SCHEDULE A

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
VILLAGE CENTER SERVICE AREA
WATER AND SEWER RATES AND CHARGES AS OF OCTOBER 1, 2026

A. RESIDENTIAL RATES:

Water (monthly)	
1. Capacity charge (base rate)	
5/8 X 3/4" meter	$11.62
3/4 X 3/4" meter	$17.40
1" meter	$29.02
Use rate - per 1,000 gallons	
First 11,000 gallons	$1.93
11,001 - 18,000 gallons	$3.86
18,001 and up	$5.69
Wastewater (monthly)	
2. Capacity charge - flat rate per connection	$24.32
Use rate - per 1,000 gallons to a maximum of 10,000 gallons	$3.79
Contribution in Aid of Construction	
3. (One-time charge per new residential connection)	
Water	$607.53
Wastewater	$1,012.47

B. NON-RESIDENTIAL (COMMERCIAL) RATES:

Water (monthly)	
1. Capacity charge by meter size (base rate)	
5/8 x 3/4"	$15.39
3/4 x 3/4"	$22.83
1"	$38.24
1-1/2"	$77.19
2"	$123.44
3"	$246.21
4"	$456.65
6"	$844.83
8"	$1,267.20
Water (monthly) Commercial General Service (0 to 30,000 gal/mth)	
2. Use rate per 1,000 gallons	
First 30,000 gallons	$3.04
30,001 - 49,000	$3.87
49,001 and up	$5.69
Water (monthly) Commercial General Service (30,001 to 150,000 gal/mth)	
3. Use rate per 1,000 gallons	
First 150,000 gallons	$3.04
150,001 - 245,000	$3.87
245,001 and up	$5.69
Water (monthly) Commercial General Service (150,001 to 300,000 gal/mth)	
4. Use rate per 1,000 gallons	
First 300,000 gallons	$3.04
300,001 - 490,000	$3.87
490,001 and up	$5.69
Water (monthly) Commercial General Service (300,001 to 600,000 gal/mth)	
5. Use rate per 1,000 gallons	
First 600,000 gallons	$3.04
600,001 - 980,000	$3.87
980,001 and up	$5.69

Water (monthly) Commercial General Service (600,001 to 1,500,000 gal/mth)

6.	Use rate per 1,000 gallons	
	First 1,500,000 gallons	$3.04
	1,500,001 - 2,450,000	$3.87
	2,450,001 and up	$5.69

Water (monthly) Commercial General Service (>1,500,000 gal/mth)

7.	Use rate per 1,000 gallons	
	Anticipated Project Utilization	$3.04
	> Anticipated Project Utilization	$5.69

Private Fire Protection Service (monthly)

8.	Capacity charge by line size (base rate)	
	2"	$7.75
	3"	$15.46
	4"	$24.16
	6"	$48.33
	8"	$76.35

Wastewater (monthly)

9.	Capacity charge by meter size (base rate)	
	5/8 x 3/4"	$24.31
	3/4 x 3/4"	$36.04
	1"	$60.68
	1-1/2"	$121.47
	2"	$201.55
	3"	$389.84
	4"	$722.89
	6"	$1,344.57
	8"	$2,016.82
	Use rate per 1,000 gallons	$3.79

Contribution in Aid of Construction

10.	Water - (Based on projected daily flow) per gallon	$2.54
	Wastewater - (Based on projected daily flow) per gallon	$3.60

C. INTER-UTILITY RATE

1.	Water - per 1,000 gallons	$1.36

D. ENVIRONMENTAL PROTECTION RATE SURCHARGE (WATER ONLY)*

1.	Severe (Level 2)	+ 5% Water Use Rate
2.	Extreme (Level 3)	+ 10% Water Use Rate
3.	Critical (Level 4)	+ 20% Water Use Rate

*Implementation of the Environmental Protection Rate Surcharge is determined by declaration of a water shortage by the Southwest Florida Water Management District.

E. WATER AND SEWER RATE ANNUAL ADJUSTMENT SCHEDULE

1. Water and Sewer Rate annual adjustment for the Village Center Service Area shall be based on the VCSA Utility Rate Study approved in August 2023. The recommended and adopted annual rate adjustments are as follows:

Fiscal Year	Water and Sewer Rate Adjustment
2027 - 2028	5%
2028 - 2029	3%
2029 - 2030	3%
2030 - 2031	3%
2031 - 2032	3%

SCHEDULE B

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
VILLAGE CENTER SERVICE AREA
MISCELLANEOUS FEES AND CHARGES AS OF OCTOBER 1, 2026

A. RESIDENTIAL:

1.	Water Meter Installation Fee	
	5/8" x 3/4"	$119 plus actual meter cost if applicable
	3/4" x 3/4"	$119 plus actual meter cost if applicable
	1"	$119 plus actual meter cost if applicable
2.	Water Meter Relocation Fee-All Sizes	
	Relocations of 10 feet or less	$545.00
	Relocations greater than 10 feet	$119 plus direct costs incurred by the District subject to resident review/approval.
3.	Water Meter Testing Fee-All Sizes	
	In House Test	$119.00
	External Test	$119 plus direct costs incurred by District

Customers shall be allowed one (1) in house water meter test per fiscal year. Additional tests shall be charged to the customer/owner at the rates listed above. If the meter is determined to be performing outside of the manufacturer's accuracy specifications, the fee will be refunded.

4.	Reconnect Charge after Discontinuance of Service	
	Regular Hours	$119.00
	After Hours	$302.00
5.	Seasonal Disconnect / Reconnect Fee	
	Regular Hours	$119.00
	After Hours	$302.00
6.	Meter Removal Fee-All Sizes	$119.00
7.	Damaging / Tampering / Altering Meter or Utility System	$250 plus recovery of actual costs and revenue as determined by Utility Billing

B. NON-RESIDENTIAL (COMMERCIAL):

1.	Meter Installation Fee	
	5/8 x 3/4"	$119 plus actual meter cost if applicable
	3/4 x 3/4"	$119 plus actual meter cost if applicable
	1"	$119 plus actual meter cost if applicable
	1-1/2"	$211 plus actual meter cost if applicable
	2"	$211 plus actual meter cost if applicable
	3"	$211 plus actual meter cost if applicable
	4"	$302 plus actual meter cost if applicable
	6"	$302 plus actual meter cost if applicable
	8"	$302 plus actual meter cost if applicable
	Temporary Meters (all sizes)	$119.00

SCHEDULE B

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
VILLAGE CENTER SERVICE AREA
MISCELLANEOUS FEES AND CHARGES AS OF OCTOBER 1, 2026

2. Water Meter Testing Fee

In House Test	$119.00
External Test	$119 plus direct costs incurred by District

Customers shall be allowed one (1) in house water meter test per fiscal year. Additional tests shall be charged to the customer/owner at the rates listed above. If the meter is determined to be performing outside of the manufacturer's accuracy specifications, the fee will be refunded.

3. Reconnect Charge after Discontinuance of Service

Regular Hours	$119.00
After Hours	$302.00

4. Meter Removal Fee

Sizes 5/8 x 3/4" to 1"	$119.00
Sizes greater than 1-1/2"	$302.00
Temporary Meters (all sizes)	$119.00

5. Deposit for Temporary Meter Account

5/8 x 3/4"	$206.50
3/4 x 3/4"	$524.49
1"	$611.03
1-1/2"	$2,206.26
2"	$2,395.34
3"	$4,561.78
4"	$5,527.50
6"	$9,216.86
8"	$15,482.89

Temporary meter deposits shall be returned within 45 days of receipt of the meter by District. Unreturned, non-functioning or damaged meters shall be replaced/repaired by District. Direct costs incurred by District for the replacement/repairs shall be deducted from the deposit with any balance billed to the account holder.

6. Deposit for Potable Water and Sewer Account

5/8 x 3/4"	$78.00
3/4 x 3/4"	$85.00
1"	$237.00
1-1/2"	$392.00
2"	$513.00
3"	$1,294.00
4"	$2,526.00
6"	$4,873.00
8"	$9,400.00

SCHEDULE B

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
VILLAGE CENTER SERVICE AREA
MISCELLANEOUS FEES AND CHARGES AS OF OCTOBER 1, 2026

7. Deposit for Irrigation Account

5/8 x 3/4"	$38.00
3/4 x 3/4"	$105.00
1"	$160.00
1-1/2"	$382.00
2"	$577.00
3"	$1,001.00
4"	$2,956.00
6"	$6,107.00
8"	$12,616.00

8. Business with Commercial Garbage Disposals

Monthly Surcharge	50% of monthly sewer bill

9. Backflow Prevention Assembly Testing / Repair / Installation

After proper time-frames and customer/owner notification as provided for in the Cross Connection Control Handbook, latest edition.

Administrative Fee (per assembly - test/repair/install)	$50.00
Assembly Testing and/or Repair Fee	Direct costs incurred by the District
Assembly Installation	Direct costs incurred by the District

10. Grease and Oil Collection Device Cleaning/Pumping/Maintenance/Repair/Installation

After proper time-frames and customer/owner notification as provided for in the Grease Management Program Handbook, latest edition.

Administrative Fee (per location - clean/pump/maintain/repair/install)	$50.00
Grease Interceptor Cleaning/Pumping/Maintenance and/or Repair Fee	Direct costs incurred by the District
Grease Interceptor Installation	Direct costs incurred by the District
Failure to Provide Completed District Approved Manifest of Pumping Activities (in addition to the above).	$100.00
Habitual Non-Compliant Fee - Each Occurrence (fee initiated after 2 times of non-compliance during the preceding 12 months, in addition to the above)	$250.00
Device Discharge Sampling & Analysis	$250.00

SCHEDULE B

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
VILLAGE CENTER SERVICE AREA
MISCELLANEOUS FEES AND CHARGES AS OF OCTOBER 1, 2026

11. Meter Adaptor Fee Account holder to provide adaptor to be installed by District	$119 plus material
12. Damaging / Tampering / Altering Meter or Utility System	$250 plus recovery of actual costs and revenue as determined by Utility Billing

C. SERVICE FEE FOR DISHONORED CHECK

District shall assess a service fee not to exceed the service fees authorized under F.S. 832.08(5) or 5 percent of the face amount of the check, draft, or order, whichever is greater, for the collection of a dishonored check, draft, or other order for the payment of money to District. The service fee shall be in addition to all other penalties imposed by law. Proceeds from this fee shall be retained by District.

D. OTHER CHARGES/PENALTIES

1. Late Charge/Penalty
   A five percent (5%) penalty will be imposed on any balance due five (5) calendar days after the expressed due date of the bill.
2. Lien Fee $40.00