

SCHEDULE A

WATER, WASTEWATER AND EFFLUENT RATES AND CHARGES

Effective October 1, 2025

1. WATER SERVICE

a. Individually Metered Residential, Non-Residential and Fire Line By-Pass Accounts

Minimum Monthly Water Charge:		Potable Irrigation	
Per Meter Size	Water Service	Service [1]	
5/8 x 3/4 - inch	\$ 20.78	\$ 57.15	
1 - inch	51.96	142.85	
1-1/2 - inch	103.89	285.72	
2 - inch	166.23	457.14	
3 - inch	311.69	857.13	
4 - inch	519.48	1,428.57	
6 - inch	1,038.96	2,857.13	
8 - inch	1,662.33	4,571.41	
 Water Commodity Rate [2]:	<u>Tiered Consumption Ranges Shown in Gallons / Rates Shown Billed per 1,000 Gallons</u>		
Tiered Commodity Ranges	Tier1	Tier 2	Tier 3
Per Individually Metered Accounts			Tier 4
5/8 x 3/4 - inch	0 - 7,500	7,501 - 15,000	15,001 - 22,500
1 - inch	0 - 19,000	19,001 - 38,000	38,001 - 56,000
1-1/2 - inch	0 - 38,000	38,001 - 75,000	75,001 - 113,000
2 - inch	0 - 60,000	60,001 - 120,000	120,001 - 180,000
3 - inch	0 - 113,000	113,001 - 225,000	225,001 - 338,000
4 - inch	0 - 188,000	188,001 - 375,000	375,001 - 563,000
6 - inch	0 - 375,000	375,001 - 750,000	750,001 - 1,125,000
8 - inch	0 - 600,000	600,001 - 1,200,000	1,200,001 - 1,800,000
 Water Service Commodity Rates	\$ 2.90	\$ 3.64	\$ 4.64
			\$ 5.80

b. Master Metered Residential Accounts

Minimum Monthly Water Charge			
Per Dwelling Unit	\$ 20.78		
 Water Commodity Rate [2]:	<u>Tiered Consumption Ranges Shown in Gallons / Rates Shown Billed per 1,000 Gallons</u>		
Tiered Commodity Ranges	Tier1	Tier 2	Tier 3
Per Master Metered Dwelling Unit [3]	0 - 7,500	7,501 - 15,000	15,001 - 22,500
			Above 22,500
 Water Service Commodity Rates	\$ 2.90	\$ 3.64	\$ 4.64
			\$ 5.80

c. Combined Fire Line and Potable Water Accounts

Minimum Monthly Water Charge			
4 - inch	\$ 166.23		
Other Meter Sizes	Case by Case Basis		
 Water Commodity Rate	<u>Tiered Consumption Ranges Shown in Gallons / Rates Shown Billed per 1,000 Gallons</u>		
Tiered Commodity Ranges	Tier1	Tier 2	Tier 3
4 - inch	0 - 60,000	60,001 - 120,000	120,001 - 180,000
Other Meter Sizes		Case by Case Basis	
 Water Service Commodity Rates	\$ 2.90	\$ 3.64	\$ 4.64
			\$ 5.80

Footnotes:

- [1] Reflects customer accounts receiving water-only service.
- [2] Water Commodity Rates vary per respective tier of metered water consumption and are billed per 1,000 gallons of metered water consumption.
- [3] The tiered consumption ranges for Master Metered Residential accounts shall be equal to the number of dwelling units served times the allowance per tiered rate. Allowance does not apply to irrigation meters serving master metered multi-family connections.

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Effective October 1, 2025

2. WASTEWATER SERVICE

a. All Residential Customers Including Master Metered
Accounts

Minimum Monthly Charge Per Dwelling Unit	\$	20.78
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Wastewater Service Commodity Rate Per 1,000 Gallons of Metered Potable Water	\$	3.27
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b. Non-Residential Accounts

Minimum Monthly Charge Per Meter Size		
5/8 x 3/4 - inch	\$	20.78
1 - inch		51.96
1-1/2 - inch		103.89
2 - inch		166.23
3 - inch		311.69
4 - inch		519.48
6 - inch		1,038.96
8 - inch		1,662.33

Wastewater Service Commodity Rate Per 1,000 Gallons of Metered Potable Water	\$	4.59
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WATER, WASTEWATER AND EFFLUENT RATES AND CHARGES

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3 EFFLUENT SERVICE [4]

a. Individually Metered Residential Accounts

Minimum Monthly Charge
Per Lot \$ 20.78

Commodity Charge [5] Per Lot Size	Irrigable Area (Acres)	Tiered Consumption Ranges Shown in Gallons		
		Tier1	Tier 2	Tier 3
Small Lot	0.00 - 0.25	0 - 9,000	9,001 - 14,000	Above 14,000
Medium Lot	0.25 - 0.66	0 - 21,000	21,001 - 32,000	Above 32,000
Large Lot	Above 0.66	0 - 52,000	52,001 -78,000	Above 78,000

Effluent Service Commodity Rate
Per 1,000 Gallons of Metered Effluent Flow \$ 2.00 \$ 3.00 \$ 4.00

b. Master Metered Residential and Non-Residential Accounts

Minimum Monthly Charge

5/8 - inch	\$ 20.78
5/8 x 3/4 - inch	\$ 20.78
3/4 - inch	\$ 20.78
1 - inch	51.96
1-1/2 - inch	103.89
2 - inch	166.23
3 - inch	311.69
4 - inch	519.48
Above 4 - inch	Case by Case

Commodity Charge [5] Per Irrigable Area Associated with Meter Size	Irrigable Area (Acres)	Tiered Consumption Ranges Shown in Gallons		
		Tier1	Tier 2	Tier 3
5/8 - inch	0.00 - 0.25	0 - 9,000	9,001 - 14,000	Above 14,000
5/8 x 3/4 - inch	0.25 - 0.66	0 - 21,000	21,001 - 32,000	Above 32,000
3/4 - inch / 1 - inch	0.66 - 1.50	0 - 52,000	52,001 -78,000	Above 78,000
1-1/2 - inch	1.50 - 2.65	0 - 104,000	104,001 - 156,000	Above 156,000
2 - inch	2.65 - 6.00	0 - 166,000	166,001 - 249,000	Above 249,000
3 - inch	6.00 - 7.50	0 - 312,000	312,001 - 468,000	Above 468,000
4 - inch	7.50 - 12.00	0 - 520,000	520,001 - 780,000	Above 780,000
Above 4 - inch	Above		Case by Case Basis	

Effluent Service Commodity Rate
Per 1,000 Gallons of Metered Effluent Flow \$ 2.00 \$ 3.00 \$ 4.00

c. Golf Course Accounts

Minimum Monthly Charge

Hammock Dunes Golf Course (HDGC)	\$ 12,467.46
Ocean Hammock Golf Course (OHGC)	2,805.18

Commodity Charge [5] Per Identified Customer Account	Irrigable Area (Acres)	Tiered Consumption Ranges Shown in Gallons		
		Tier1	Tier 2	Tier 3
Hammock Dunes Golf Course (HDGC)	96.0	0 - 5,937,700	5,937,701 - 8,906,550	Above 8,906,550
Ocean Hammock Golf Course (OHGC)	124.0	0 - 7,670,000	7,670,001 - 11,504,000	Above 11,504,000

Effluent Service Commodity Rate
Per 1,000 Gallons of Metered Effluent Flow \$ 0.58 \$ 0.77 \$ 1.34

Footnotes:

- [4] Effluent service is provided based upon the irrigable area identified by the customer. Appropriate meter sizes are shown in order to provide service to the respective irrigable area service requirement.
- [5] Effluent Commodity Rates are billed per 1,000 gallons of metered effluent flow and vary per allotted tier of consumption as identified.

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4 SYSTEM CAPACITY FEES AND OTHER MISCELLANEOUS CHARGES

a. System Capacity Fees		<u>Water System</u>	<u>Wastewater System</u>	<u>Effluent System</u>
Fee per ERC / EIC [6]	\$	3,546.00	\$ 2,037.00	\$ 2,742.00
Recognized Level of Service (Gallons per Day)	\$	250	\$ 225	\$ 850
Fee per Gallon	\$	14.18	\$ 9.05	\$ 3.23
b. Monthly Stand-By Charges per ERC / EIC [6]		<u>Water System</u>	<u>Wastewater System</u>	<u>Effluent System</u>
Phase I	\$	21.89	\$ 14.10	\$ 10.64
Phase II - Schedule C Properties	\$	6.32	\$ 6.46	\$ 4.83
c. Water Meter Tap Charge:				
3/4 - inch	\$	1,095.00		
1 - inch or Greater		Actual Cost/no less than 3/4 inch		
d. Meter Installation		<u>Water Meter</u>	<u>Effluent Meter</u>	
3/4 - inch	\$	1,095.00	\$ 876.00	
1 - inch or Greater		Actual Cost/No less than 3/4 inch [7]		
e. Meter Test				
5/8 x 3/4 and 1 - inch Meters	\$	219.00		
1-1/2 and 2 - inch Meters		329.00		
Over Compound and Over 2 - inch Meters		Actual Cost/No less than 2" cost		
f. Connection Fees (Only Applicable to Phase 1)		<u>Water System</u>	<u>Wastewater System</u>	<u>Effluent System</u>
Single or Multi-Family Residential Per Unit or ERC or EIC	\$	1,750.00	\$ 1,750.00	\$ 1,000.00
Non-Residential Per ERC or EIC Equivalent	\$	1,750.00	\$ 1,750.00	\$ 1,000.00
g. Other Miscellaneous Charges and Fees				
Turn On, Turn Off, Premise Visit, Transfer Service and Reconnect (business hours) - Per Occurrence	\$	110.00		
Reconnect (after hours) - Per Occurrence		219.00		
Unauthorized Connection or Use (Section 12)		\$250.00 for First Incident,	\$500.00 for Second and Each Subsequent Incident	
Late Payment		15.00		
Back-Flow Prevention Device		131.00	or Actual Cost Whichever is Greater	
Back-Flow Preventer (Annual Inspection)		110.00		
Fire System Maintenance (Per Fire Hydrant)		274.00		
Returned Check		Max Allowed by Law		
Account Suspension		110.00		
Fire Flow Test		329.00		
Hydrant Meter Deposit		500.00		
h. Permit Review Fees				
Water Distribution Systems				
Mains 6 - inch or smaller (Minimum \$250)		\$0.10 / linear ft.		
Mains 6 - inch or larger (Minimum \$250)		\$0.10 / linear ft.		
Wastewater Collection Systems				
Gravity and Force Mains		\$0.10 / linear ft.		
Manholes		20.00		
Pump Station and Lift Station Wet wells		100.00		
Motors (Per Horsepower)			Motors (Per Horsepower)	
0.0 to 5.0	\$	500.00	\$ 45.0 to 64.9	\$ 500.00
5.1 to 14.9		500.00	65.0 to 124.9	500.00
15.0 to 44.9		500.00	125.0 to 199.9	500.00
			200.0 and Greater	500.00

Footnotes:

[6] ERC = Equivalent Residential Connection

EIC = Equivalent Irrigation Connection

[7] Actual Cost plus a System Contribution multiplied by the number of ERCs or EICs associated with the meter

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5 ANNUAL ADJUSTMENT FOR INFLATION

By June 1 of each year, the District Manager shall examine the U.S. Bureau of Labor Statistics Consumer Price Index For All Urban Consumers, U.S. City Average (1967 = 100), or such other official U.S. Government Consumer Price Index which is most nearly equivalent in the event this index is discontinued (the "CPI"). The District Manager shall determine whether the CPI has experienced a percentage change from the previous June 1. The District Manager shall make a recommendation to the Board regarding the adjustment of the District's Rate Schedule, as defined above, by the percentage change in the CPI, provided that such adjustment shall not exceed three percent (3%) annually, and the Board shall consider such recommendation at a public hearing upon 10 days published notice.

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SCHEDULE B

WATER, WASTEWATER AND EFFLUENT RATES - CONTRIBUTED PROPERTY

This schedule shall apply to those areas of the District identified in the attached legal description and also to the properties identified by address in Schedule C. The District has been provided the costs sewer, water and effluent irrigation capacity by agreements with the developers of those areas dated February 12, 1999 with Northshore Hammock, L.P.; February 12, 1999, with Lowe Ocean Hammock, Ltd; and October 16, 2002, with H.D. Associates, L.P.

For the service contemplated by those agreements, the rates, fees and charges contained in Schedule A shall apply with the exception of the following:

1. Connection Fees: There shall be no connection fee for water, wastewater or effluent applicable for the ERCs and EICs contemplated in those agreements for Ocean Hammock or Hammock Beach. Properties identified in Schedule C shall pay the same Connection Fees as Phase I Hammock Dunes.
2. Standby Fees: Monthly Standby charges shall apply to a specific area upon the dedication of the lines or other facilities serving a subdivision or area. The Standby charges set in this schedule are designed to recover costs associated with the overall maintenance and operation of the District's utility system, but not the costs of construction or financing of that system. These rates are subject to change pursuant to action of the Board.

Water	\$	5.27
Wastewater	\$	5.39
Effluent	\$	4.03

3. All other rates, fees, and charges contained in Schedule A shall apply, including but not limited to minimum monthly and commodity charges, meter fees, late charges and enforcement costs, permit review fees and pass through charges except that the minimum monthly charge for the Ocean Hammock Golf Club shall be as per Schedule A. To the extent the District amends Schedule A, such amendments of applicable rates shall be automatically applied to service provided under this Schedule B.

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SCHEDULE C

All Single Family Residential lots located on Calle del Sur starting at number 31 Calle del Sur and ending at 115 Calle del Sur including odd numbered lots only.

All Single Family Residential lots located on North Ocean Shore Blvd. starting at number 3709 North Ocean Shore Blvd. and ending at 3931 North Ocean Shore Blvd. including odd numbered lots only.

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SCHEDULE D

STORMWATER UTILITY FEES

Effective January 1, 2022
Adopted October 8, 2021

1. STORMWATER SERVICE

a. All¹ Residential Dwelling Units Including Master Metered
Accounts

Minimum Monthly Administrative Charge
Per Dwelling Unit \$ 5.00

Stormwater Service Charge²
Per Dwelling Unit \$ 10.00

b. Non-Residential Accounts
Monthly Charge

Per Equivalent Residential Unit³ \$ 15.00 /ERU

Footnotes:

- [1] Residents of Yacht Harbor receive no stormwater services from the District and will therefore not be charged any fees
- [2] Residents of Island Estates receive basic stormwater services from the District and will therefore only be charged the base monthly administrative charge to representing the community-wide benefits received by all residents of the District
- [3] By ordinance, the Equivalent Residential Unit is defined as 3,320 square feet of impervious area on a property

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