The results of which arbitration shall be binding on both the District and the Developer, and agree the arbitrator is authorized to make an award of all costs and reasonable attorneys fees to the prevailing party in his or her discretion. All Developers agree that the provisions of this section governing dispute resolution constitute the sole process and remedy for any dispute related to "irrigation quality water utilities" (as such term is construed most generally), and agree to waive any and all right to proceed in any other judicial or administrative forum, state, federal or local, and to be bound by the terms of this section.

2.7 General Service Policies. The District will provide irrigation quality water systems, facilities and/or service to Developer and Customers, as applicable, upon the following general terms:

2.7.1 System, Facility and/or Service Availability - Laterals and other appurtenant facilities necessary are the responsibility of a Developer or Customer. The installation of same may be made by a qualified contractor approved by the District or may be installed by the District at the expense of the Developer or Customer. In those instances where facilities are installed by an approved contractor, the District shall review all necessary engineering plans and related materials to ensure the construction of such facilities is in accordance with District specifications. Such review may be provided for a fee to the developer as may be provided herein. Further, the District may, at its option, inspect all facilities installed by said contractor in return for a fee based on the provisions of this Manual. Should the District require the installation of an irrigation quality water main that is more than one pipe size larger than the required size to serve the user, then the District shall absorb such cost for oversizing. Further, all extensions will be made to the District's systems and facilities in compliance with generally accepted design standards and this Manual.

All meters shall be installed by the District after the payment of all fees and charges identified in this policy manual, including approved Meter Installation Fees. Said Meter Installation Fees represent the cost to the District of installing a meter in an existing meter box at the Point of Connection.

In those cases where the District perceives the opportunity for entry into the irrigation quality water system of potentially contaminated water, the District may require back-flow preventors of a certain type and size approved by the District to be installed by the customer at their cost. The District will review the plans and inspect the installation work for a fee based on the provisions of this Manual. Should it be necessary for the District to install irrigation quality water service for a Customer or Developer, the Customer or Developer shall be charged at actual cost of such installation. The actual cost will include, but not be limited to: labor, equipment, machinery, vehicle usage, materials and supplies, allowance for administrative oversight and supervision, and other charges and/or costs as determined by the District.

In addition to the above charges and the Meter Installation Fee, there shall be a variety of service charges imposed for various services provided by the District as provided herein.

Finally, in addition to the irrigation quality water service provided to a Customer, the term "service" shall be construed to mean the District's ability to furnish same in a manner which conforms with all applicable federal, state and local law, rule and code.

2.7.2 Service Continuity - The District will use reasonable diligence to provide continuous irrigation quality water service but shall not be liable to the Customer for failure or interruption of continuous irrigation quality water service. The District shall not be liable for any act or omission caused directly or indirectly by drought, flooding, strikes, labor troubles, accidents, litigations, breakdowns, system upsets, loss of electricity, shutdowns for emergency repairs, or adjustment, acts of sabotage, enemies of the United States, Wars, United States, state, municipal or other governmental interference, acts of God or other causes beyond its control. In the event of a planned service interruption or discontinuance, not related to delinquency of payment, the District shall use reasonable diligence to provide all affected Customers not less than 24 hours written notice, except in cases of emergencies.

2.8 Limitations & Prohibitions. Irrigation quality water service purchased from the District shall be used by a Customer only for the purposes specified in the 'Customer Service Application. Irrigation quality water service shall be rendered to the Customer for the Customer's own use and shall be provided directly from, or collected directly into, the District's Main lines, as applicable.

In no case shall a Developer or Customer extend his or her lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish irrigation quality water service to the adjacent property through one meter even though such adjacent property may be owned by such Developer or Customer, except with the written consent of the District. In such a case of unauthorized extension, remetering, sale, or disposition of service, the Customer's irrigation quality water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued, and full payment is made to the District for irrigation quality water service rendered by the District (calculated on proper classification and rate schedules) and until reimbursement in full is made in full to the District for all extra expenses incurred for clerical work, testing, inspections, and penalties.

Connections to the District's irrigation quality water system. for any purpose whatsoever, are to be made only by employees of the District. Any unauthorized connections to the Customer's irrigation quality water service shall be subject to immediate discontinuance without notice. Utility service shall not be restored until such unauthorized connection has been removed and until settlement has been made in full by the Customer with the District for all utility service estimated by the District to have been used by reason of such unauthorized connection.

2.9 System & Facility Installation. All Developer's or Customer's pipes, apparatus and equipment shall be selected, installed, used, maintained and/or extended in accordance with generally accepted design principles and standard practice and shall conform with this Manual and all applicable laws and regulations. The District shall not be responsible for the maintenance and operation of a Customer's pipes and facilities. All Developers and Customers expressly agrees not to utilize any appliance or device which may adversely affect the quality or quantity

irrigation quality water service and the District reserves the right to immediately discontinue or withhold irrigation quality water service in the event such an apparatus or device is utilized.

No changes or increases in a Developer's or Customer's installation from those stated on the Developer Connection Application or Customer Service Application, as applicable, shall be made without the written consent of the District. A Developer or Customer shall be liable for any damage or harm, financial or otherwise, resulting from changing an installation, without the District's consent.

All Developer's and Customer's irrigation quality water service installations or changes shall be inspected upon completion by a competent authority of the District or recognized by the District to ensure that the piping, equipment, and devices have been installed in accordance with generally accepted design principles and standard practice, this Manual and all applicable laws and regulations. The District shall not render any utility service until and, unless all required inspections have been made and all required permits issued by applicable authorities having jurisdiction, and only after the District has been furnished formal notice of compliance with same by such authorities.

Notwithstanding the above, the District reserves the right but has no obligation to inspect a Developer's or Customer's Installation prior to rendering irrigation quality water service, and from time to time thereafter, but assumes no responsibility whatsoever by reason thereof.

2.10 Backflow Prevention. All backflow prevention devices shall be installed, operated, and maintained according to the following policies:

2.10.1 Purpose - The purpose of this section of the Manual is to: 1) protect the irrigation water supply from the possibility of contamination or pollution by isolating within the Customer's internal distribution system(s) or the Customer's private water system(s) such contaminants or pollutants that could backflow into the irrigation water system; 2) promote the elimination or control of existing cross connections, actual or potential, between the Customer's in-plant potable water system(s) and non-potable water system(s) plumbing fixtures, and industrial piping systems; and 3) provide for the maintenance of a continuing program of cross-connection control that will systematically and effectively prevent the contamination or pollution of all irrigation water systems.

2.10.2 District Representative - The Chairman and Board of Supervisors shall be responsible for appointing a representative of the District who, in turn, will be responsible for the protection of the irrigation water distribution system from contamination or pollution due to the backflow of contaminants or pollutants through the water service connection. If, in the judgment of the designated District representative, an approved backflow-prevention assembly is required (at the Customer's Point of Connection; or, within the Customer's private water system) for the safety of the water system, the designated District representative or his/her designated agent shall give notice in writing to said Customer to install such an approved backflow-prevention assembly(s) at specific location on the Customer's premises. The Customer shall immediately install such approved assembly(s) at the Customer's expense; and failure refusal, or inability on the part of the Customer to install, have tested, and maintain said assembly(s) shall constitute

grounds for the discontinuation of service to the premises, until such requirements have been satisfactorily met. The designated District representative in charge of the irrigation quality water system of the District is vested with the authority and responsibility for the implementation of an effective cross-connection control program and for the enforcement of the provisions of this Manual.

2.10.3 Technical Terms - As used herein this "Backflow Prevention" section of this Manual, the following terms shall have the denoted meanings:

"Approved" means accepted by the authority responsible as meeting an applicable specification stated or cited in this ordinance or as suitable for the proposed use.

"Auxiliary Water Supply" means any water supply on or available to the premises other than the District's approved public water supply. These auxiliary waters may include water from any natural source(s), such as a well, spring, river, stream, harbor, and so forth; used waters; or industrial fluids. These waters may be contaminated or polluted, or they may be objectionable and constitute an unacceptable water source over which the water purveyor does not have sanitary control.

"Backflow" means the undesirable reversal of flow in a potable water distribution system as a result of a cross connection.

"Backpressure" means a pressure, higher than the supply pressure, caused by a pump, elevated tank, boiler, or any other means that may cause backflow.

"Backsiphonage" means backflow caused by negative or reduced pressure in the supply piping.

"Backflow Preventer" means an assembly or means designed to prevent backflow including those of the following three (3) types:

i. Air gap. The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet conveying water or waste to a tank, plumbing fixture, receptor, or other assembly and the flood level rim of the receptacle. These vertical, physical separations must be at least twice the diameter of the water supply outlet, never less than 1 in. (25 mm).

ii. Reduced-pressure backflow-prevention assembly. The approved reduced-pressure principle backflow-prevention assembly consists of two independently acting approved check valves together with a hydraulically operating, mechanically independent pressure differential relief valve located between the check valves and below the first check valve. These units are located between two tightly closing resilient-seated shutoff valves as an assembly and equipped with properly located resilient-seated test cocks.

iii. Double check valve assembly. The approved double check valve assembly consists of two internally loaded check valves, either spring loaded or internally weighted, installed as a unit between two tightly closing resilient-seated shutoff valves and fittings with properly located resilient-seated test cocks. This assembly shall only be used to protect against a non-health hazard (that is, a pollutant).

"Contamination" means an impairment of an irrigation water supply by the introduction or admission of any foreign substance that degrades the quality and creates a health hazard.

"Cross Connection" means a connection or potential connection between any part of an irrigation water system and any other environment containing other substances in a manner that, under any circumstances would allow such substances to enter the irrigation water system. Other substances may be gases, liquids, or solids, such as chemicals, waste products, stream, water from other sources (potable or non-potable), or any matter that may change the color or add odor to the water.

"Cross Connections-Controlled" means a connection between an irrigation water system and a non-potable water system with an approved backflow-prevention assembly properly installed, and maintained so that it will continuously afford the protection commensurate with the degree of hazard.

"Cross-Connection Control by Containment" means the installation of an approved backflow-prevention assembly at the water service connection to any customer's premises, where it is physically and economically unfeasible to find and permanently eliminate or control all actual or potential cross connections within the customer's water system; or it shall mean the installation of an approved backflow-prevention assembly on the service line leading to, and supplying a portion of a customer's water system where there are actual or potential cross connections that cannot be effectively eliminated or controlled at the point of the cross connection.

"Hazard, Degree of" means an evaluation of the potential risk to public health and the adverse effect of the hazard upon the potable or irrigation water system.

"Hazard-health" means a cross connection or potential cross connection involving any substance that could, if introduced in the potable or irrigation water supply, cause death, illness, spread disease, or have a high probability of causing such effects.

"Hazard-plumbing" means a plumbing-type cross connection in a consumer's potable or irrigation water system that has not been properly protected by an approved air gap or an approved backflow-prevention assembly.

“Hazard-nonhealth” means a cross connection or potential cross connection involving any substance that generally would not be a health hazard but would constitute a nuisance or be aesthetically objectionable, if introduced into the potable or irrigation water supply.

“Hazard-system” means an actual or potential threat of severe damage to the physical properties of the public potable or irrigation water system or the consumer's potable water system or of a pollution or contamination that would have a protracted effect on the quality of the potable water in the system.

“Industrial Fluids System” means any system containing a fluid or solution that may be chemically, biologically, or otherwise contaminated or polluted in a form or concentration, such as would constitute a health, system, pollution, or plumbing hazard, if introduced into an approved water supply. This may include, but not be limited to: polluted or contaminated waters; all types of process waters and used waters originating from the public potable water system that may have deteriorated in sanitary quality; chemicals in fluid form; plating acids and alkalies; circulating cooling waters connected to an open cooler tower; and/or cooling towers that are chemically or biologically treated or stabilized with toxic substances; contaminated natural waters, such as wells, springs, streams, rivers, bays, harbors, seas, irrigation canals or systems, and so forth; oils, gases, glycerine, paraffins, caustic and acid solutions, and other liquid and gaseous fluids used in industrial or other purposes for fire-fighting purposes.

“Pollution” means the presence of any foreign substance in water that tends to degrade its quality so as to constitute a nonhealth hazard or impair the usefulness of the water.

“Service Connection” means the terminal end of a service connection from the public potable or irrigation water system, that is, where the water purveyor loses jurisdiction and sanitary control over the water at its point of delivery to the customer's water system. If a meter is installed at the end of the service connection, then the service connection shall mean the downstream end of the meter. Service Connection shall also include water service connection from a fire hydrant and all other temporary or emergency water service connections from the public potable water system.

“Water-Potable” means water that is safe for human consumption as described by the public health authority having jurisdiction.

“Water-Non-Potable” means water that is not safe for human consumption or that is of questionable quality.

“Water System” means the irrigation quality water system consisting of two parts: the utility system and the customer system. The utility system shall consist of the source facilities and the distribution system and shall include all those facilities of the water under the complete control of the utility, up to the point where the customer's system begins. The utility source shall include all components of the facilities utilized in the production treatment, storage, and delivery of water to the distribution system. The utility

distribution system shall include the network of conduits used for the delivery of water from the source to the customer's system. The customer's system shall include those parts of the facilities beyond the termination of the utility distribution system that are utilized in conveying utility-delivered domestic water to points of use.

2.10.4 Installation, Operation & Maintenance - No water service connection to any premises shall be installed or maintained by the water purveyor, unless the water supply is protected as required by state laws and regulations in this Manual. Service of water to any premises shall be discontinued by the water purveyor if a backflow prevention assembly required by this Manual is not installed, tested, and maintained, if it is found that a backflow-prevention assembly has been removed, bypassed, or if an unprotected cross connection exists on the premises. Service will not be restored until such conditions or defects are corrected.

The customer's system should be open for inspection at all reasonable times to authorized representatives of the District, state of Florida, and governing local authorities to determine whether cross connections or other structural or sanitary hazards, including violations of these regulations, exist. When such a condition becomes known, the District Representative shall deny or immediately discontinue service to the premises by providing for a physical break in the service line until the customer has corrected the condition(s) in conformance with state law and local code relating to plumbing and water supplies and the regulations adopted pursuant thereto.

When required by the district, an approved backflow-prevention assembly shall be installed on each Service Line to a customer's water system at or near the property line or immediately inside the building being served; but in all cases, before the first branch line leading off the service line wherever the following conditions exist:

i. In the case of premises having an auxiliary water supply that is not or may not be of safe bacteriological or chemical quality and that is not acceptable as an additional source by the (water commissioner or health authority), the public water system shall be protected against backflow from the premises by installing an approved backflow-prevention assembly in the service line, appropriate to the degree of hazard.

ii. In the case of premises on which any industrial fluids or any other objectionable substances are handled in such a fashion as to create an actual or potential hazard to the public water system, the public system shall be protected against backflow from the premises by installing an approved backflow-prevention assembly in the service line, appropriate to the degree of hazard. This shall include the handling of process waters and waters originating from the utility system that have been subject to deterioration in quality.

iii. In the case of premises having (1) internal cross connections that cannot be permanently corrected and controlled, or (2) intricate plumbing and piping arrangements or where entry to all portions of the premises is not readily accessible for inspection purposes, making it impracticable or impossible to ascertain whether or not dangerous cross connections exist, the public water

system shall be protected against backflow from the premises by installing an approved backflow-prevention assembly in the service line

The type of protective assembly required under subsections i, ii, and iii of section 2.10.4 of this Manual, as set forth immediately hereinabove shall depend upon the degree of hazard that exists set forth as subsections iv. through ix. as follows:

iv. In the case of any premises where there is an auxiliary water supply as stated in elsewhere in this section, and it is not subject to any of the following provisions, the public water system shall be protected by an approved air-gap separation or an approved reduced-pressure principle backflow-prevention assembly.

v. In the case of any premises where there is water or substance that would be objectionable but not hazardous to health the public water system shall be protected by an approved double check valve assembly, if introduced into the public water system.

vi. In the case of any premises where there is any material dangerous to health that is handled in such a fashion as to create an actual or potential hazard to the public water system, the public water system shall be protected by an approved air-gap separation, or an approved reduced-pressure principle backflow-prevention assembly. Examples of premises where these conditions will exist include: sewage treatment plants, sewage pumping stations, chemical manufacturing plants, hospitals, mortuaries, and plating plants.

vii. In the case of any premises where there are "uncontrolled" cross connections, either actual or potential, the public water system shall be protected by an approved air-gap separation or an approved reduced-pressure principal backflow prevention assembly at the service connection.

viii. In the case of any premises where it is impossible or impractical to make a complete in-plant cross-connection survey because of security requirements or other prohibitions or restrictions, the public water system shall be protected against backflow from the premises by either an approved air-gap separation or an approved reduced-pressure principle backflow-prevention assembly on each service to the premises.

ix. In the case of any premises where, in the opinion of the District Representative, an undue health threat is posed because of the presence of extremely toxic substances, the District Representative may require an air gap at the service connection to protect the public water system. This requirement will be at the discretion of the District Representative and is dependent on the degree of hazard.

Any backflow-prevention assembly required herein, shall be a model and size approved by the District. An approved backflow-prevention assembly shall mean an assembly that has been manufactured in full conformance with the standards established by the American

Water Works Association, titled AWWA C510-89-Standard for Double Check Valve Backflow-Prevention Assembly, and AWWA C511-89-Standard for Reduced-Pressure Principle Backflow-Prevention Assembly, and have completely met the laboratory and field performance specifications of the Foundation for Cross-Connection Control and Hydraulic Research of the University of Southern California established by "Specification of Backflow-Prevention Assemblies"-Sec. 10 of the most current issue of the Manual of Cross-Connection Control. Testing laboratories will be added to an approved list, as they are qualified by the District. Backflow preventers that may be subjected to backpressure or backsiphonage that have been fully tested and have been granted a certificate of approval by said qualified laboratory and are listed on the laboratory's current list of approved backflow-prevention assemblies may be used without further testing or qualification.

It shall be the duty of the customer-user at any premises where backflow-prevention assemblies are installed to have certified inspections and operational tests made at least once every two years. In those instances where the District deems the hazard to be great enough, certified inspections may be required at more frequent intervals. These inspections and tests shall be at the expense of the water user and shall be performed by the assembly manufacturer's representative, District personnel, or by a certified tester approved by the District. It shall be the duty of the designated District Representative to see that these tests are made in a timely manner. The customer-user shall notify the District in advance when the tests are to be undertaken so that the customer-user may witness the tests if so desired. These assemblies shall be repaired, overhauled, or replaced at the expense of the customer-user whenever said assemblies are found to be defective. Records of such tests, repairs, and overhaul shall be kept and made available to the Board of Supervisors.

2.11 Metering. All irrigation quality water meters shall be furnished by and remain the property of the District and shall be accessible and subject to its control.

2.11.1 Installation, Operation and Maintenance- A Developer or Customer shall provide meter space to the District at a suitable and readily accessible location within the premises to be served and also provide adequate and proper space for the installation of the meter and other similar devices. That portion of the Customer's Installation for water and/or irrigation quality water service shall be so arranged to ensure that all water and/or irrigation quality water service shall pass through the meter. No temporary pipes, nipples, or spaces are permitted and under no circumstances are connections allowed which may permit water and/or irrigation quality water to by-pass the meter or metering equipment.

All meters used for measuring quantity of water, and/or irrigation quality water delivered to a Customer shall be in good mechanical condition and shall be adequate in size and design for the type of service which they measure. Before being installed for the rendering of water, and/or irrigation quality water service to a Customer, every water and/or irrigation quality water meter, whether new, repaired, or removed from service for any cause, shall be adjusted to register within the prescribed accuracy limits as set forth by the manufacturer's specifications.

2.11.2 Meter Testing and Deposits - Any Customer may request a bench test of his or her irrigation quality water meter. The District may require a deposit to defray the cost of testing;

such deposit shall not exceed the actual cost of performing the test. If the meter is found to register outside of the following prescribed accuracy limits, the deposit shall be refunded and the bills for the suspect period, not to exceed one (1) year, shall be adjusted.

Accuracy Limits in Percentages

Meter Type	Maximum Flow Rate	Intermediate Flow Rate	Minimum Flow Rate	Repaired
Displacement	98.5-101.5	98.5-101.5	95-101.5	90-101.5
Current	97-102	None	95-102	90-102
Compound*	97-103	97-103	95-103	90-103

* The minimum required accuracy for compound meters at any rate within the "changeover" range of flows shall be 85%.

If the meter is found to register accurately, within such accuracy limits, the District, as a service charge for conducting the meter test, shall retain the deposit.

Upon written request of a Customer, the District shall, without charge, make a field test of the accuracy of the irrigation quality water meter in use at the Customer's premises provided that the meter has not been tested within one-half (1/2) of the following time frames:

Meter Size:	**Maximum Interval Between Tests:**
5/8"	10 Years
3/4"	8 Years
1"	6 Years
1.5"	4 Years
2"	4 Years
3"	3 Years
4"	2 Years
6" or greater	1 Year

2.12 Miscellaneous Provisions. The Customer shall exercise reasonable diligence to protect the District's property on the Customer's premises and shall not permit any person to have access to the District's pipes and apparatus, except as may be authorized by the District, or by law. In the event of any loss or damage to property of the District caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer. Non-payment of the correction of the loss or repairing such damage by the Customer may result in the discontinuance of utility service by the District.

The Customer shall grant or cause to be granted to the District, and without cost to the District, all rights, easements, permits, and privileges which are necessary for the rendering of water, wastewater, and/or irrigation quality water service. Further, the duly authorized agents of the District shall have access at all reasonable hours to the premises of the Customer for the purpose of installing, maintaining, inspecting, or removing the District's property or for

performance under or termination of the District's agreement with the Customer, and shall be construed to be a business licensee for such purposes.

2.13 Customer Usage Fees. Customers shall pay a monthly Usage Fee for the irrigation quality water services provided by the District, consisting of a Customer Billing Charge, a Base Facility charge, and also a volumetric consumption charge differentiated primarily by service class, meter size, and amount(s) consumed based upon meter equivalency factors. This monthly Usage Fee is in addition to any and all other fees and charges which may be imposed by the District such as Meter Installation Fees, Meter Testing Fees, Miscellaneous Service Charges and others.

2.14 Miscellaneous Service Charges. The District may impose a service charge for the following miscellaneous services or actions in accordance with the terms set forth herein.

2.14.1 Types of Miscellaneous Charges - The following is a nonexclusive list of miscellaneous charges the District may impose in connection with certain actions or services received:

Initial Service Fee – This charge would be levied for service initiation at a location where service did not exist previously and establishing the Customer's account. The District will not impose both a Developer or Customer Application Fee, as detailed elsewhere herein this Manual and an Initial Connection Fee.

Normal Service Fee – This charge would be levied for transfer of service to a new customer account at a previously served location or reconnection of service subsequent to a customer requested disconnection.

Violation Service Fee – This charge would be levied prior to the reconnection of an existing customer, after the disconnection of service for cause as prescribed herein, including a delinquency in bill payment.

Premises Visit Fee (In Lieu of Disconnection) – This charge would be levied when a service representative visits the premises for the purpose of discontinuing service for non-payment of a due and collectible bill, and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

Customer "Developer" Connection (Tap-In) Fee – This charge would be levied if the District is required to install the service line infrastructure required to provide service to the Customer's premises if the service line infrastructure was not previously installed to service the requested premises. For the rates and schedule of Connection Fees imposed for a particular class of property, please see the separate section of this Manual discussing "Connection Fees."

Inspection Fee – This charge would be levied when a designated representative of the District is required to return to a Customer's premises after an initial inspection of the Customer's irrigation quality water connection to the District's system was deemed insufficient.

Meter Installation Fee – This charge would be levied when the District installs the irrigation quality water meter for the initiation of service at the premises requested by the Customer or Developer. This fee is levied for each meter installation and does not include the cost for any service line installation requirements.

Plan Review Fee – The District may be requested to provide service to an address, or tract of land not currently served by the District at times. As such, the District may require the interested party to submit plans for review by the District or Designated Representative of the District for compliance with the District's standard engineering design details and utility specifications, if applicable. The District may charge the interested party a fee in an amount not to exceed the actual costs of such services incurred by the District.

Line Extension Estimate Fee – The District may be requested at times to provide service to an address, or tract of land not currently served by the District and as such be requested to provide an estimate of such cost to the interested party. This fee may be levied if the District or designated District Representative is requested to provide such estimate on behalf of the District. This fee may be credited or refunded to the interested party upon construction of the line extension.

Damaged/Blocked Line Inspection (Not District fault) Fee – At times during the course of normal system operation, the District may be requested by a Customer to inspect an irrigation system line for damage and/or blockage. The District may levy this fee if, after such inspection, it is determined that the damage and/or blockage was due to action by the Customer or if the damage and/or blockage is located on the Customer's side of the point of connection to the utility system.

Performed Emergency Turn-On/Turn-Off Fee – This fee may be levied if the District performs a turn-on or turn-off of irrigation quality water service at the request of a Customer.

Replace Missing or Damaged Equipment – At times, the District may be required to replace damaged or missing equipment such as, but not limited to: padlocks, devices used for locking meter service, meters, and meter boxes. The District may levy this fee to recover the costs associated with replacing such equipment.

Illegal Connection Removal Fee – If the District determines that an illegal use of service occurs within the District, the District has the right and, obligation, to discontinue such action and remove associated equipment (such as bypasses).

Re-Read Meter Fee – This fee may be levied if the District's designated representative cannot access the water and/or irrigation quality water meter to perform a routine reading of the meter for any reason deemed induced by the Customer. It is the Customer's responsibility to ensure that the District has adequate access to the location of the meter, as described herein.

Dishonored Check Fee – This fee may be levied for the return of a check presented to the District for payment of any fee, bill, charge, etc. by the financial institution(s) upon which such funds presented for payment are drawn.

2.14.2 Miscellaneous Service Charge Schedule - The following is a Rate Schedule for the amount of fees charges associated with a particular miscellaneous service charge as set forth immediately hereinabove:

Description of Charge	**Amount**
Customer Utility Service Application Fee	$25.00
Developer Utility Service/Connection Application Fee	$50.00
Emergency Turn-On/Turn-Off Fee (business hours)	$135.00
Emergency Turn-On/Turn-Off Fee (after hours)	$295.00
Missing or Damaged Equipment Fees	
Padlock	$20.00
Locking Device	$20.00
Meter, any other than hydrant	At Cost
Meter Box – Lid Replacement	$30.00
Meter Box	$155.00
Hydrant Meter	$500.00
Illegal Connection/Water Use Fee	
First Offense	$980.00
Second Offense	$2000.00
Re-Read Meter Fee	$140.00
Meter Accuracy Test Fee	$380+Cost
Late Payment Fee	$15.00
Dishonored Check Fees	
Checks, up to $50.00	$25.00
$ 50.01 to $300.00	$30.00
$ 300.01 to $ 800.00	$40.00
$ 800.01 and over	$50.00

2.14.3 Meter Installation Fee Schedule – The following is the schedule of fees to be charged by the District for the installation of a potable and irrigation quality water meter.

Description of Charge	**Amount**
Irrigation quality water Meter	
5/8" x 3/4"	$650.00
1"	$850.00
Above 1"(1)	Actual Cost (1)

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

2.15 Excessive Use Credit (EUC). To avoid the time and expense of an administrative hearing regarding a disputed abnormally high utility bill, an Excessive Usage Credit is provided by the District, at the Customer's request, for Customers meeting the following criteria:

(a) The abnormally high usage for any one monthly reading cycle where the actual meter reading is four times (4x) the average monthly usage for the past twelve (12) months for the Customer at the specific service location (or in the event the service location has less than twelve (12) months' usage history, the average District-wide usage for the same customer classification); and

(b) The total usage during the monthly reading cycle on the Customer's billing in question exceeds fifty thousand (15,000) gallons; and

(c) The abnormally high usage is not the result of an apparent or deliberate act of the Customer such as pool filling, new landscape irrigation, frequent use of sprinklers, or hoses left running; and

(d) The EUC is limited to one (1) time within a three (3) year period on a specific account; and

(e) The billing in question has occurred within the past six (6) months.

The EUC will be applied to all water commodity charges over the Customer's average usage. The Customer is responsible for paying the full cost of his average usage plus the lowest tiered rate for any additional gallons above his average use. The lowest tiered rate represents the minimum cost of treating Irrigation Water. In the event a Customer has a subsequent high bill within the same three (3) year period, at the District Manager's discretion, the initial EUC may be reversed and substituted with the subsequent EUC.

CUSTOMER SERVICE APPLICATION FORM

THIS SECTION IS FOR DISTRICT PERSONNEL USE ONLY

Application Date _____ Time _____AM/PM

Application Fee Paid: $_____ Meter Install Fees Paid: $_____ Meter Size: _____
Date Paid:_____ Date Paid:_____
Check #:_____ Check #:_____

TOTAL AMOUNT DUE: $_____

District Account # Given:_____
Anticipated Service Turn On Date:_____

Name of Person Taking Application:_____
Name of Person Receiving Payment:_____

Service Address:_____
Lot # or Legal Description (If No Address):_____

Applicant Info: (If a Business Please Provide Information for Authorized Representatives)
Name of Applicant:_____
Name of Authorized Representative:_____
Billing Address:_____ City/State:_____ Zip:_____
Telephone Numbers: Work: _____ Home:_____ Cell:_____

Drivers License Number (or) _____
Social Security Number (or) _____
Other I.D. (If above not available)_____

Name of Employer:_____
Employer Address:_____ City/State:_____ Zip:_____
Employer Telephone: _____

Previous Home Address:_____ City/State:_____ Zip:_____
How Long at Previous Address? _____ Yrs. _____ Months

If there is anyone other than yourself who is authorized to be contacted and/or make decisions concerning utility service please list this person(s) name, their relationship (relative, employee, etc.) to you, and their contact numbers.

Name: _____
Relationship: _____
Contact #s: _____Wk _____ Hm _____Cell

In the event of an emergency, planned service interruption or discontinuance of service for nonpayment, is there anyone you wish to be contacted should the District not be able to contact you for any reason? If so, please list the emergency contact's name, their relationship to you and their contact numbers:
Name: _____
Relationship: _____
Contact #s: _____Wk _____ Hm _____Cell

If the service address is a rental property, below please provide the name of the owner, the owners address and contact number

Owner Name: _____
Owner Address:_____
_____
_____
Contact #s: _____Wk_____Hm_____Cell

NOTE: The Customer or authorized representative of a Customer must be present when service is turned on. This requirement is to help prevent possible water damage from faucets, etc. accidentally left in the open position. If District personnel are unable to turn the water on because of water registering at the meter and you or your authorized representative were not present at the initiation of service, additional charges may be applied to your account for rescheduling at another time. Additionally, when service is turned on, please have the District's personnel point out the location of the Shut-Off Valve and remember the location of same for your future use. Below, please indicate the best time to establish service when someone will be present at the service address which time the District will endeavor but not guarantee to accommodate: _____.

PROSPECTIVE CUSTOMERS ARE ADVISED THAT IN ADDITION TO A MONTHLY USAGE FEE FOR IRRIGATION QUALITY WATER SERVICE, THERE MAY BE ADDITIONAL FEES CHARGED TO ESTABLISH A UTILITY CONNECTION TO THE SERVICE ADDRESS, TO INSTALL A METER BOX AT THE SERVICE ADDRESS, AND OTHER CHARGES AND FEES IMPOSED IN CONNECTION WITH OTHER MISCELLANEOUS SERVICES PROVIDED BY THE DISTRICT WHICH SHALL BE BILLED AND PAID IN ACCORDANCE WITH THE 'POLICY MANUAL FOR IRRIGATION UTILITY' ADOPTED BY THE DISTRICT'S BOARD OF SUPERVISORS. A COPY OF THIS MANUAL SHOULD BE PROVIDED UPON PAYMENT OF THE APPLICATION FEE AND SHOULD BE READ AND UNDERSTOOD FULLY BEFORE ENGAGING THE DISTRICT'S UTILITY SERVICES.

APPLICANT'S SIGNATURE: _____

CO-APPLICANT'S SIGNATURE: _____
If Married Spouse must sign as Co- Applicant

DEVELOPER CONNECTION APPLICATION FORM

THIS SECTION IS FOR DISTRICT PERSONNEL USE ONLY

Application Date _____ Time _____AM/PM

Application Fee Paid: $_____ Meter Install Fees Paid: $_____ Meter Size: _____
Date Paid:_____ Date Paid:_____
Check #:_____ Check #:_____

TOTAL AMOUNT DUE: $_____

District Account # Given:_____
Anticipated Service Turn On Date:_____

Name of Person Taking Application:_____
Name of Person Receiving Payment:_____

Service Address:_____
Lot # or Legal Description (If No Address):_____

Applicant Info: (If a Business Please Provide Information for Authorized Representatives)
Name of Applicant:_____
Name of Authorized Representative:_____
Billing Address:_____ City/State:_____ Zip:_____
Telephone Numbers: Work:_____ Home:_____ Cell:_____

Approximate Occupancy Date(s): _____
Type of Structure: _____
Type of Use: Single-Family: _____ Multi-Family: _____
Commercial: _____ Other: _____
Number of Buildings: _____ Sq. Ft. per build./unit: _____
Number of Units: _____ Potable Meter Size: _____
Lot Acreage: _____ Irrigation Meter Size: _____

Applicable ERCs for Service: _____
Please refer to the District's Water Utilities Policy Manual for assistance with ERC Computation.

If you are applying on behalf of the owner or leaseholder of the service address, below please indicate the name, addresses and contact numbers for the owner and leaseholders and attach sufficient documentation to this application evidencing your right to apply to connect service to the service address including a copy of the lease if applicable:

Owner Name: _____
Owner Address: _____
_____
_____
Contact #s: _____ wk _____ hm _____ cell

Lessee Name: _____
Lessee Address: _____
_____

_____

Contact #s: _____ wk _____ hm _____ cell

PROSPECTIVE DEVELOPERS ARE ADVISED THAT ALL SERVICE CONNECTIONS SHALL BE INSPECTED AND APPROVED BY BOTH THE LAKE COUNTY BUILDING DEPARTMENT AND THE DISTRICT AND THAT AT LEAST 48 HOURS NOTICE OF DESIRED INSPECTION TIME MUST BE GIVEN TO THE DISTRICT IN ORDER TO ACCOMMODATE SAME. FURTHER, IN ADDITION TO A CONNECTION FEE TO ESTABLISH A UTILITY CONNECTION TO A SERVICE ADDRESS, THERE MAY BE ADDITIONAL FEES CHARGED TO INSPECT A CONNECTION, FOR REVIEW OF PLANS, TO INSTALL A METER BOX AND OTHER CHARGES AND FEES IMPOSED IN CONNECTION WITH OTHER MISCELLANEOUS SERVICES PROVIDED BY THE DISTRICT WHICH SHALL BE BILLED AND PAID IN ACCORDANCE WITH THE 'POLICY MANUAL FOR IRRIGATION UTILITY' ADOPTED BY THE DISTRICT'S BOARD OF SUPERVISORS. A COPY OF THIS MANUAL SHOULD BE PROVIDED UPON PAYMENT OF THE APPLICATION FEE AND SHOULD BE READ AND UNDERSTOOD FULLY BEFORE ENGAGING THE DISTRICT'S UTILITY SERVICES.

APPLICANT'S SIGNATURE:_____

CO-APPLICANT'S SIGNATURE:_____

INSERT TABLE A-1

Wellness Ridge Community Development District
Fiscal Year 2026
Proposed Irrigation Rate Schedule

User Rates, Fees & Charges		FY 2026 Proposed Irrigation
Monthy Base Charge (1)		
SFD 60	$	9.74
SFD 50	$	9.74
SFD 41 FL	$	9.74
SFD 40 RL	$	9.74
SFD 32 RL	$	9.74
TH 25 RL	$	2.44
TH 22	$	2.44
Common Areas	$	9.74
Usage Charge Per 1,000 Gallons (Per Customer Dwelling Unit/Lot Size):		
Block 1	$	2.56
Block 2	$	6.40

Usage Block Allowances by Customer Type/Lot Size (gallons)

Customer Type / Lot Size	Block 1	Block 2
Single-Family Residential (SFR) per Dwelling Unit		
SFD 60	0 - 4,300	Above 4,300
SFD 50	0 - 3,300	Above 3,300
SFD 41 FL	0 - 2,700	Above 2,700
SFD 40 RL	0 - 2,600	Above 2,600
SFD 32 RL	0 - 2,400	Above 2,400
Townhomes (TH) per Dwelling Unit (2)		
TH 25 RL	0 - 1,500	Above 1,500
TH 22	0 - 1,500	Above 1,500
Non-Residential		
Common Areas	All Flow	N/A

Wellness Ridge Community Development District
Fiscal Year 2026
Proposed Irrigation Rate Schedule

Miscellaneous Fees and Charges	Fee
Application Fee	
Developer/Builder	$ 50.00
Customer	$ 25.00
Meter Installation Fee	
3/4 inch Irrigation Meter	$ 650.00
1 inch Irrigation Meter	$ 850.00
Above 1 inch Irrigation Meter	Actual Cost (3)
Turn-On/Turn Off Fees	
Normal Business Hours	$ 135.00
After Hours	$ 295.00
Re-read Meter Fee / Leak Detection Fee	$ 140.00
Meter Accuracy Test Fee (4)	$ 380.00 + Cost
Missing or Damaged Equipment Fees	
Padlock	$ 20.00
Locking Device	$ 20.00
Meter, any other than hydrant	Actual Cost (5)
Meter Box - Lid Replacement	$ 30.00
Meter Box - Full Replacement	$ 155.00
Hydrant Meter	$ 500.00 + est. use
Late Payment Fee	$15.00 or 1.5% of outstanding balance, whichever greater
Dishonored (Returned) Check Fees	
Checks up to $50.00	$ 25.00
$50.01 to $300.00	$ 30.00
$300.01 to $800.00	$ 40.00
$800.01 and over	5% of face value of check
Illegal Connection/Meter Tampering (6)	
First Offense	$ 980.00 + est. usage
Repeat Offense	$ 2,000.00 + est. usage

Notes:

(1) Billed per customer or dwelling unit.

(2) Master-Metered connection Block Allowance are multiplied by number of dwelling units per master-metered connection.

(3) 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 irrigation meter installation all as determined by the District.

(4) 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.

(5) For 3/4-inch and 1-inch meters based on meter installation fees above. For meters greater than 1-inch based on 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 irrigation meter installation all as determined by the

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

SECTION IV

Wellness Ridge Community Development District

IRRIGATION WATER RATE STUDY

DRAFT REPORT

SEPTEMBER 2025

WILLDAN

200 South Orange Avenue, Suite 1550
Orlando, FL 32801

Phone: 407.872.2467 | Fax: 888.326.6864
www.willdan.com

September 8, 2025

Mr. George Flint, Wellness Ridge CDD District Manager
Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Subject: Irrigation Rate Study (DRAFT)

Dear Mr. Flint,

WILLDAN FINANCIAL SERVICES is pleased to submit the Irrigation Rate Study (Study) to Wellness Ridge Community Development District (District) for your consideration. Willdan has completed the Study of the District's Irrigation rates and charges as well as the development of five-year projected operating results. A summary of the analyses, assumptions, and conclusions are set forth in this Study.

We appreciate the opportunity to be of service to the District in this matter. In addition, we would like to thank you and the other members of the District staff for the valuable assistance and cooperation provided during the preparation of the Study. We look forward to collaborating with you on future projects and continuing a successful professional relationship.

Respectfully Yours,

WILLDAN FINANCIAL SERVICES

Tara Hollis

Tara Hollis, CPA, CVA, MBA
Principal Consultant

Table of Contents

Table of Contents

Tables

Figures

Report

Section 1 - Introduction

1.1. General

Wellness Ridge Community Development District (the "District") retained Willdan Financial Services ("Willdan") to prepare an irrigation rate study (the "Study") to develop irrigation monthly user rates as well as miscellaneous charges for the irrigation system. As part of this Study, Willdan was to prepare a cost-of-service analysis of the irrigation system (the "Utility") that is currently under construction in the District. Properties within the District currently receive irrigation water service from the City of Clermont. However, once the District's irrigation system is complete, properties within the District will be provided with irrigation water service from the District. It is anticipated that the new District irrigation system will be in operation by November 1, 2025. This report details the results of the analyses for the forecast period, fiscal year (FY) 2026 through FY 2030 (the "Projection Period"), the results of which are presented in this Study Report.

1.2. Goals and Objectives

Prior to commencement of this Study, Willdan met with the District's staff to discuss and identify the goals and objectives of the Study and to review a preliminary data request. The primary goals and objectives of the Study are to develop monthly rates for the District's Irrigation System based on full cost recovery principals that result in: (i) water conservation in compliance with the District's Consumptive Use Permit (CUP); (ii) just and equitable rates; (iii) operating revenues sufficient to meet the projected fiscal requirements of the irrigation system; and (iv) are administratively compatible and publicly understandable.

The Study, to the extent practical, utilizes a cost-of-service approach to establish user rates and charges based on the needs of the community and the Utility. The Study, pursuant to available data: (i) identifies the number of customers and associated service characteristics; (ii) delineates fiscal requirements by rate and functional activity; and (iii) identifies the appropriate levels of rates and charges based on the assumed Test Year ending September 30, 2026.

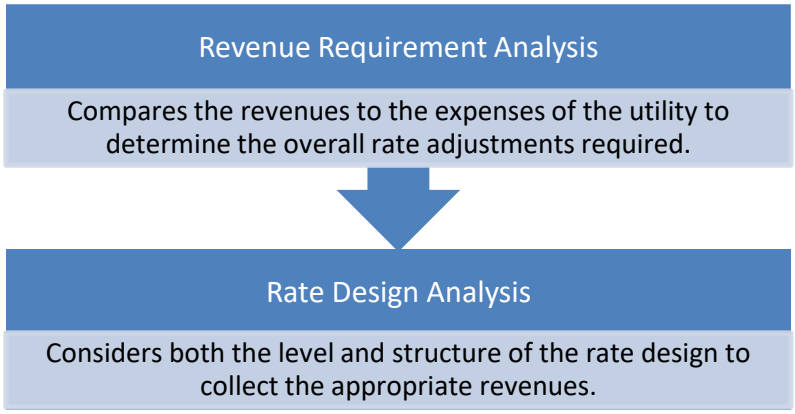
1.3. Overview of the Rate Study Process

The Study develops an irrigation financial plan for the upcoming 5-year planning period and includes the development of rates through a cost-of-service and rate design analysis. Utility rates must be set at a level such that operating, maintenance, debt and capital expenses are funded with the revenues received from customers. This is a significant point, as insufficient revenues can lead to unacceptable service levels and inadequately maintained facilities. Therefore, a rate study typically consists of the following interrelated components:

- **Financial Planning/Revenue Requirement Analysis**: Creates a five-year plan to support an orderly, efficient program of on-going maintenance and operating costs, capital improvement

and replacement activities, debt financing, and retirement of outstanding debt. In addition, the plan should fund and maintain appropriate reserve balances based on industry standards, as well as the Utility Systems' fiscal policies and specific needs.

- **Rate Design**: Develops an equitable fixed/variable schedule of rates for the Utility System's customer base. The balance of fixed and variable charges considers the need for a stable revenue source (the fixed charge) and the variable component of the rate structure such that customers placing higher costs on the system (through higher water use) incur a higher bill reflective of their capacity impact on the system.



This Study utilizes generally accepted ratemaking principles and standards established by industry experts such as the American Water Works Association (AWWA) in its "M1 - Principles of Water Rates Fees and Charges". The principles established by this entity is used as a guideline in the development of the proposed rates for irrigation.

1.4. Computer Rate Model

In addressing the Study needs, a Microsoft Excel-based comprehensive rate model was developed and utilized. The computer rate model has the capability to analyze and project the salient attributes and criteria associated with the review and development of comprehensive rates, including but not limited to customer statistics, operating and capital budgets, fiscal requirements, proforma statements, and utility fund balances. The computer model is a dynamic tool that was also used to identify the effects of various alternatives with respect to changes in fiscal requirements, customer growth, rate structure modifications, and rate adjustments on user rates and operating results.

1.5. Report Layout

This Rate Study presents an overview of the rate-making concepts employed in the development of the analysis contained herein. The analysis is followed by a discussion of the data, assumptions and results associated with each component of the analysis. Finally, appendices with detailed

exhibits are presented for further investigation into the data, assumptions and calculations which drive the results presented in this Rate Study. The report is organized as follows:

Section 1 – Introduction

Section 2 – Overview of Utility Rate-Making Principles, Processes, and Issues

Section 3 – Customer Statistics

Section 4 – Fiscal Requirements

Section 5 – Rate Structure Design and Adjustments

Section 6 – Projected Operating Results and Proposed Rates

Section 7 – Miscellaneous Charges

Section 8 – Findings, Conclusions, and Recommendations

Exhibits

1.6. Reliance on Data

During the course of this project, the District (and/or its representatives) provided Willdan with a variety of technical information, including current and projected cost data. We relied on this data in collaboration with the District on the formulation of our findings and subsequent recommendations, as well as in the preparation of this report. The results of our recommendations for optimum rate strategies are based on this information, however; there will be differences between actual and projected data, as they are based on the best available data and assumptions at the time of analysis.

Section 2 - Overview of Utility Rate-Making Principles, Processes, and Issues

2.1. Introduction

The Rate Study utilized generally accepted rate-making principles which resulted in the development of rates and charges which are projected to: 1) generate sufficient revenue to meet the financial requirements of the Utility and 2) meet the rate design goals of the Utility. A discussion of some of the key principles of rate-making, and how the processes employed herein are guided by those principles, is presented below.

2.2. Discussion of General Rate-Making Principles

While the individual rates for utility systems may vary based on a variety of factors, the development of rates should, for the most part, be consistent with general rate-making principles set forth in utility rate-making practice and literature. The principle by which rate practitioners are guided is that rates designed for any utility should strike a reasonable balance between several key principles. In general, rates designed should:

- Generate a stable rate revenue stream which, when combined with other sources of funds, is sufficient to meet the financial requirements and goals of the Utility;
- Be fair and equitable – that is, they should generate revenue from customer classes which is reasonably in proportion to the cost to provide service to each customer class;
- Be easy to understand by customers; and
- Be easy to administer by the Utility.

Striking the appropriate balance between the principles of rate-making is the result of a detailed process of evaluation of revenue requirements, and how those revenue requirements translate into the rate design alternatives which most closely meet the specific objectives of the individual utility under the circumstances in which the utility operates.

2.3. Revenue Sufficiency Process

In order to develop rates and charges which generate sufficient revenue to meet the fiscal requirements of the utility, a determination of the annual rate-revenue required must be completed. This rate-revenue, combined with other sources of funds, is evaluated to determine whether the total revenue is sufficient to meet those fiscal requirements. This process is typically referred to as a Revenue Sufficiency Analysis.

The process employed in the Revenue Sufficiency Analysis results in the identification of revenue requirements of the system, such as operating expenses, capital expenses (minor and major), debt service expense (including a provision for debt service coverage), transfers out and the maintenance of both restricted and unrestricted reserves at appropriate levels. These revenue

requirements are then compared to the total sources of funds during each year of the Projection Period to determine the adequacy of projected revenues to recover projected revenue requirements. To the extent that the existing revenue stream is not sufficient to meet the annual revenue requirements of the system, a series of rate revenue increases are calculated which would be required in order to provide sufficient revenue to meet those expenditure needs.

Section 3 - Customer Statistics

3.1. General

The purpose of this Study is to establish an equitable and financially sustainable rate structure for the District's irrigation services. The analysis is designed to ensure that user charges recover the full cost of providing service, meet projected revenue requirements, and allocate costs fairly among customer classifications in accordance with industry standards and applicable statutory provisions. The methodology relies on documented historical usage, projected demand patterns, and the District's planned service area buildout.

This Study is founded on a comprehensive evaluation of the District's current and anticipated customer base, along with associated usage characteristics. Based on the approved development plan, the District will provide irrigation services primarily to Single-Family Residential Dwellings (SFD) and Townhome (TH) properties. The SFD classification comprises five standard lot sizes, defined by front footage, while the TH classification comprises two standard lot sizes. Irrigation service will also be extended to the Homeowners' Association (HOA) and common areas.

Metered usage data for existing customers was obtained from the City of Clermont. Upon commissioning of the District's irrigation system, these customers will be transferred to the District's service area. Historical metered and billable flows for this customer base serve as the primary determinants in developing monthly user rates and charges, and they establish the foundation for forecasting future irrigation system revenues.

The customer and flow analysis presented herein is limited to classifications directly impacted by the proposed rates, namely, general service (retail) irrigation customers currently subject to charges for such service. For the purposes of this Study, these customers and their associated demand volumes represent the revenue-generating base upon which the proposed rate structure is applied.

3.2. Customer Billing Analysis

For the purposes of this study, irrigation usage records were compiled for each existing customer meter for the period from May 2024 through May 2025. The billing data was analyzed to assess the composition of the existing customer base and to identify representative usage patterns across classifications.

In addition to the historical consumption review, District staff and the Utility Engineer prepared projections of average irrigation demand based on the typical irrigable square footage associated with each parcel type and lot size. These projections reflect the District's development plan and CUP allowances and were refined through discussions with District staff and the Utility System Engineering team to ensure accuracy and applicability to planned service conditions. These

projections are based on the District's CUP allowances being approved at a minimum of 93,492,764 gallons per year and are exclusive of any customer swap agreements.

Based on these inputs, the irrigation system is expected to provide service to the following identifiable customer classifications:

- Single-Family Residential
  - SFD 60
  - SFD 50
  - SFD 41 FL
  - SFD 40 RL
  - SFD 32 RL
- Townhomes
  - TH 25 RL
  - TH 22
- Non-Residential HOA/Common Areas

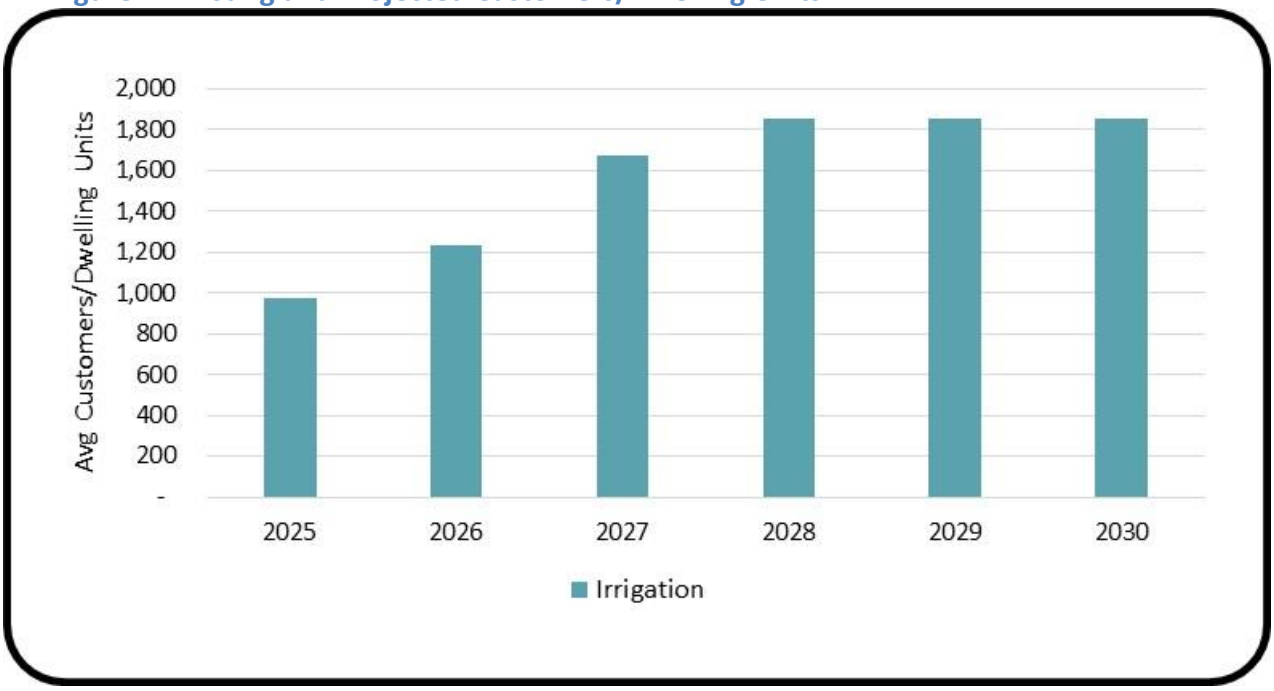
Each customer classification exhibits consistent physical and usage characteristics that form the basis for an equitable allocation of system costs. Under the current system configuration, SFD parcels are projected to be individually metered, while TH parcels will be master-metered with an assigned number of dwelling units per master meter for billing purposes.

3.2.1 Customer Accounts and Dwelling Units

For the District's irrigation system, a customer account represents a connection to the system, irrespective of meter size. For each account, the number of dwelling units receiving irrigation service through that connection is also identified.

Historical customer data was analyzed to establish growth trends for each customer classification. These trends were then applied to project the average number of accounts and dwelling units by customer type for the Test Year and for each subsequent year of the Projection Period. The existing and projected average customer accounts are summarized in **Figure 1**.

Figure 1. Existing and Projected Customers/Dwelling Units



The District has experienced positive customer growth. For the projection period, the District anticipates an average of approximately 45 new home connections per month, continuing through buildout, which is projected to occur in FY 2028. Based on current economic indicators in the southeastern real estate market, recent development activity within the District, and discussions with District staff regarding anticipated construction schedules, the projected rate of growth is consistent with recent historical trends observed in the District's customer data and is considered a reasonable basis for long-term financial and operational planning.

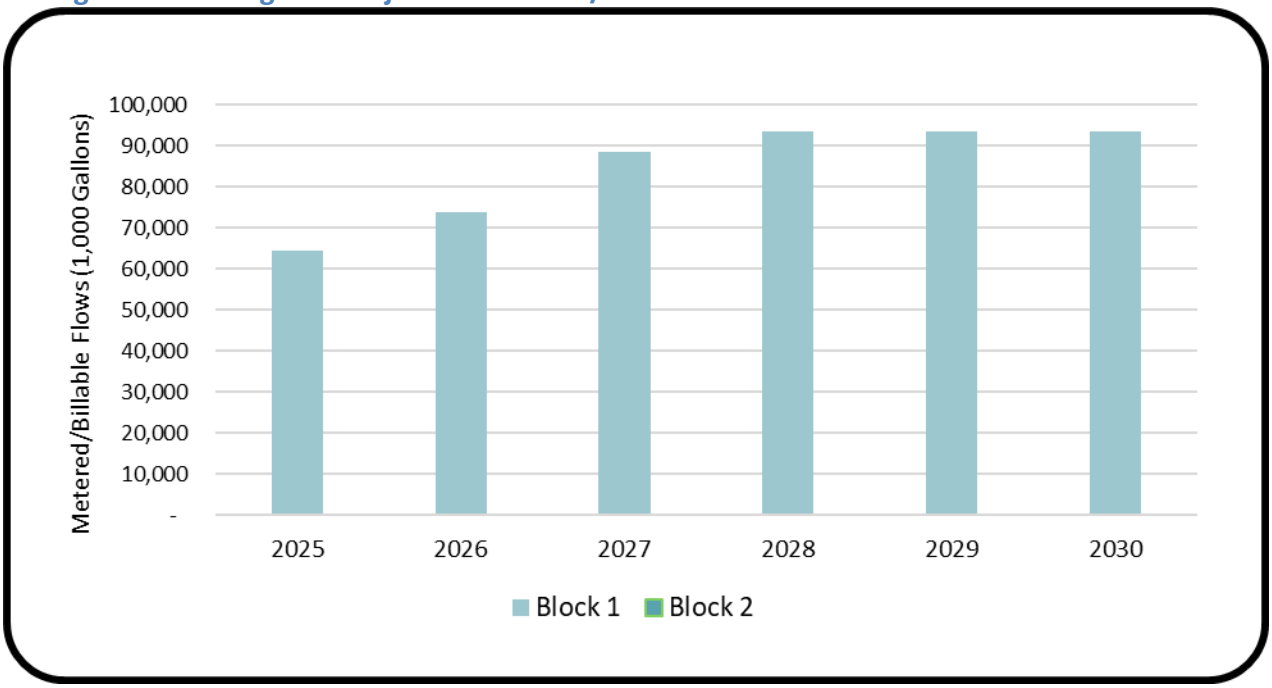
These assumptions are embedded in the rate study's financial projections and are reflected in the customer counts illustrated in the preceding graph.

3.3. Metered/Billable Flow Projections

The customer and billing data, combined with calculated irrigable areas by parcel type, formed the basis for determining total metered flow and allocating that flow among the various customer classifications and lot types. This analysis was used to estimate the average flow per customer or lot rounded to the nearest 100 gallons.

Historical trends indicate that these statistical relationships should remain relatively stable from year to year. Accordingly, the results of this analysis are considered reliable indicators for projecting future customer usage. The projected revenue-generating irrigation flows are presented in **Figure 2**. Note, for purposes of this analysis and rate design, it is assumed that all flows will be in Block 1, with Block 1 limits being set at the level of the proposed CUP allowances.

Figure 2. Existing and Projected Metered/Billable Flows



3.3.1 Summary of Customer Analysis

Historical billing data and information from the Utility Engineer was analyzed to identify growth trends and to forecast future system customers. Forecasting both the number of customer accounts/dwelling units and the associated metered/billable flows is essential, as these are the primary components used to estimate annual revenues for each year of the projection period.

The projected customer accounts and corresponding billable flows are detailed in **Table 1**. These projections serve as a key input to the revenue calculations and financial forecasts presented in the subsequent sections of this report.

Table 1. Projected Customers and Metered/Billable Flows

Description	Projected for Fiscal Year					
	2025	2026	2027	2028	2029	2030
AVERAGE CUSTOMERS/DWELLING UNITS						
SFD 60	53	72	100	108	108	108
SFD 50	336	472	646	684	684	684
SFD 41 FL	84	129	198	221	221	221
SFD 40 RL	108	133	163	169	169	169
SFD 32 RL	149	163	203	228	228	228
TH 25 RL	98	98	98	98	98	98
TH 22	141	161	262	343	343	343
Common Areas	1	1	1	1	1	1
Total Average Customers (Dwelling Units)	**970**	**1,229**	**1,671**	**1,852**	**1,852**	**1,852**
BILLABLE FLOW (1,000 Gallons)						
Block 1 **(1)**	64,624.80	67,826.00	88,468.80	93,496.80	93,496.80	93,496.80
Block 2 **(1)**	-	-	-	-	-	-
Total	**64,624.80**	**67,826.00**	**88,468.80**	**93,496.80**	**93,496.80**	**93,496.80**

Note: (1) See Section 5 of the report for block allowances per customer/lot type. Based on 11 months of operations in FY 2026.

Section 4 - Fiscal Requirements

4.1. General

Fiscal requirements can generally be separated into three primary categories consisting of: (i) operating and maintenance expenses (O&M); (ii) debt service; and (iii) other needs and transfers. O&M expenses consist of those reoccurring expenses associated with labor, materials, supplies, services, etc. that are required to manage and operate the system while maintaining a dependable and desirable level of service. O&M expenses consisting primarily of labor, materials, supplies, utilities, and contract services are directly related to the level of service provided to customers and therefore, are appropriately recovered through the user rates and charges. Debt service is the principal and interest on bonds, loans, or other debt instruments and pledged security of the debt instruments and is allocated to the net rate requirement together with other sources of payments based on the pledged security of the debt instrument. Other needs and transfers, also referred to as below-the-line-items, include expenses and costs not associated with O&M expenses or debt service and can include such items as capital needs from rates, transfers in lieu of taxes, Renewal and Replacement requirements and/or other funding per covenants in resolutions adopted pursuant to outstanding bond issues.

The fiscal requirements of the utility system to be recovered through the monthly irrigation rates consist of the net amount of O&M expenses and other requirements after deduction of other budgeted non-user rate revenue sources. The net fiscal requirements, which are the fiscal requirements less non-user rate revenue sources such as interest income, transfers from other accounts, and miscellaneous charges, associated with the Test Year were identified using a budget developed by District staff for Fiscal Year 2026. For purposes of this Study, the Test Year is assumed to be FY 2026 with rates proposed for FY 2026 through FY 2030 (the "Projection Period").

The Test Year net fiscal requirements were developed with consideration of: (1) findings on existing and projected customers and development; (2) analysis of past and current O&M expenses for similarly sized systems, (3) necessary transfers; and (4) conversations with District staff.

The development of the net revenue requirements associated with the Budget, as adjusted, is summarized in **Exhibit 1** at the end of this Report.

4.2. Projected Fiscal Requirements

The projected Test Year revenue requirements, as well as the requirements for the remaining years of the Projection Period are estimated by utilizing the adjusted Budget as a basis and making annual escalation adjustments for each line-item in accordance with historical cost

escalation trends, as well as assumed future activities and events that may impact the utility system. Such projections include increasing applicable O&M expenses by inflationary and/or customer growth factors depending upon the nature of the expense, utilizing actual debt service requirements as provided in the applicable debt service schedules if any, using capital outlay estimates as provided by the District, and tying non-operating transfers to revenues or O&M expenses as applicable.

Projections of the net fiscal rate requirements for fiscal years 2027 through 2030 reflect the anticipated impacts of inflation and increases in labor and supply costs. To address these items subject to changes, escalation factors were developed and applied for each adjusted budget line item as shown on **Exhibit 1**. This process results in fiscal requirements that reasonably reflect probable future expenditures. The Test Year revenue requirements that are used for developing the user rates proposed herein are provided in **Table 2**.

Table 2. Test Year Revenue Requirements: FY 2026

Description	Amount
Expenses	
Operating and Maintenance Costs	$ 231,734
Transfer to Capital Reserves	20,000
Gross Revenue Requirement	**$ 251,734**
Less: Other Revenues	-
Net Revenue Requirement	**$ 251,734**
Add: Contingency Adjustments	$ 25,173
Adjusted Net Revenue Requirement	**$ 276,907**

In the preparation of this Study, certain assumptions were made with respect to conditions which may occur in the future. While it is believed that the assumptions are reasonable for the purpose of this Study, they are dependent upon future events and actual conditions may differ from those assumed. In addition to the projections, estimates, and studies, certain information and assumptions provided or prepared by others have been used and relied upon. While believed to be reasonable for the purpose of this Study, no further assurances with respect thereto are offered, other than for the purpose of this Report. To the extent that actual conditions differ from those assumed herein or from information or assumptions provided or prepared by others, the actual results will vary from those estimated and projected herein. Such projections are, therefore, subject to adjustment and there are no assurances that the projections will be realized.

The principal considerations and assumptions used in projecting the operating results include the following:

1. Projected Fiscal Requirements for the 5-year projection period are based on proposed FY 2026 budget developed by District staff with adjustments as appropriate based on historic trends and discussions with District Staff. These requirements include escalation factors for customer growth, inflation, labor, supply costs, etc. These escalation factors were applied at a detailed level to obtain the net fiscal requirements and proforma presented at the end of this Study. In general:

    a. The Rate Revenue/Customer Growth Factor has been applied to revenues for the projection period.

    b. The Labor Escalator, which is higher than general inflation due to a combination of anticipated benefit and merit adjustments, has been applied to employee costs for the projection period.

    c. Certain O&M costs, such as chemical, gas/oil, etc., anticipated to grow according to customer growth and inflation, were escalated using the Customer Growth/Inflation Factor.

    d. Other O&M costs, such as professional services and auditing, were escalated using the General Inflation escalator.

    e. Supplies and the repair and maintenance portion of O&M costs were escalated by the Supplies/Repairs & Maintenance escalator.

2. Reserves, or working capital, are funds set aside for cash flow requirements, financial needs, capital project funding, or to comply with legal/debt service covenants. Maintaining adequate reserves is an important consideration in developing a long-term financial management plan for utility/enterprise funds. These reserves act as a margin or buffer in order to meet short-term cash flow requirements of the fund/utility while minimizing the risk associated with financial obligations, operational costs, and capital requirements in the event that near-term events differ from the budgeted expectations. For the purposes of these projections, the Utility System is targeting to maintain a minimum reserve fund of 90-days cash on hand to cover operating expenses.

3. Additionally, the District is targeting a capital reserve fund balance of $650,000 at the end of the first 10 years of operation of the irrigation system. In order to minimize initial rates at the start-up of the irrigation system, the projections include phasing-in transfers to the capital reserve fund in the first few years of operation to allow for additional customer connections to come online. The projections include an initial transfer in FY 2026 of $20,000 increasing to $80,000 per year by FY 2030.

Section 5 - Rate Structure Design and Adjustments

5.1. General

Rate structure design represents that portion of the Study whereby the rate and charge components for each customer class are established to provide for equitable recovery of the net fiscal requirements consistent with the previously discussed criteria together with the regulatory guidelines/policies of the District and the State of Florida.

Cost of service principles suggest that the fixed costs associated with the net fiscal requirements be recovered through the fixed rate component (Base Charge), whereas variable costs be recovered through the Usage Rates. However, with fixed costs far exceeding 50 percent of the total costs and community standards suggesting that the costs for basic services be maintained at minimum levels, it is not always practical to set the Base Charge on the relation of fixed and variable costs. Prudent practice suggests that certain levels of the fixed costs can be equitably recovered through the variable component (Usage Rates).

Additionally, local government policies suggest that the rate structure components to the extent possible and practical should be:

- Administratively simple, understandable, and easily implemented;
- Equitable among customer classes, taking into consideration the cost of service for each individual customer class;
- Designed to encourage the most efficient use of the District's assets and other resources and discourage unnecessary or wasteful use of service and commodity;
- In compliance with applicable requirements of local, state, and federal regulatory authorities that have jurisdiction; and
- In compliance with all applicable statutory requirements.

Several other considerations that have an effect on the designs of the rate structure components are: (i) revenue stability; (ii) revenue sufficiency; (iii) satisfaction of applicable debt covenants, if any; (iv) historical rate structures; and (v) the policies of those responsible for the management and operation of the District and its capital facilities.

5.2. Cost Component Allocations

In order to design rates to recover expenses on a cost basis, it is necessary to further allocate system costs to the various rate structure components proposed herein. The irrigation utility costs are commonly classified into two categories for generally accepted ratemaking purposes.

These cost categories include 1) availability costs (i.e., fixed or capacity-related costs); and 2) variable or flow-related costs. A general basis for the assignment of the net revenue requirements is as follows:

1. Availability Costs (Monthly Base Charge) - The costs incurred to establish a state of readiness to serve and maintain an irrigation system capable of meeting the total combined capacity demands of the customers. Such costs are generally fixed in nature and typically include portions of the operating expenses (especially labor costs), certain capital expenditures, and other costs that do not vary materially with the quantity of flow or cannot be designated specifically as variable costs. These costs may also be related to contractual obligations such as debt service payments that must be fulfilled whether or not the system operates.

2. Variable Costs (Usage Rates) - Those costs that vary substantially or directly with the amount of service provided. Common variable costs include flow or service-related items such as chemicals, electricity, maintenance, and certain other portions of the budgeted operating expenses.

The rate category criteria described above are generally applied to the individual cost items in the budgeted revenue requirements in order to allocate the costs to each rate component. These allocations are then utilized as a basis to further develop the user rates and charges.

It should be noted that strict allocations pursuant to the cost criteria or rate components can often result in an unreasonably high monthly base charge since many of the utility costs are inherently fixed in nature. Therefore, in designing the utility rates, certain considerations are made with regard to ratemaking allocations in order to more uniformly provide reasonable and acceptable levels for each rate component.

While providing for such considerations may result in rate components that vary from the strict cost of service application, the objectives of cost recovery and equity are maintained. The other ratemaking considerations are detailed in the rate calculation sections later in the Report.

The allocation of the net revenue requirements to the rate/cost components is summarized in **Table 3**.

Table 3. Allocation of Revenue Requirements

Rate/Cost Component	Amount
Availability Component (Monthly Base Charge)	$ 110,763
Volume Component (Usage Charge)	166,144
Total Fiscal Requirements	$ 276,907

Summary of Customer Analysis

As previously described, the historical billing data was utilized to estimate growth trends that are used to project the system customers in the future. A projection of future customers and metered flows is necessary since these are the primary components utilized in estimating the revenues each year of the Projection Period. The projected customer accounts and billable flows, after taking into account the rate structure modifications described in this section, were provided previously in **Table 2**.

5.3. Rate Design

5.3.1 General

Historical billing data and data provided by the Utility Engineer was analyzed to identify growth trends and to forecast future system customers. Forecasting both the number of customer accounts/dwelling units and the associated metered/billable flows is essential, as these are the primary components used to estimate annual revenues for each year of the projection period.

This section includes the development of cost-of-service rates to go into effect once the District irrigation system is in operation, which is assumed to be on or before November 1, 2025.

The proposed irrigation rates are comprised of two rate components consisting of a monthly service availability charge and volumetric rates. The proposed monthly service availability charge is based on the customer type and the volumetric rates are charged per 1,000 gallons of metered usage. As previously addressed, this type of rate structure meets the District's objectives and provides a reasonable allocation of the cost among the various customer classes pursuant to the demand and usage characteristics determined for each customer type and lot size.

The methodology used to calculate the rates proposed herein involves identifying the test year rate determinants and then allocating the net fiscal requirements based on the appropriate rate determinant.

5.3.2 Rate Components

The base charge for irrigation service will be established as a flat rate per dwelling unit for Single-Family Residential Dwelling (SFD) customers. For Townhome (TH) customers, the base charge will be assessed as a fraction of a dwelling unit (0.25 per dwelling unit), reflecting typical multi-family billing practices where individual units have lower irrigation demand compared to single-family lots. This approach ensures that charges are proportionate to the anticipated usage for each customer type while maintaining consistency and equity across the system.

In addition to the base charge, customers will incur charges based on actual irrigation water usage, measured through metered flows. The combination of the flat base rate and the volumetric usage charge ensures that each customer contributes fairly to the fixed costs of

maintaining the system while also paying proportionally for the water they use. This rate structure promotes equity among customer classes and provides an incentive for efficient water use, particularly for customers with larger irrigable areas or higher consumption.

To encourage responsible irrigation practices, maintain equity among customers, and comply with the irrigation usage allowances in the District's CUP, irrigation block allowances are recommended based on lot size. Each property will receive a set volume of water specifically for irrigation, scaled to the size of the lot. Larger lots require more water to maintain landscaping, while smaller lots require less. Allocating irrigation water proportionally encourages efficient outdoor water use, accommodates different property types, and helps align overall demand with conservation goals and regulatory limits. Additional measures may be required if customers exceed the CUP limitations.

The proposed block allowances are presented in **Table 4**, with all usage rounded to the nearest 100-gallon increment. As Townhomes will be provided service through master-metered connections with the bill being allocated to all dwelling units on the master-meter, the usage allowances for TH parcels will be the standard for all TH dwelling units regardless of lot size. The proposed usage block allowances have been developed based on information provided by the Utility Engineer.

Table 4. Retail Irrigation Proposed Block Allowances

Customer Type / Lot Size	Block 1	Block 2
Single-Family Residential (SFR) per Dwelling Unit		
SFD 60	0 - 4,300	Above 4,300
SFD 50	0 - 3,300	Above 3,300
SFD 41 FL	0 - 2,700	Above 2,700
SFD 40 RL	0 - 2,600	Above 2,600
SFD 32 RL	0 - 2,400	Above 2,400
Townhomes (TH) per Dwelling Unit		
TH 25 RL	0 - 1,500	Above 1,500
TH 22	0 - 1,500	Above 1,500
Non-Residential		
Common Areas	All Flow	N/A
Note: (1) Master-Metered connection Block Allowance are multiplied by number of dwelling units per master-metered connection.		

5.4. Test Year Rate Determinants

The level of rates and charges for each component of the irrigation rate structure requires identification of determinants associated with each rate structure component and customer class/lot size. This was accomplished by utilizing customer characteristics and the rate structure usage allowances discussed previously. The determinants developed for this Study, and discussed below, are based on consideration of: (i) the number of accounts; (ii) the inclining block

criteria; (iii) elasticity of demand/reliability considerations; and (iv) billable flows identified for the Test Year. For this analysis, the Test Year is assumed to be FY 2026.

Customer Base Charge Determinants – Determinants for the Customer Base Charge consist of the average number of accounts and dwelling units for the Test Year. The accumulation of the accounts shown in **Table 5** below as adjusted for customer growth.

Volumetric Rate Determinants – The rate determinants utilized in the development of the volumetric rates, pursuant to the methodology previously discussed, consists of the amount of billable irrigation flow as adjusted to account for: (i) the inclining block rates (the rate determinant factor) and (ii) anticipated elasticity resulting from the rate structure modifications and rate adjustments (the reliability factor). More specifically, the incremental factors represent the degree of increase applied to the initial block (Block 1) resulting in the monetary amount associated with each successive block. The reliability factor provides for certain uncertainties with regard to actual events given the anticipated reaction of customers to rate structure modifications and adjustments, along with unknown future weather conditions.

The inclining block determinant and block criteria discussed above, along with the flows identified in the billing the customer analysis, were used in the development of the billable flow determinants shown in **Table 5** as detailed in **Exhibit 2**. Note: the Volumetric Flow Determinants have been adjusted based on a November 1, 2025 start date to reflect 11 months of usage for the Test Year. They have also been adjusted to account for a reliability factor to be used for rate design purposes.

Table 5. Test Year Rate Determinants

Description	Determinants
Customer Charge Determinants	
Single-Family Residential	969
Townhomes	65
Non-Residential (HOA/Common Areas)	1
Total Customer Charge Determinants	**1,034.75**
Volumetric Rate Determinants (1,000 gallons)	
Block 1	65,112.96
Block 2	-
Total Volumetric Rate Determinants	**65,112.96**

The rate design and resulting rate recommendations are summarized in **Table 6** as detailed in **Exhibit 3** at the end of this Report.

Table 6. Rate Design

Description	Base	Usage
Total Fiscal Requirements	$ 110,763	$ 166,144
Total Determinants	1,034.75	65,112.96
Rate Per Determinant	**$ 9.74**	**$ 2.56**

5.5. Annual Rate Adjustments

In order to avoid negative cash flow and keep pace with inflation, as well as growing costs on items such as fuel, chemicals, labor, etc., it is recommended that the District implement an annual indexing of its rates and charges. Willdan has included annual rate adjustments for inflation in the amount of 3.5% per year throughout the Projection Period beginning in Fiscal Year 2027 after implementing the initial rates and charges in Fiscal Year 2026.

Section 6 - Projected Operating Results and Proposed Rates

6.1. General

Willdan has developed an interactive computer model for the District that incorporates the Test Year and Proforma fiscal requirements of the utility, fund balance operating policies, and customer accounts and usage characteristics. This model was used to develop the proposed rates discussed herein.

6.2. Summary Revenues and Proforma Operating Results

As discussed in the previous section, irrigation rates have been developed for the District. The results discussed in Section 6 assume that the District will begin charging irrigation rates effective November 1, 2025. The results of implementing the initial rates and charges, as well as the annual adjustments of 3.5% per year thereafter, are shown on **Table 7** below as detailed in **Exhibit 4**. The results demonstrate that the proposed rates and charges along with the other system revenues and estimated future rate adjustments are anticipated to be sufficient to satisfy the projected revenue requirements and capital needs of the irrigation utility system.

Table 7. Projected Operating Results

Description	For the Fiscal Year Ended September 30,				
	2026	2027	2028	2029	2030
Annual Rate Adjustments	N/A	3.50%	3.50%	3.50%	3.50%
Operating Revenues					
Charges for Services	$ 284,512	$ 403,907	$ 446,591	$ 462,686	$ 478,997
Other Revenues	-	1,050	2,020	3,070	4,300
Total Operating Revenues	284,512	404,957	448,611	465,756	483,297
Operating Expenses					
Operating and Maintenance Costs	231,734	317,248	354,012	366,755	379,957
Transfer to Capital Reserves	20,000	25,000	50,000	75,000	80,000
Total Operating Expenses	251,734	342,248	404,012	441,755	459,957
Net Income (Loss)	32,778	62,709	44,599	24,001	23,340
Fund Balance					
Unrestricted	$ 32,778	$ 95,487	$ 140,086	$ 164,087	$ 187,427
Capital Reserve	20,000	45,000	95,000	170,000	250,000
Total Fund Balances	$ 52,778	$ 140,487	$ 235,086	$ 334,087	$ 437,427
Days Cash on Hand	52	110	144	163	180

6.3. Proposed Rates

Based on the proposed rate structure and rate adjustments discussed in the previous section of this Report, the recommended rate structure and rates for FY 2026 through FY 2030 are shown in **Table 8**.

Table 8. Projected Irrigation Rates

Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Base Charge (per customer/dwelling unit)					
SFD 60	$ 9.74	$ 10.08	$ 10.43	$ 10.80	$ 11.18
SFD 50	$ 9.74	$ 10.08	$ 10.43	$ 10.80	$ 11.18
SFD 41 FL	$ 9.74	$ 10.08	$ 10.43	$ 10.80	$ 11.18
SFD 40 RL	$ 9.74	$ 10.08	$ 10.43	$ 10.80	$ 11.18
SFD 32 RL	$ 9.74	$ 10.08	$ 10.43	$ 10.80	$ 11.18
TH 25 RL	$ 2.44	$ 2.52	$ 2.61	$ 2.70	$ 2.80
TH 22	$ 2.44	$ 2.52	$ 2.61	$ 2.70	$ 2.80
Common Areas	$ 9.74	$ 10.08	$ 10.43	$ 10.80	$ 11.18
Usage Charge Per 1,000 Gallons (Per Customer Dwelling Unit/Lot Size):					
Block 1	$ 2.56	$ 2.65	$ 2.74	$ 2.84	$ 2.94
Block 2	$ 6.40	$ 6.63	$ 6.85	$ 7.10	$ 7.35

6.4. Typical Bills

To illustrate the application of the proposed rates and charges, typical monthly irrigation bills have been calculated for representative customer types as shown in **Exhibit 5**. These examples incorporate both the fixed base charge determined per dwelling unit or fractional dwelling unit, depending on the customer classification and the volumetric usage charge based on metered consumption within the applicable block allowance. For each example, usage will be assumed at varying levels (i.e., below, at, and above the assigned block allowance) to demonstrate the impact of consumption patterns on total charges. By presenting these scenarios for different lot sizes and customer classes, the District can clearly show how the rate structure functions, the cost implications of higher usage, and the financial incentives for customers to maintain irrigation within the allocated allowances. Additionally, the fees that would be charged by the City of Clermont are also included for comparison purposes. It is our understanding that the City of Clermont plans to increase its current irrigation rates by 3.0% effective October 1, 2025. The Clermont typical bills shown in **Exhibit 5** include the 3.0% increase to the rates.

Section 7 - Miscellaneous Charges

7.1. Introduction

A utility system provides a wide range of operating services that are generally categorized as either benefiting users' system wide, or individually. System wide services include the operations, customer services, maintenance, repairs and refurbishment of facilities that are directly related to water delivery, including associated administration and billing, whereas, individual services consist of those activities directly benefiting an individual customer, such as application for services, meter installation, turn-offs, turn-ons, private fire protection, etc. This Report will focus on those services and costs associated with individual services, which are referred to as Miscellaneous Charges. It should be noted that impact fees for material utility expansion, capital improvements, or contributions, such as transmission line extensions, and similar items should not be confused with the miscellaneous cost recovery charges which are the subject of this Study.

Miscellaneous Charges can be further categorized as being associated with connection services, customer services, or certain extraordinary utility services (cost recovery mechanisms). Connection services, as the name implies, are associated with activities directly related to the interconnection of the customer's facilities to the Utility's facilities. Customer services relate to services requiring District personnel to review activities or make site visits for the purpose of identifying or resolving requests by customers. Extraordinary utility services consist of selected one time, temporary or special services that involve commodity or capacity related services of the Utility.

The primary purpose for these subcategories is for proper cost identification and allocation. Generally, a utility does not maintain separate cost records for each individual event as such activity would not be prudent or cost effective. For the purpose of costing standard activities for each event, costs are identified and accumulated based on allocation of average labor, equipment, and materials.

7.2. General

A variety of miscellaneous charges in the water utility industry include collection and delinquency charges, service turn-off and turn-on charges, various service application fees, line tapping charges, meter set charges, and jobbing and merchandise sales. When special charges are used, the District should coordinate these rates and charges with its customer service personnel. Procedures must be developed to ensure that the customer has advance warning about requests that will trigger a charge. Billing procedures must be in place to properly account for special charges. Customer service personnel must have all the necessary information available, so they can explain the intent and circumstances to which each charge applies. Information

preparedness will minimize the perception that these charges are punitive and will enhance the District's effort to promote customer support.

7.3. Preliminary Charges

7.3.1 Preliminary Charges

For the purpose of this Report, a Preliminary Charge is defined as a charge to account for costs incurred at the time of an initial connection. Such a charge would enable the District to assess individual customers at the time of connection.

7.3.2 Preliminary Charge Recommendations

Application Fee

An application fee is a one-time charge that customers pay when applying for a new service connection or account. This fee typically covers administrative costs associated with processing the application, verifying customer information, setting up the account, and sometimes conducting an initial site inspection. Willdan recommends the charge for this service is $50.00 for developers and $25.00 for a customer.

Meter Installation/Initial Connection Charge

A Meter Installation/Initial Connection Charge is defined as a charge assessed to customers for installation and service initiation at a location where service did not exist previously. Willdan recommends that the charge for a 3/4" meter be $650.00, a 1" meter be $850.00 and meters above 1" would be charged at the actual cost.

7.4. Service Charges

7.4.1 Service Charges

For the purpose of this Report, a Service Charge is defined as a charge that the District assesses the customer for different types of service-related testing or interruptions in service that require some kind of action from the District.

7.4.2 Service Charge Recommendations

Connection/Disconnection of Service

The Connection of Service Charge is defined as a charge levied for transfer of service to a new customer account at a previously served location, or reconnection of service subsequent to a customer requested disconnection. The Disconnection of Service is defined as a charge levied for a customer-requested disconnection of service. Willdan recommends that the District charge $135.00 per occurrence.

After Hours Connection/Reconnection of Service

An After-Hours Connection of Service charge is defined as a premium above the normal Connection of Service charge for the transfer of service to a new customer account at a previously served location, or reconnection of a service subsequent to a customer requested disconnection that occurs between 3:30 p.m. through 10:00 p.m. After 10:00 PM the service will be restored the following day. Willdan recommends that the District charge $295.00 per occurrence.

Meter Re-Read / Leak Inspection Fee

Irrigation bill complaints that are not resolved by telephone may necessitate that a meter be reread or that the customer's service line be inspected for leaks. If the matter is not resolved to the customer's satisfaction, the meter may be removed and tested at the request of a customer. A fee is typically implemented to assess the customer for charges incurred when sending staff to a site at the request of a customer to reread the meter or perform a leak inspection, and no problem can be found. A fee may be charged when a customer requests a special meter reading or asks that a meter be reread though, in the opinion of the District, no reading is warranted. This charge not only enables the District to recover the cost of service but also prevents customers from abusing the opportunity to dispute meter readings. Willdan recommends the District charge a fee of $140.00.

Meter Accuracy Test Fee (Meter Bench Test)

A meter accuracy test occurs when a customer calls and requests that their water meter be tested for registering inaccurately as identified in the District's current Uniform Service Policy. The charge is designed to recover administrative and labor costs associated with the service call, while also covering the costs associated with meter replacement and testing services. In this situation, the meter must be removed, and a new meter must be installed while the old meter is taken in for testing. Industry standards and benchmarking show that results in this area are rarely in favor of the customer requesting the test; therefore, Willdan recommends that in situations where the customer is requesting an accuracy test for their meter, that the customer is assessed $380.00 plus the actual cost for the testing facility, mileage to and from the testing facility, and materials and that payment be made before the services are rendered. If the results of the accuracy test determine that the meter is damaged or gives inaccurate readings, the customer would be reimbursed for these services.

Missing or Damaged Equipment Fees

Missing or Damaged Equipment Fees refer to charges imposed on customers when utility-owned equipment, such as water meters, meter lids, backflow preventers, or other infrastructure, is lost, tampered with, or damaged. These fees help cover the cost of replacing or repairing the equipment to ensure continued service and system integrity. Willdan proposes the District

charges $20.00 for a padlock, and $20.00 for a locking device. Meters are charged at cost, $30.00 for a meter box lid replacement, $155.00 for a full meter box replacement and $500.00 for a hydrant meter replacement.

7.5. Administrative Charges

7.5.1 Administrative Charges

For the purpose of this Report, an Administrative Charge is defined as a charge that the District assesses the customer for different types of services related to account transactions that require additional administrative efforts or in some cases cost the District additional money.

7.5.2 Administrative Charge Recommendations

Late Payment Fee

The Late Payment Charge is a charge assessed to customers for delinquent bill payments. This charge is used as an incentive for prompt payment and recognizes the time value of money and other added costs. Willdan recommends the District charge a minimum of $15.00 or 1.5% of the late balance, whichever is greater.

Returned Check Charge

The Returned Check Charge is controlled by Florida Statutes 832.07 and 832.08, which describe this charge as a fixed fee dependent upon the face amount of the check. This fee occurs when a check is not honored by the customer's bank regardless of the reason. This charge reflects the added cost to the District for processing a returned check. Willdan proposes the charge for a check returned with a face value of $50.00 or less be $25.00. For checks greater than $50.00 but less than $300.00 the charge is $30.00. For checks exceeding $300.00 the charge is the greater amount of $40.00 or 5% of the face value of the check.

Illegal Water Use

Illegal water use charges are charges levied to individuals found to be using water illegally and are intended as a punitive fee. This charge is a base charge that does not include fees assessed to the customer for actual water consumption. Willdan proposes the District charge $980.00 for a first offense of illegal water use, and a $2,000.00 fee for repeat offenders. After the fine is assessed, users will also be charged for the consumption that occurred illegally on the regular rate and charge basis.

Recommendations

Charge recommendations for Preliminary Charges, Service Charges, and Administrative Charges can be found in **Table 9**.

Table 9. Proposed Miscellaneous Service Charges

Description	Proposed Charge
PRELIMINARY CHARGES	
Application Fee	
Developer/Builder	$ 50.00
Customer	$ 25.00
Meter Installation/Service Initiation Charge	
Residential Irrigation Service 3/4" Meter	$ 650.00
Residential Irrigation Service 1" Meter	$ 850.00
Commercial and all other sizes	At Cost
SERVICE CHARGES	
Connection/Disconnection of Service	$ 135.00
After Hours Connection/Reconnection of Service	$ 295.00
Meter Re-read / Leak Inspection Fee	$ 140.00
Meter Accuracy Test Fee	$ 380.00 + Cost
Missing or Damaged Equipment Fees	
Padlock	$ 20.00
Locking Device	$ 20.00
Meter, any other than hydrant	At Cost
Meter Box - Lid Replacement	$ 30.00
Meter Box - Full Replacement	$ 155.00
Hydrant Meter	$ 500.00
ADMINISTRATIVE CHARGES	
Late Payment Charge (1)	$ 15.00
Returned Check Fee (2)	
Face Amount <= $50	$ 25.00
Face Amount > $50 and <= $300	$ 30.00
Face Amount > $300	$ 40.00
Face Amount > $800	5% of face value of check
Illegal Water Use (Fine plus actual usage)	
First Offense	$ 980.00
Repeat Offense	$ 2,000.00

Notes:

(1) Greater of fixed fee or 1.5% of unpaid balance.

(2) As per FL Statutes 832.07 and 832.08.

7.6. Miscellaneous Charge Findings, Conclusions, and Recommendations

7.6.1 Findings and Conclusions

During the course of the Study, it was observed that:

1. The District should adopt a comprehensive list of miscellaneous charges and
2. The proposed miscellaneous charges are reasonable.

7.6.2 Recommendations

Based upon the reviews, analyses and assumptions developed and discussed throughout the Report, and the resulting conclusions provided above, it is respectfully recommended that the District:

1. Adopt the miscellaneous charges proposed herein, as shown on **Table 9**, with an effective date of November 1, 2025; and
2. Adopt provisions for a comprehensive review of the miscellaneous charges every five (5) years, or whenever significant changes occur in costs, utility regulations, technical aspects, or the method of delivery of utility services.

Section 8 - Findings, Conclusions, and Recommendations

8.1. General

In the development of the proposed user rates and charges, certain historical reviews and analyses have been performed, together with the application of assumptions based on prudent financial, operational, and ratemaking relationships. The cost criteria and customer usage characteristics associated with general ratemaking procedures are representative of averages and are not intended as indicators of any individual customer.

In the preparation of the Study, certain assumptions have been made with respect to conditions that may occur in the future. While it is believed that these assumptions are reasonable for the purpose of this Study, they are dependent upon future events and actual conditions may differ from those assumed. In addition, the Study has used and relied upon certain information that was provided by other parties not associated with Willdan. Such information includes, among other things, the District's proposed CUP gallonage limit request, initial operating expense projections, customer phasing and absorption information, periodic reports, and other information and data provided by the District, developers, and other sources. While the sources are believed to be reliable, there has been no independent verification of the information, and no assurances are offered with respect thereto. To the extent that future conditions differ from those assumed herein or provided by others, the actual results may vary from those projected.

8.2. Findings and Conclusions

As previously addressed, the main purpose of this Study is to develop irrigation rates for the District's Utility that promote water resource conservation. Additionally, this Study developed a five-year proforma operating analysis to determine what additional rate adjustments, if any, are necessary to meet the budgeted and/or projected financial needs in future years. This Report is the result of the collaborative efforts of representatives from both the District and Willdan. The District staff were diligent and cooperative in their efforts to ensure the availability and quality of source data on financial and operating matters. Based on the reviews, analyses and assumptions discussed herein, it is concluded that:

1. The proposed user rates and charges are anticipated to generate sufficient revenues to meet the revenue requirements of the system based upon the projected expenditures, transfers, customers, and billable flows estimated for the Projection Period. The proposed rate adjustments are based on an assumed implementation beginning on November 1, 2025. These rates are shown on **Table 8**.

2. The proposed miscellaneous charge adjustments have been developed based on a build-up method which includes time and materials costs of providing each service. The

proposed Miscellaneous charge adjustments shown on **Table 9** are projected to be implemented on November 1, 2025.

3. The economic conditions affecting the nation in recent years have had a significant impact on housing markets throughout the southeast region. Changes in the market for new housing have a direct impact on the customer growth of utility systems providing service within those markets. The continued economic changes make it increasingly difficult to forecast financial expectations, both in the short run and particularly over a 5-year Projection Period as developed in this Report. As such, it would be prudent management practice to readdress the analyses developed herein on an annual basis in order to determine if the major assumptions and projections should be revised.

8.3. Recommendations

Based upon the reviews, analyses and assumptions developed and discussed throughout the Report, generally accepted principles of ratemaking, requirements of Florida Statutes, and consideration of community standards, it is recommended that the District:

1. Adopt the proposed monthly user rates effective November 1, 2025;
2. Adopt the proposed miscellaneous charges shown on **Table 9** effective November 1, 2025
3. Adopt the proposed schedule of annual rate adjustments for fiscal years 2027 through 2030 of 3.50% for irrigation;
4. Perform an irrigation revenue sufficiency evaluation on a minimum of a bi-annual basis to assess the overall impacts of the District's water conservation efforts and continue to ensure adequate operating revenues; and
5. Adopt provisions for a comprehensive review of the irrigation rate structure and rates a minimum of every 5 years, or whenever significant changes occur in costs, debt service, utility regulations, technical aspects, customer demand characteristics, or the method of delivery of utility services.

The expenses, costs, and criteria associated with ratemaking are representative of averages that are developed primarily from historical data or projections based on opinions and assumptions. Significant amounts of historical review and analysis, together with the development of assumptions based on prudent engineering, financial, and ratemaking relationships were utilized in the development of the customers, operating activity, costs and proposed fees and charges. Some of the assumptions will inevitably change or not materialize, and unanticipated events may occur which could significantly change the results presented herein.

Exhibits

WELLNESS RIDGE CDD, FL

IRRIGATION SYSTEM

REVENUES AND EXPENSES - IRRIGATION

Exhibit 1

Acct	Description	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030
	REVENUES					
100	Irrigation Sales	$ 284,512	$ 403,907	$ 446,591	$ 462,686	$ 478,997
105	Developer Contribution	$ -	$ -	$ -	$ -	$ -
	TOTAL REVENUES	**$ 284,512**	**$ 403,907**	**$ 446,591**	**$ 462,686**	**$ 478,997**
	GROWTH ASSUMPTIONS - REVENUES					
100	**Irrigation Sales**					
	Irrigation Sales	0.0%	3.5%	3.5%	3.5%	3.5%
	Irrigation Sales	0.00%	0.00%	0.00%	0.00%	0.00%
	OPERATING EXPENSES					
	Operating	$ 231,734	$ 317,248	$ 354,012	$ 366,755	$ 379,957
	TOTAL OPERATING EXPENSES	**$ 231,734**	**$ 317,248**	**$ 354,012**	**$ 366,755**	**$ 379,957**
					103.60%	103.60%
	CAPITAL OUTLAY					
	Operating	$ -	$ -	$ -	$ -	$ -
	TOTAL CAPITAL OUTLAY	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	DEBT SERVICE					
	Existing Debt	$ -	$ -	$ -	$ -	$ -
	New Debt	$ -	$ -	$ -	$ -	$ -
	TOTAL DEBT SERVICE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	TRANSFERS/CONTINGENCIES					
	Transfer Out	$ 20,000	$ 25,000	$ 50,000	$ 75,000	$ 80,000
	Transfer In	$ -	$ -	$ -	$ -	$ -
	TOTAL TRANSFERS/CONTINGENCIES	**$ (20,000)**	**$ (25,000)**	**$ (50,000)**	**$ (75,000)**	**$ (80,000)**
	NET EXPENSES	**$ 251,734**	**$ 342,248**	**$ 404,012**	**$ 441,755**	**$ 459,957**

WELLNESS RIDGE CDD, FL
IRRIGATION SYSTEM
REVENUES AND EXPENSES - IRRIGATION

Exhibit 1

Acct	Description	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030
OPERATING						
200	Program Management	$ 8,800	$ 9,984	$ 10,383	$ 10,798	$ 11,230
205	Billing Support	$ 38,000	$ 51,223	$ 56,183	$ 58,430	$ 60,767
210	Dedicated Phone Line	$ 550	$ 621	$ 643	$ 666	$ 689
215	Supplies - Billing sheets, envelopes, postage	$ 20,279	$ 27,225	$ 29,725	$ 30,765	$ 31,842
220	Administrative Expenses	$ 2,292	$ 2,588	$ 2,679	$ 2,773	$ 2,870
225	Weekly Inspections - System Operation	$ 57,813	$ 83,923	$ 100,022	$ 103,523	$ 107,146
230	Maintenance and Repair	$ 17,733	$ 23,807	$ 25,993	$ 26,903	$ 27,845
235	Repair and Maintenance Materials	$ 6,089	$ 8,175	$ 8,926	$ 9,238	$ 9,561
240	Engineering Support	$ 4,400	$ 4,968	$ 5,142	$ 5,322	$ 5,508
245	Electric	$ 43,845	$ 58,863	$ 64,269	$ 66,518	$ 68,846
250	Annual Cellular Cost for Meter	$ 14,646	$ 19,663	$ 21,469	$ 22,220	$ 22,998
255	Reserve	$ 20,000	$ 25,000	$ 50,000	$ 75,000	$ 80,000
260	Insurance	$ 7,308	$ 8,251	$ 8,540	$ 8,839	$ 9,148
265	Management Fee	$ 9,979	$ 17,957	$ 20,038	$ 20,760	$ 21,507
	Total Personnel	$ -	$ -	$ -	$ -	$ -
	Total Operating	$ 231,734	$ 317,248	$ 354,012	$ 366,755	$ 379,957
	Total Debt Service	$ -	$ -	$ -	$ -	$ -
	Total Capital Outlay	$ -	$ -	$ -	$ -	$ -
	Total Transfers	$ 20,000	$ 25,000	$ 50,000	$ 75,000	$ 80,000
	Total Operating	**$ 251,734**	**$ 342,248**	**$ 404,012**	**$ 441,755**	**$ 459,957**
	Check	**TRUE**	**TRUE**	**TRUE**	**TRUE**	**TRUE**
IRRIGATION DEBT SERVICE						
	Irrigation Debt Service					
	New Debt	$ -	$ -	$ -	$ -	$ -
	Total Irrigation Debt Service	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

WELLNESS RIDGE CDD, FL
IRRIGATION SYSTEM
REVENUES AND EXPENSES - IRRIGATION

Exhibit 1

Acct	Description	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030
	GROWTH ASSUMPTIONS - EXPENSES					
OPERATING						
200	Program Management	4.0%	4.0%	4.0%	4.0%	4.0%
205	Billing Support	18.5%	23.6%	9.7%	4.0%	4.0%
210	Dedicated Phone Line	3.5%	3.5%	3.5%	3.5%	3.5%
215	Supplies - Billing sheets, envelopes, postage	18.0%	23.1%	9.2%	3.5%	3.5%
220	Administrative Expenses	3.5%	3.5%	3.5%	3.5%	3.5%
225	Weekly Inspections - System Operation	18.0%	33.1%	19.2%	3.5%	3.5%
230	Maintenance and Repair	18.0%	23.1%	9.2%	3.5%	3.5%
235	Repair and Maintenance Materials	18.0%	23.1%	9.2%	3.5%	3.5%
240	Engineering Support	3.5%	3.5%	3.5%	3.5%	3.5%
245	Electric	18.0%	23.1%	9.2%	3.5%	3.5%
250	Annual Cellular Cost for Meter	18.0%	23.1%	9.2%	3.5%	3.5%
255	Reserve	14.5%	19.6%	5.7%	0.0%	0.0%
260	Insurance	3.5%	3.5%	3.5%	3.5%	3.5%
265	Management Fee	4.5%	6.0%	6.0%	6.0%	6.0%
0	0					
0	Total Personnel					
0	Total Operating					
0	Total Debt Service					
0	Total Capital Outlay					
0	Total Transfers					
0						
0	**Total Operating**					
0						
0						

WELLNESS RIDGE CDD, FL

IRRIGATION SYSTEM

DETERMINANTS - ACCOUNTS and FLOW

Exhibit 2

Line	Description	Rate Design			
		Determinant 2026	Reliability Factor	Weighting Factor	Total
	ACCOUNTS/DWELLING UNITS (Per Month)				
	Accounts/Dwelling Units:				
1	SFD 60	72.00	1.00	1.0000	72.00
2	SFD 50	472.00	1.00	1.0000	472.00
3	SFD 41 FL	129.00	1.00	1.0000	129.00
4	SFD 40 RL	133.00	1.00	1.0000	133.00
5	SFD 32 RL	163.00	1.00	1.0000	163.00
6	TH 25 RL	98.00	1.00	0.2500	24.50
7	TH 22	161.00	1.00	0.2500	40.25
8	Common Areas	1.00	1.00	1.0000	1.00
9	**Total Accounts/Dwelling Units:**	**1,229.00**			**1,034.75**
	USAGE				
	Usage (1,000 gallons):				
10	Tier 1	67,826.00	0.96	1.0000	65,112.96
11	Tier 2	-	0.96	2.5000	-
12	**Total Usage (1,000 gallons):**	**67,826.00**			**65,112.96**

WELLNESS RIDGE CDD, FL
IRRIGATION SYSTEM
IRRIGATION RATE DESIGN

Exhibit 3

Line	Description	Percent Allocation	Proposed Rate Year 2026
1	**Annual Revenue Requirement**		**$ 251,734**
2	Unrestricted Reserve Fund Balance Adjustment (5%)		12,587
3	Contingency (5%)		12,587
4	**Total Annual Revenue Requirement**		**$ 276,907**
5	Allocation to Base Charge	40.00%	$ 110,763
6	Allocation to Usage Charge	60.00%	$ 166,144
	Base Charge Determinants		
7	**Average Monthly Accounts:**		1,035
	Calculated Fixed Monthly Cost Per Account/ERC:		
8	Revenue Reqmt. Allocation to Fixed Costs		$ 110,763
9	Plus: System Allocation Adjustment		-
10	Plus: Other Adjustment		-
11	Subtotal Base Charge Revenue Requirement		$ 110,763
12	Average Monthly Accounts		1,035
13	Monthly Fixed Cost Per Account/ERC		**$ 9.74**
14	**Proposed Base Charge:**		**$ 9.74**
15	**Base Charges Revenues:**		$ 110,863
	Revenue Recovery Analysis:		
16	Allocated Fixed Costs		$ 110,763
17	Less Base Charge Revenues		$ 110,863
18	Amount Over/(Under) Allocation		$ 100
19	Reallocation To/(From) Volumetric		$ (100)

WELLNESS RIDGE CDD, FL
IRRIGATION SYSTEM
IRRIGATION RATE DESIGN

Exhibit 3

Line	Description	Percent Allocation	Proposed Rate Year 2026
	Usage Rate Determinants		
20	**Total Billed Flows (kGal):**		**65,113**
	Calculation of Usage Rates		
	Volumetric Charge Revenue Requirement:		
21	Allocated Volumetric Costs (Revenue Reqmt)		$ 166,144
22	Plus: Minimum Charge Rev. Rqmt. Unrecovered		(100)
23	Plus: System Allocation Adjustment		-
	One Time Planning Adjustment		
24	**Total Rev. Reqmt to be Recovered in the Volumetric Rate Component**		$ 166,044
25	Total Estimated Billable Usage Determinants		**65,113**
26	Calculated Rate Per 1,000 Gal		**$ 2.56**
27	**Irrigation Volumetric Rate:**		**$ 2.56**
28	**Total Revenues From Volumetric Rates:**		$ 166,689.18
	Revenue Recovery Analysis:		
29	Customer Charge Component Revenue		$ -
30	Base Charge Component Revenue		110,863
31	Usage Charge Component Revenue		166,689
32	**Total Irrigation System Revenues**		**$ 277,552**
33	**Less: Total TY Rev. Rqmt**		$ 276,907
34	**IRRIGATION SYSTEM REVENUE REQUIREMENT OVER/(UNDER) RECOVERY**		$ 645

WELLNESS RIDGE CDD, FL

IRRIGATION SYSTEM

PROJECTED OPERATING RESULTS - IRRIGATION

Exhibit 4

Line	Description	Proposed 2026	Projected for Fiscal Year Ending September 30, 2027	2028	2029	2030
	REVENUES					
	Operating Revenues					
1	Irrigation Service Charges	$ 284,512	$ 403,907	$ 446,591	$ 462,686	$ 478,997
2	Percentage Revenue Adjustment	0.00%	3.50%	3.50%	3.50%	3.50%
	Volumetric Charge - Percentage Rate Adjustment	0.00%	3.50%	3.50%	3.50%	3.50%
	Other Operating Revenues					
3	Capacity Fees	$ 0	$ 0	$ 0	$ 0	$ 0
4	Miscellaneous Revenues	0	0	0	0	0
	Other Non-Operating Revenues					
5	Interest	$ 0	$ 1,050	$ 2,020	$ 3,070	$ 4,300
6	**Total Revenues**	**$ 284,512**	**$ 404,957**	**$ 448,611**	**$ 465,756**	**$ 483,297**
	Current Expenses					
7	Operating	$ 231,734	$ 317,248	$ 354,012	$ 366,755	$ 379,957
8	**Total Current Expenses**	**$ 231,734**	**$ 317,248**	**$ 354,012**	**$ 366,755**	**$ 379,957**
9	**Net Results of Operations**	**$ 52,778**	**$ 87,709**	**$ 94,599**	**$ 99,001**	**$ 103,340**
10	Capital Outlay	-	-	-	-	-
11	Transfers In	-	-	-	-	-
12	Transfers Out	(20,000)	(25,000)	(50,000)	(75,000)	(80,000)
13	**Net Results**	**$ 32,778**	**$ 62,709**	**$ 44,599**	**$ 24,001**	**$ 23,340**
	RESERVE FUND BALANCE ACTIVITY					
	O&M Fund Balance (501)					
14	Beginning Fund Balance	$ -	$ 32,778	$ 95,487	$ 140,086	$ 164,087
15	Deposit/(Withdrawal) from Operations	32,778	62,709	44,599	24,001	23,340
16	Transfer from/(to) Capital Fund	-	-	-	-	-
17	**Ending Fund Balance**	**$ 32,778**	**$ 95,487**	**$ 140,086**	**$ 164,087**	**$ 187,427**
18	**Targeted Fund Balance**	**$ 57,140**	**$ 78,226**	**$ 87,291**	**$ 90,433**	**$ 93,688**
19	**Variance**	**$ (24,362)**	**$ 17,261**	**$ 52,795**	**$ 73,654**	**$ 93,739**
20	**Days Cash on Hand**	**52**	**110**	**144**	**163**	**180**
21	**Targeted Days Cash on Hand**	**90**	**90**	**90**	**90**	**90**
	Capital Reserve (502)					
22	Beginning Fund Balance	$ -	$ 20,000	$ 45,000	$ 95,000	$ 170,000
23	Transfer from/(to) O&M Fund	20,000	25,000	50,000	75,000	80,000
24	Capital Projects From Capital Improvement Plan	-	-	-	-	-
25	**Ending Fund Balance**	**$ 20,000**	**$ 45,000**	**$ 95,000**	**$ 170,000**	**$ 250,000**
26	**Total Fund Balance**	**$ 52,778**	**$ 140,487**	**$ 235,086**	**$ 334,087**	**$ 437,427**

WELLNESS RIDGE CDD, FL

IRRIGATION SYSTEM

TYPICAL MONTHLY BILL

Exhibit 5

Line	Customer Type	Gallons	Monthly Charges		Difference	
			FY 2026 Clermont	FY 2026 Wellness Ridge CDD	$ Amount	Percent
	SFD 60					
1	All	0	$ 9.99	$ 9.74	$ (0.25)	-2.50%
2	All	1,000	$ 12.60	$ 12.30	$ (0.30)	-2.38%
3	All	2,000	$ 15.21	$ 14.86	$ (0.35)	-2.30%
4	All	3,000	$ 17.82	$ 17.42	$ (0.40)	-2.24%
5	All	4,000	$ 20.43	$ 19.98	$ (0.45)	-2.20%
6	All	4,300	$ 21.21	$ 20.75	$ (0.47)	-2.19%
7	All	5,000	$ 23.04	$ 25.23	$ 2.19	9.50%
	SFD 50					
8	All	0	$ 9.99	$ 9.74	$ (0.25)	-2.50%
9	All	1,000	$ 12.60	$ 12.30	$ (0.30)	-2.38%
10	All	2,000	$ 15.21	$ 14.86	$ (0.35)	-2.30%
11	All	3,000	$ 17.82	$ 17.42	$ (0.40)	-2.24%
12	All	3,300	$ 18.60	$ 18.19	$ (0.42)	-2.23%
13	All	4,000	$ 20.43	$ 22.67	$ 2.24	10.95%
14	All	5,000	$ 23.04	$ 29.07	$ 6.03	26.16%
	SFD 41 FL					
15	All	0	$ 9.99	$ 9.74	$ (0.25)	-2.50%
16	All	1,000	$ 12.60	$ 12.30	$ (0.30)	-2.38%
17	All	2,000	$ 15.21	$ 14.86	$ (0.35)	-2.30%
18	All	2,700	$ 17.04	$ 16.65	$ (0.38)	-2.26%
19	All	3,000	$ 17.82	$ 18.57	$ 0.75	4.22%
20	All	4,000	$ 20.43	$ 24.97	$ 4.54	22.23%
21	All	5,000	$ 23.04	$ 31.37	$ 8.33	36.16%
	SFD 40 RL					
22	All	0	$ 9.99	$ 9.74	$ (0.25)	-2.50%
23	All	1,000	$ 12.60	$ 12.30	$ (0.30)	-2.38%
24	All	2,000	$ 15.21	$ 14.86	$ (0.35)	-2.30%
25	All	2,600	$ 16.78	$ 16.40	$ (0.38)	-2.27%
26	All	3,000	$ 17.82	$ 18.96	$ 1.14	6.37%
27	All	4,000	$ 20.43	$ 25.36	$ 4.93	24.11%
28	All	5,000	$ 23.04	$ 31.76	$ 8.72	37.83%

WELLNESS RIDGE CDD, FL

IRRIGATION SYSTEM

TYPICAL MONTHLY BILL

Exhibit 5

Line	Customer Type	Gallons	Monthly Charges		Difference	
			FY 2026 Clermont	FY 2026 Wellness Ridge CDD	$ Amount	Percent
	SFD 32 RL					
29	All	0	$ 9.99	$ 9.74	$ (0.25)	-2.50%
30	All	1,000	$ 12.60	$ 12.30	$ (0.30)	-2.38%
31	All	2,000	$ 15.21	$ 14.86	$ (0.35)	-2.30%
32	All	2,400	$ 16.25	$ 15.88	$ (0.37)	-2.28%
33	All	3,000	$ 17.82	$ 19.72	$ 1.90	10.68%
34	All	4,000	$ 20.43	$ 26.12	$ 5.69	27.87%
35	All	5,000	$ 23.04	$ 32.52	$ 9.48	41.16%
	Multi-Unit	**TH 22 & TH 25 RL - 66 units**				
36	All	0	$ 9.99	$ 160.71	$ 150.72	1508.71%
37	All	25,000	$ 96.54	$ 224.71	$ 128.17	132.76%
38	All	50,000	$ 226.09	$ 288.71	$ 62.62	27.70%
39	All	75,000	$ 362.84	$ 352.71	$ (10.13)	-2.79%
40	All	99,000	$ 494.12	$ 414.15	$ (79.97)	-16.18%
41	All	125,000	$ 636.34	$ 580.55	$ (55.79)	-8.77%
42	All	150,000	$ 773.09	$ 740.55	$ (32.54)	-4.21%
43	All	175,000	$ 909.84	$ 900.55	$ (9.29)	-1.02%
44	All	200,000	$ 1,046.59	$ 1,060.55	$ 13.96	1.33%
45	All	225,000	$ 1,183.34	$ 1,220.55	$ 37.21	3.14%
46	All	250,000	$ 1,320.09	$ 1,380.55	$ 60.46	4.58%
47	All	275,000	$ 1,456.84	$ 1,540.55	$ 83.71	5.75%
48	All	300,000	$ 1,593.59	$ 1,700.55	$ 106.96	6.71%
49	All	325,000	$ 1,730.34	$ 1,860.55	$ 130.21	7.53%
50	All	350,000	$ 1,867.09	$ 2,020.55	$ 153.46	8.22%
51	All	375,000	$ 2,003.84	$ 2,180.55	$ 176.71	8.82%

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SECTION V

RESOLUTION NO. 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2025 AT _____.M AT COOPER MEMORIAL LIBRARY, 2525 OAKLEY SEAVER DRIVE, CLERMONT, FLORIDA 34711, FOR THE PURPOSE OF ADOPTING RATE STRUCTURE FOR WHOLESALE WATER AND WASTEWATER; AMENDING WATER AND WASTEWATER UTILITIES POLICY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellness Ridge Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lake County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "**Board**"), is authorized by 190.011, *Florida Statutes* to adopt rules and orders pursuant to Chapter 120, *Florida Statutes* prescribing the powers, duties and functions of the officers of the District, the conduct of the business of the District, the maintenance of records and the form of certificates evidencing tax liens and all other documents and records of the District;

WHEREAS, the Board of the District, pursuant to Board action, has determined to establish rules related to water and wastewater rates on District Property (the "Water & Wastewater Rates Rule"), the Board now desires to hold a public hearing to consider the advisability and propriety of said rule and policy, and also desires to provide notice of said public hearing; and

WHEREAS, the District is authorized to establish, adopt, and amend, from time to time, just and equitable and uniform rates, and utility policies for the provision of service by the District's utility system.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, LAKE COUNTY, FLORIDA:

1. That there is hereby declared a public hearing to be _____, 2025 at _____.m. at Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida 34711, for the purpose of hearing comment and objection to the Water & Wastewater Rates Rule. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, 219 East Livingston Street, Orlando, FL 32801 or at GFlint@gmscfl.com.

2. That the Board also hereby accepts for the purposes of this Resolution, the preliminary, proposed Water & Wastewater Rates Rule, attached hereto as Exhibit "A".

3. That notice of said hearing shall be advertised in accordance with Chapters 120 and 190 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within Lake County.

4. That this Resolution shall become effective upon its passage.

[SIGNATURES ON FOLLOWING PAGE.]

SIGNATURE PAGE TO RESOLUTION 2025-10
WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT

PASSED AND ADOPTED this 10th day of September, 2025.

BOARD OF SUPERVISORS OF THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

George Flint
Secretary / Assistant Secretary

Chairman

Exhibit "A"

PRELIMINARY CHAPTER __
WATER & WASTEWATER RATES RULE