

# **ST. LUCIE WEST SERVICES DISTRICT**



**BOARD OF SUPERVISORS'  
REGULAR BOARD MEETING  
JUNE 3, 2025  
9:00 A.M.**

**AGENDA**  
**ST. LUCIE WEST SERVICES DISTRICT**  
**BOARD OF SUPERVISORS'**  
**REGULAR BOARD MEETING**  
**June 3, 2025**  
**9:00 a.m.**  
**450 SW Utility Drive**  
**Port St. Lucie, Florida 34986**  
**CALL IN 1-800-743-4099 PARTICIPANT CODE 400494**

**A. Call to Order**

**B. Pledge of Allegiance**

**C. Roll Call**

**D. Approval of Minutes**

1. May 5, 2025, Workshop
2. May 6, 2025, Regular Board Meeting

**E. Public Comment**

**F. District Attorney**

**DA 1 –** Status Report/Updates

**G. District Engineer**

**DE 1 –** Status Report/Updates

**H. District Manager**

**Action Items**

**DM 1 –** District Manager and Staff Prescriptive Goals and Performance Objectives for FY 2026

**DM 2 –** Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2026 Proposed Annual Budget and Setting a Public Hearing Date

**DM 3 –** Consider Setting a Public Hearing to Adopt Resolution 2025-03 to Levy a Non-Ad Valorem Assessment for Water Management Bonds, and Operations and Maintenance Costs, within the St. Lucie West Services District for the Period October 1, 2025, through September 30, 2026

**DM 4 –** Consider Approval of Request to Advertise for a Public Hearing to Consider Adoption of an Amendment of the District's Rules Establishing Water, Wastewater, and Irrigation Water System Rates, Fees, and Charges

**DM 5 –** Other Items

**I. Consent Agenda**

**CA 1 –** Monthly Report on Public Works

**CA 2 –** Monthly Report on Utilities Operations

**CA 3 –** Monthly Report on Capital Improvement Projects

**CA 4 –** Monthly Report on Billing and Customer Service

**CA 5 –** Public Information Officer Monthly Report

**CA 6 –** Financial Statements for April, 2025

**CA 7 –** Transfer Funds for the R&R & UC Account

**CA 8 –** Surplus Items

**J. Supervisors' Requests**

**K. Adjournment**

**St. Lucie West Services District**  
**Workshop Meeting**  
**May 5, 2025, at 9:00 a.m.**

**(Please note: These minutes are not verbatim. A CD recording of the Workshop Meeting is available on file.)**

**Board Members Present**

Dominick Graci – Chairman – in-person  
Gregg Ney – Vice Chairman – in-person  
Rose Carvelli – Supervisor – in-person (who arrived at 9:08 a.m.)  
Kevin Dolan – Supervisor – in-person

**Staff Present**

Josh Miller, District Manager, St. Lucie West Services District (“SLWSD”) – in-person  
Gerard Rouse, Public Works Director/Assistant District Manager, SLWSD – in-person  
Maddie Maldonado – Director of Office Administration, SLWSD – in-person  
Searg Davidian, Assistant Public Works Director, SLWSD – in-person  
Jason Pierman, Special District Services, Inc. (“SDS”) – in-person  
Laura Archer, Recording Secretary, SDS – via phone  
Stephanie Brown, SDS – in-person

Also present were: Steve Conteaguero, Nason, Yeager, Gerson, Harris & Fumero, P.A.; Donna Rhoden of the City of Port St. Lucie; Aimee Willis of Hydro Designs LLC (via phone); and Deane Piekara, a District resident.

**Guests Present (Sign-In Sheet Attached)**

**A. Call to Order**

The Workshop Meeting was called to order at 9:00 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that Secretary Diane Haseltine was absent.

**D. Approval of Minutes**

- 1. April 7, 2025, Workshop**
- 2. April 8, 2025, Regular Board Meeting**

Vice Chairman Ney requested the addition of more details regarding his comments concerning the rebate program concerning water conservation.

His request was acknowledged.

**E. Public Comment**

Mr. Piekara, referring to the Interlocal Utility Oversight and Maintenance Agreement between the District and The Reserve CDD, commented on the costs being reflected and that the District should mark up items in the agreement.

Mr. Piekara also noted that the job descriptions under Item DM 4 did not indicate whether they were part or full-time, in office or remote or the physical requirements.

**F. District Attorney  
DA 1 – Status Report/Updates**

Mr. Miller presented Ms. Holmes' report indicating that Item 4 – the indemnification language revisions were preparing for the next project with the City.

Mr. Miller indicated that Item 3 was an e-mail from the Supervisor of Elections' office regarding the number of electors in the District.

Supervisor Dolan asked about Item 2 being the Centennial project to which Mr. Rouse noted that it was behind Centennial High School and was necessary in order to maintain the drainage easement.

**G. District Engineer  
DE 1 – Status Report/Updates**

Mr. Miller noted concerning Item 7 that the Reserve was going out to bid for construction and design work for water main and force main interconnect because the ISS proposal was too high.

Chairman Graci suggested tracking the Reserve to ensure things get done timely.

Mr. Miller also noted that Item 8f, Stormwater Control Structures Evaluation would be prepared by the District's Engineer.

**H. District Manager  
Actions Items**

**DM 1 – Consider Interlocal Utility Oversight and Maintenance Agreement with the Reserve CDD**

Mr. Miller reminded the Board that this item was previously presented for consideration at last month's meeting but was tabled for revisions. He noted that those revisions had been made and that it would require the hiring of an additional person for this work.



Discussion ensued regarding several items within the Agreement, including the termination clause, oversight and Administrative charges.

That concluded discussion regarding this item.

### **DM 2 – Consider Nason, Yeager, Gerson, Harris & Fumero, P.A. for District Legal Services**

Mr. Miller presented the item, indicating that the Committee had selected this firm over the other 4 firms that had submitted their qualifications. Mr. Miller indicated that they had negotiated several parts of the agreement and that staff was happy with the results.

Mr. Conteaguero was present to answer several questions of the Board Members.

### **DM 3 – 2024 Annual Drinking Water Quality Report**

Mr. Miller presented the report and indicated that it was a requirement of the State Department of Environmental Protection (FDEP). He furthered that FDEP had reviewed the report and approved its content for distribution to District customers. Mr. Miller indicated that the report was scheduled to be included in the monthly billing of June 17, 2025.

Discussion ensued regarding the clause stating, "...fluoride is added to help prevent tooth decay..." noting that the sampling date was May of 2023 and that there will be no fluoride in next year's report.

Supervisor Dolan asked if residents could bring in water for testing to which Mr. Miller indicated they could, but for lead testing only.

### **DM 4 – Consider Request to Advertise Public Hearings to Consider (1) Adopting Revised Employee Job Descriptions, and (2) Amending Chapter A-III, Rules of the District Regarding Positions, Qualification, Compensation, Employment and Termination of District Employees**

Mr. Miller explained that these Public Hearings were necessary in order to shore up a succession plan for Administration and eliminating "high ranking employees" because it is not needed anymore, which will make the District Manager's job more efficient. Mr. Miller noted that it was added when the union was present but is no longer needed.

Discussion ensued.

Chairman Graci requested an updated org chart with the proposed positions. Mr. Miller also noted that he would look at the suggestions made by District resident, Deane Piekara.

## **DM 5 – Consider Proposal from Hydro Designs for Construction and Engineering Services for Injection Well #2**

Mr. Miller advised that this project was advertised as RFP 2025-01 on the District's website and in the newspaper. He then presented the only proposal received from Hydro Designs in the amount of \$394,000, which was substantially lower than original cost projections.

Mr. Miller reminded the Board that Youngquist Brothers LLC was awarded the construction of a new injection well (IW-2) at the April 9, 2025, Board Meeting and noted that FDEP requires engineering testing, monitoring and reporting throughout the project.

There was no discussion regarding this item.

## **DM 6 – Fiscal Year Ending 2026 Budget Workshop**

Mr. Miller advised that the Board was sent the proposed budget the Friday before the Workshop and that Chairman Graci had made a list of questions/observations, which was distributed to the other Board Members and staff.

Mr. Miller presented Chairman Graci's list of questions regarding the budget and went over them. Chairman Graci noted that the rates should have been increased incrementally for the last 10 years. It was Mr. Miller's belief that they should have increased over the last 20 years.

If questioned why the increase was necessary, the following should be taken in account: hiring a Public Information Officer, HR Assistant, inflation and infrastructure costs in R&R.

Discussion ensued and Mr. Miller advised that more information regarding this budget would be presented at the June meeting when the Rate Consultant would make his presentation.

## **DM 7 –Other Items**

Mr. Miller advised that he would provide a Physician's Summary regarding his ability to perform his job, as per his employment requirements.

Mr. Miller stated that the 2 lines for the Reserve CDD had been designed and the next step was to send it out for bid.

Mr. Miller reiterated that the Rate Study would be presented at the June meeting.

Mr. Miller noted that he had worked with Mr. Rouse to implement an Employee of the Year distinction, which would bring up morale.

Mr. Miller reminded the Board that their Forms 1 were due by July 1<sup>st</sup> and would only be accepted online.

Mr. Miller noted that last year's in-person Ethics Training was very costly and suggested taking advantage of Special District Services' online options at no charge. He further noted that completion of the training was required to be completed by December 31<sup>st</sup>.

Mr. Miller indicated he would have a walk-on item tomorrow regarding a private utility easement abandonment request from Edwards Cohen on behalf of Somerset Academy. Mr. Miller advised that this easement was on the property located just east of the District's Administrative Offices. The easement travels easterly from the District's east fence line traveling towards SW Bethany Drive. He went on to explain that this was a private utility easement that was platted in 1989 and does not have a utility purveyor designation defined in Plat #15. Mr. Miller indicated that the suspicion was that this easement was placed in this location by FPL.

After investigation of the future needs of the plant site, the District completed a "No Obligation Letter," as it was determined that this easement was not needed and would not be in the future. The Letter was completed and distributed to the owner of the property.

Discussion ensued regarding setting precedent, as it is believed that there are many more just like this.

Discussion ensued.

Mr. Conteaguero agreed that Somerset Academy was encroaching and that this documents it very solidly. He furthered that the District could go in and do maintenance, as required.

A brief discussion ensued.

Mr. Miller then advised that the District was recently notified that they had won a Safety Programs Award after being nominated by EGIS, over 460 other nominations. The District previously received a similar award from PGIT.

Vice Chairman Ney expressed delight and suggested plastering the award all over. Mr. Miller advised that it would be noted on the District's website. Vice Chairman Ney suggested plastering it on the front page of the *St. Lucie News Tribune* to which Mr. Bomjardim indicated he would try to make that happen.

That concluded Mr. Miller's updates.

## **I. Consent Agenda**

### **CA 1 – Monthly Report on Public Works**

**CA 2 – Monthly Report on Utilities Operations**

**CA 3 – Monthly Report on Capital Improvement Projects**

**CA 4 – Monthly Report on Billing and Customer Service**

**CA 5 – Public Information Officer Monthly Report**

**CA 6 – Financial Statements for March 2025**

**CA 7 – Consider Transfer of Funds for the R&R, WCF & WWCF Accounts**

**CA 8 – Surplus Items**

Mr. Miller presented Consent Agenda Items CA 1 through CA 8 and asked if there were any questions.

There were no questions from the Board Members.

**J. Supervisor Requests**

Supervisor Carvelli apologized for being late to today's Workshop indicating she had a transportation issue. She also noted that she was ill regarding her previous absences and indicated she was glad to be here today.

Vice Chairman Ney echoed Supervisor Carvelli's point of being glad to be here today.

Supervisor Dolan noted his pleasure in seeing both Supervisor Carvelli and Vice Chairman Ney's presence at today's Workshop. He also requested that the District consider making a presentation at the Men's Club at Kings Isle regarding what we do, noting that he would like to participate along with someone else from the District.

Mr. Miller indicated that Mr. Bomjardim would be at tomorrow's meeting and would make an official presentation of a District video overview.

Mr. Miller directed the Board's attention to Page 126 of the meeting booklet, Item CA 7, wherein you can see the \$1 Million transfer (\$500,000 from both the Water Capacity Trust Account and the Wastewater Capacity Trust Account) in reference to the Reserve CDD.

Supervisor Dolan had questions regarding Section 5 of the Interlocal Utility Oversight & Maintenance Agreement concerning the language under E-Verify, asking if it was standard to which Mr. Miller indicated it was.

Chairman Graci noted his delight in having both Supervisor Carvelli and Vice Chairman Ney present, otherwise there would not be a quorum.

He also reminded the Board of the costs associated with the in-person ethics training last year, suggesting that Board Members utilize the free online options presented by Special District Services.

Chairman Graci they noted his agreement with the Employee of the Month/Year Program and thought it would give employees a boost. He also reiterated his suggestion for a Cost Reduction Savings Program, indicating that if an employee offers an option for a cheaper, more efficient way to do something, that employee should benefit from the savings, as the District will. Mr. Miller noted that they were working on the details of such a program and that they were almost ready to make a presentation.

There were no further Supervisor Requests.

#### **K. Adjournment**

There being no further items to be addressed, the Workshop Meeting was adjourned at 10:24 a.m. There were no objections.

Workshop Meeting Minutes Signature Page

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

Date Approved \_\_\_\_\_

**St. Lucie West Services District**  
**Regular Board Meeting**  
**May 6, 2025, at 9:00 a.m.**

**(Please note: These minutes are not verbatim. A CD recording of the Regular Board Meeting is available on file.)**

**Board Members Present**

Dominick Graci – Chairman – in-person  
Gregg Ney – Vice Chairman – in-person  
Rose Carvelli - Supervisor – in-person  
Kevin Dolan – Supervisor – in-person

**Staff Present**

Josh Miller, District Manager, St. Lucie West Services District (“SLWSD”) – in-person  
Gerard Rouse, Public Works Director/Assistant District Manager, SLWSD – in-person  
Maddie Maldonado – Director of Office Administration, SLWSD – in-person  
Lisa-Marie Beans, Human Resources Specialist, SLWSD – in-person  
Searg Davidian, Assistant Public Works Director — SLWSD  
Anderson “Andy” Bomjardim, Public Information Officer, SLWSD – in-person  
Ruth Holmes, District Counsel, Torcivia, Donlon, Goddeau & Ansay, P.A. – via phone  
Rob Lee and Neako Villamil, District Engineer, Infrastructure Solution Services. – in-person  
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. (“SDS”) – via phone  
Laura Archer, Recording Secretary, SDS – in-person  
Stephanie Brown, SDS – in-person

Also present were John Fumero, Nason, Yeager, Gerson, Harris & Fumero, P.A.; Donna Rhoden from the City of Port St. Lucie; Aimee Willis of Hydro Designs LLC; and Deane Piekara, a District resident.

**Guests Present (Sign-In Sheet Attached)**

**A. Call to Order**

Chairman Graci called the Regular Board Meeting to order at 9:00 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that Secretary Diane Haseltine was absent.

**D. Approval of Minutes**

- 1. April 7, 2025, Workshop**
- 2. April 8, 2025, Regular Board Meeting**

The minutes of the April 7, 2025, Workshop and the April 8, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan approving the minutes of the April 7, 2025, Workshop, as presented, and the minutes of the April 8, 2025, Regular Board Meeting, as amended. Upon being put to a vote, the **MOTION** carried unanimously.

**E. Public Comment**

There was no public comment at this time.

**F. District Attorney  
DA 1 – Status Report/Updates**

Ms. Holmes gave an overview of her report and thanked the Board for the opportunity to work with them.

Vice Chairman Ney thanked Ms. Holmes for her representation and wished her well.

Chairman Graci echoed Vice Chairman Ney's sentiments.

**G. District Engineer  
DE 1 – Status Report/Updates**

Mr. Miller noted that Mr. Zanganeh was out of the country, moving towards retirement, but that Mr. Villamil and Mr. Lee were in attendance for any questions regarding the monthly status report.

Chairman Graci noted that the District's biggest concern right now was the Reserve CDD to which Mr. Villamil indicated that they were working with staff and moving forward. Mr. Villamil also advised that they were one to two weeks away from kicking off the injection well project.

That concluded the District Engineer's monthly status report.

**H. District Manager  
Action Items**

**DM 2 – Consider Nason, Yeager, Gerson, Harris & Fumero, P.A. for District Legal Services**

Mr. Miller presented the agreement, noting that it was fair. He also noted that John Fumero, one of the firm's partners, was present at today's meeting. Mr. Miller recommended approval of the agreement.



A **MOTION** was made by Supervisor Dolan, seconded by Vice Chairman Ney approving the Agreement for Legal Services with Nason, Yeager, Gerson, Harris & Fumero, P.A., as presented. Upon being put to a vote, the MOTION carried unanimously.

**DM 1 – Consider Interlocal Utility Oversight and Maintenance Agreement with the Reserve CDD**

Mr. Miller presented the item indicating that this item had been tabled the previous month for revisions, which he briefly reviewed, highlighting that oversight was the main purpose so that there is no further degradation. He recommended approval.

A **MOTION** was made by Supervisor Dolan, seconded by Vice Chairman Ney and passed unanimously approving the Interlocal Utility Oversight and Maintenance Agreement with the Reserve CDD, as presented.

**DM 3 – 2024 Annual Drinking Water Quality Report**

Mr. Miller presented the item and requested acceptance and receipt by the Board.

Discussion ensued regarding the fact that fluoride was highlighted in the report, asking Mr. Miller if there was a way to denote that fluoride is no longer added, maybe print a sticker to add to the mailed report to customers.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Carvelli and passed unanimously accepting and receiving the 2024 Annual Drinking Water Quality Report, adding a notation that fluoride is no longer added to drinking water.

**DM 4 – Consider Request to Advertise Public Hearings to Consider (1) Adopting Revised Employee Job Descriptions, and (2) Amending Chapter A-III, Rules of the District Regarding Positions, Qualification, Compensation, Employment and Termination of District Employees**

Mr. Miller presented the item indicating that this was a request to advertise two Public Hearings on July 8, 2025, to consider the following matters:

Public Hearing 1 – adopting revised employee job descriptions, including the deletion of certain existing job descriptions and the addition of descriptions for certain new positions.

Public Hearing 2 – adopting an amendment to Chapter A-III, Rules of the District Regarding Positions, Qualifications, Compensation, Employment and Termination of District Employees to remove the entire section of “high ranking employees,” as defined in Section 1(a).

A lengthy discussion ensued as Mr. Fumero indicated that it was not typical for a Board to be involved in personnel decisions, as it exposes the Board personally. A district usually empowers the District Manager to manage day-to-day business.

Further discussion ensued.

A **MOTION** was then made by Supervisor Dolan, seconded by Vice Chairman Ney and passed unanimously approving to advertise two Public Hearings on July 8, 2025, to consider (1) St. Lucie West Services District Revised Job Descriptions; and (2) an amendment to Chapter A-III, Rules of the District, as presented.

### **DM 5 – Consider Proposal from Hydro Designs for Construction and Engineering Services for Injection Well #2**

Mr. Miller presented the item and recommended approval.

Mr. Villamil was asked his opinion of the proposal to which he replied that he believed that it was comparable, reasonable and under budget.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Carvelli and passed unanimously approving the Hydro Designs proposal for the not to exceed amount of \$394,000 for the construction and engineering services for Injection Well #2, as presented. The Available Project Budget being \$26,399,664.50; This Project costing \$394,000; leaving an Available Balance of \$26,005,664.50, as presented.

### **DM 6 – Fiscal Year Ending 2026 Budget Workshop**

Mr. Miller indicated that this was solely regarding the Workshop meeting, asking if the Board Members had any questions regardless. There were none at this time.

### **DM 7 –Other Items**

Mr. Miller advised that he had shown the Board Members his Physician's Summary regarding this ability to perform his job, as per his employment requirements.

Mr. Miller advised that staff would monitor the timeline for the Reserve CDD going out to bid the 2 direct drill lines and would keep the Board abreast of the progress.

Mr. Miller reminded the Board that the Rate Sufficiency Analysis would be presented June 2, 2025.

### **DM 7A – Water Management Easement Encroachment Agreement (WALK-ON ITEM)**

Mr. Miller present the Encroachment Agreement between the owners of 937 SW Grand Reserves Boulevard, Port St. Lucie, Florida 34986, located in The Vineyards HOA, and the District.

Mr. Miller noted that this agreement was necessary because this residence was built within the District's Water Management Easement (street to lake drainage easement). He further noted that this agreement defines these encroachments and the responsible parties of these encroachments if the District needs to work in this easement.

Mr. Fumero indicated that the District was not releasing or vacating the easement. It merely leaves it in place and accepts the encroachment without waiving any rights.

A lengthy discussion ensued after which the following MOTION was made:

A **MOTION** was made by Supervisor Dolan, seconded by Supervisor Carvelli and passed unanimously approving Water Management Easement Encroachment Agreement between the owners of 937 SW Grand Reserves Boulevard, Port St. Lucie, Florida 34986, located in The Vineyards HOA, and the District, as presented.

### **DM 7B – Consider Private Utility Easement Abandonment**

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Carvelli and passed unanimously approving the Private Utility Easement Abandonment on the property located just east of the District's Administrative Offices and travels easterly from the District's east fence line traveling towards SW Bethany Drive, as requested by Somerset Academy.

Mr. Miller reminded the Board that their Forms 1 were due by July 1<sup>st</sup> and would only be accepted online.

Mr. Miller reiterated that Special District Services offers several options for ethics training at no cost. He noted that if anyone wanted in-person training, it would be costly, but to reach out to him to discuss.

Mr. Miller again advised of the Safety Award presented to the District, noting that the District had received 2 different award acknowledgements in 5 years from 2 different firms out of 500 facilities considered.

Chairman Graci noted that if one Board Member requests in-person ethics training, that all Supervisors would be able to participate.

Supervisor Dolan noted that he was not present for last year's in-person ethics training; he took care of it online. He noted that inability to prove that it had been completed to which Mr. Pierman acknowledged that there was no requirement to prove that it was taken, it just merely asks you to check a box if you have completed it.

Mr. Miller then gave the floor to Mr. Bomjardim, who presented District video overview. At the conclusion of the presentation Mr. Bomjardim indicated that it would be put on the District's website.

Chairman Graci recommended showing it at the Presidents' Council Meeting. Mr. Bomjardim noted that could play it at the beginning of HOA meetings but that it was not yet the final product.

Mr. Bomjardim was praised for his work on the video.

## **I. Consent Agenda**

**CA 1 – Monthly Report on Public Works**

**CA 2 – Monthly Report on Utilities Operations**

**CA 3 – Monthly Report on Capital Improvement Projects**

**CA 4 – Monthly Report on Billing and Customer Service**

**CA 5 – Public Information Officer Monthly Report**

**CA 6 – Financial Statements for March 2024**

**CA 7 – Consider Transfer of Funds for the R&R, WCF & WWCF Accounts**

**CA 8 – Surplus Items**

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Carvelli approving Consent Agenda items CA 1 through CA 8, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

## **J. Supervisor Requests**

Supervisor Dolan thanked TJ for the tour of the facilities. He also requested that the District make a presentation to the Men's Club regarding the District's purpose.

Supervisor Carvelli indicated that the residents of Kings Isle were happy with staff and the District and told everyone to keep up the good work. She especially likes the transparency of the District.

Vice Chairman Ney echoed Supervisor Carvelli's comments, noting that the District's image had changed 180 degrees from being the bad guys to good guys. He further expressed his delight with the Safety Award and recommended holding group tours of the District's facilities on a consistent basis.

Chairman Graci echoed Supervisor Carvelli and Vice Chairman Ney's comments and noted that his first tour of the facilities was back when District meetings were held at the church.

That concluded Supervisor Requests.

**K. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 10:08 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

Date Approved \_\_\_\_\_

**St. Lucie West Services District**  
**Board Agenda Item**  
**Tuesday, June 3, 2025**

**Item**

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**DA 1     Status Report/Updates**

**Summary**

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This report is provided for your review and information.

**Recommendation**

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**Budget Impact**

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Project Number:	Available Project Budget: \$0.00
ORG Number:	This Project: \$0.00
	Available Balance: \$0.00

**Board Action**

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Moved by:	Seconded by:	Action Taken:
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JOHN J. FUMERO  
*Board Certified State & Federal Government  
& Administrative Practice Lawyer*

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May 23, 2025

St. Lucie West Services District  
District Attorney's Report  
Time Period May 6, 2025 — May 12, 2025

As SLWSD Counsel for the time period identified above, I worked with staff on the following matters:

- 1) Completed the 937 Grand Reserves Easement Encroachment Agreement
- 2) Received and executed Standard Addendum to Legal Services Agreement
- 3) Drafted memorandum and public notice for candidate qualifying for 2026 Supervisor Election
- 4) Attendance at Regular Board Meeting for May 2025.

Sincerely,

/s/ John J. Fumero  
John J. Fumero, Esq.  
For the firm

750 Park of Commerce Boulevard | Suite 210 | Boca Raton, Florida 33487  
Telephone (561) 982-7114 | Facsimile (561) 982-7116 | [www.nasonyeager.com](http://www.nasonyeager.com)

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# St. Lucie West Services District

## Board Agenda Item

Tuesday, June 3, 2023

### Item

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**DE 1**     **Status Report/Updates**

### Summary

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This report is provided for your review and information.

### Recommendation

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### Budget Impact

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Project Number:

Available Project Budget: \$0.00

ORG Number:

This Project: \$0.00

Available Balance: \$0.00

### Board Action

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Moved by:

Seconded by:

Action Taken:

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**Client:** St. Lucie West Services District  
**Topic:** Monthly Project Status Report – June 3, 2025  
**Date of Status:** 5//19/2025

1) General

- i) SLWSD and ISS have regular telecons and meeting discussions that are incorporated in the project statuses below.
- ii) SLWSD to communicate with ISS to provide direction and updates on IRSC and Reserve CDD projects.

2) SLW 018 Stormwater Review

- i) Status: ISS has received requests for development reviews for the following:
  - a. Cashmere Starbucks
  - b. Canopy Walk
- ii) Action  
None

3) SLW034 Reserve CDD Engineering Evaluation

- i) Status:
  - a. SLWSD Board approved the Task Order at their meeting on July 8, 2024.
  - b. ISS submitted a Preliminary Evaluation Report on Oct 11, 2024.
  - c. ISS submitted a draft Final Evaluation Report on Nov 19, 2024.
  - d. ISS attended the SLWSD Board meeting on Dec 3, 2024 and presented the Report.
- ii) Actions:
  - a. SLWSD and Reserve CDD Boards initiating negotiations for SLWSD to combine the Reserve system into the SLWSD system.
  - b. ISS is on standby for question responses or additional Final Report comments from those negotiations. SLWSD staff to review and provide any comments on the draft report prior to ISS producing the final document.

4) SLW035 DIW Civil/Site and Piping Improvements

- i) Status:
  - a. ISS received Notice to Proceed on April 9, 2025
  - b. Draft Preliminary Design Memorandum submitted on May 14, 2025 and discussed at the Kickoff Meeting.
  - c. Kickoff Meeting conducted on May 15, 2025
- ii) Actions:
  - a. ISS revising the Preliminary Design Memorandum
  - b. ISS is beginning to develop design drawings.

5) SLW036 – Water Treatment Plant Expansion Design Build Criteria Professional Services

- i) Status:
  - a. ISS received Notice to Proceed on April 9, 2025
  - b. ISS has started to compile existing data and develop our internal work plans
- ii) Actions:
  - a. ISS to schedule Kickoff Meeting.
  - b. ISS to schedule site survey work.

6) SLWXXX Reserves CDD Water Main and Forcemain Interconnect

- i) Status:
  - a. ISS was requested by SLWSD staff to prepare and submit a draft Task Order to provide design, permitting, bidding, and limited engineering services during construction for a proposed second water main and force main interconnection with the Reserves CDD system as identified in the *St. Lucie West Services District Reserve Community Development District Utilities Engineering Evaluation* report.
- ii) Actions:
  - a. SLWSD and Reserve CDD are reviewing and considering the draft task order.

7) Other

At SLWSD's request, ISS is in the process of preparing the following District System Future Task Orders:

- a) Update Utility Standards - Future
- b) Concept Design & Cost Estimate for the WWTF Third Train - Future
- c) WTP Onsite Potable Storage Assessment - Future
- d) WWTF Grease Collection System - Future
- e) SLWSD System Wide Irrigation Modeling (10 HOAs<sub>±</sub>) – Future
- f) System Engineer's Bond Report 2025



# St. Lucie West Services District

## Board Agenda Item

Tuesday, June 3, 2025

### Item

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#### DM 1 District Manager and Staff Prescriptive Goals and Performance Objectives for FY 2026

### Summary

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Condition 13 of the District Manager's Employment Agreement stipulates that the District Manager recommends prescriptive goals and performance objectives for the District Manager and Staff to achieve or work towards each year.

Attached for your review and comments are the recommended goals and objectives for FY 2026.

### Recommendation

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*Staff recommends approval of the District Manager's Goals and Objectives for FY 2026.*

District Manager: Joshua C Miller

Public Works Director/ Assistant District Manager: Gerard Rouse

### Budget Impact

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Project Number:

Available Project Budget: \$0.00

ORG Number:

This Project: \$0.00

Available Balance: \$0.00

### Board Action

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Moved by:

Seconded by:

Action Taken:



## **St. Lucie West Services District**

450 SW Utility Drive, Port St. Lucie, FL 34986

Tel: (772)340-0220 Fax: (772)871-5771

[www.slwsd.org](http://www.slwsd.org)

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June 3, 2025

Honorable Dominick Graci, Chairman and  
Members of the Board of Supervisors  
St. Lucie West Services District  
450 SW Utility Drive  
Port St. Lucie, FL 34986

**RE: District Manager Goals & Objectives for Fiscal Year 2026**

Dear Honorable Chairman and Supervisors,

Condition 13 of the District Manager's Employment Agreement stipulates that the District Manager recommends prescriptive goals and performance objectives for the District Manager and Staff to achieve or work towards each year.

- A Fiscal Year-End Report (FYR) describing whether these Goals and Objectives have been met will be provided to the Board of Supervisors along with the District Manager Annual Evaluation at the end of each FY.

Please accept the recommended goals and objectives for FY2026.

Joshua C Miller  
District Manager

## **District & Staff Goals:**

- **Provide Timely and Accurate Board Meeting Agendas**

- Ensure all documents are clear, legible, and concise.
- Try to avoid walk-on action items.
- Advertised properly according to FLA Statute

FYR- to include the amount of workshop and board meeting agendas published during the FY, any missed agendas and why, and any public feedback relating to the content, format, or public access to such agendas.

- **Maintain the General Fund & Utility Fund at or Below Budget**

- Ensure budget planning sessions are held with each division throughout the year to keep track of expenditures and to plan for Capital Improvements.

FYR- to include the status of the FY budget, the amount of budget workshops and amendments during the FY. It will also include why the amendments were made.

- **Maintain the General Fund R&R & Utility Fund R&R Funds**

- Ensure budget planning sessions are held with each division throughout the year to keep track of repair and replacement needs and to plan for other infrastructure needs.
- The Utility R&R Fund is required by the Bond Indenture and should be funded accordingly. This Fund is projected to be funded for the foreseeable future.
- The General Fund R&R Fund was created in 2013 to assist in tracking Stormwater R&R Projects. This Fund is funded annually with a minimum of 5.0% from the Non-Ad Valorem Maintenance Assessment. This Fund is projected to be funded for the foreseeable future.

FYR- to include the status of the FY R&R Funds, the number of staff planning sessions that occurred, bond indenture requirements and/or changes, and any possible foreseeable changes.

- **Succession Planning and Mentor Program**

- Ensure assistants and other employees are properly trained so that the District may continue to operate as needed when an employee retires or is no longer employed.
- Ensure proper employee mentoring for new hires and transfers is performed by Supervisors and senior employees.

FYR- to include the number of personnel replacements due to separation, open positions, and any foreseeable future employee reduction or growth.

- **Provide Supervisory and Safety Training for all Divisions**

- Ensure the required amount of training is performed for continuing education requirements for regulatory licensing.
- Ensure the required amount of ongoing safety training is performed for each division. Some divisions require more than others; the minimum is 6 sessions.
- Continuing memberships with FASD, FRWA, FWPCOA, AWWA, APWA, EGIS and others for training and education.
- Ensure the proper employee policies and guidance documentation is updated and available to the employees and the public.

FYR- to include the number of training sessions completed, the type of training completed, and any additional training that may have been completed due to incidental occurrences or safety violations.

- **Research and Investigate Alternate Funding Options**

- Research Environmental Grant Opportunities for Stormwater Treatment, Enhancement, and Capacity Projects.
- Research Grant Opportunities for Utilities Conservation and Treatment Projects.

FYR- to include the number of grants applied for, the purpose for each grant application, and whether it was acquired.

- **Provide Great Customer Service**

- Ensure fast response times to emergencies within the District.
- Ensure declared storm event staff are available to assist the public.
- Ensure customers are responded to timely and all public records requests requirements are followed.
- Continue to manage public records and documents legally and with transparency.
- Continue training staff on how to interact with customers in person, via email, and on the phone.
- Continue to provide a semi-annual newsletter (July & December) to the utility account holders informing them of system changes and projects.
- Provide educational materials on conservation and stormwater.
- Continue to host scheduled HOA and Presidential Council Meetings.
- Provide Public Meetings for educational updates concerning District operations and projects.

FYR- to include the number of HOA & Presidents Council Meetings, or other public informational meetings attended by SLWSD Staff and at what capacity. The number of public notices distributed including newsletters, any outages or boil water events. The number of public records requests and response times filling these requests.

- **Maintain Capital Assets Program**

- Continue to maintain all buildings, structures, and equipment in a cost effective and timely fashion.
- Continue to gather and store operational redundancy items as needed.

FYR- to include the number of capital assets maintained, purchased, replaced, and declared surplus. Surplus items sold or disposed of shall be defined as well.

### **District & Staff Objectives:**

- **Incorporation of the Reserve CDD (FY2026 & FY2027)**

- Ensure all SLWSD Utility Standards are met prior to incorporating as retail customers.
- Provide enough SLWSD staff for the increased service area.
- Ensure SLWSD Customers are not neglected due to their incorporation.

- **Water Treatment Plant Redundancy Improvements (FY2026 & FY2027)**

- Complete installation of Injection well #2.
- Complete water treatment plant improvements.
- Closeout UT Revenue Series 2024 Bonds.

- **Stormwater Projects to be considered**

- Investigate and plan the completion of the remaining Post Office Ditch.
- Continue to investigate and plan mitigation and upgrades to intake and outfall structures that may need fortification.
- Consider stormwater capacity improvements to other areas like the Wetland #1 Project.
- Evaluate existing water management tracts, wetlands, and upland pine preserves to determine value of use.

FYR- All projects are to include the purpose for the project, budget impact, and public benefit.

# St. Lucie West Services District

## Board Agenda Item

Tuesday, June 3, 2025

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### Item

**DM 2          Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2026  
Proposed Annual Budget and Setting a Public Hearing Date**

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### Summary

The Staff is presenting the Proposed Annual Budget for the Fiscal Year 2026. This Budget is still a work in progress, but is beginning to take its final form.

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### Recommendation

The Staff recommendation is to adopt Resolution No 2025-01, Adopting a Fiscal Year 2026 Proposed Annual Budget and Setting a Public Hearing Date on August 26, 2025.

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### Budget Impact

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### Board Action

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Moved by:

Seconded by:

Action Taken:

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**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026.**

**WHEREAS**, the Board of Supervisors (“Board”) of the St. Lucie West Services District (“District”) is required by Chapter 190.008, *Florida Statutes* to approve a proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget for Fiscal Year 2026 has been prepared and considered by the Board.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT THAT:**

**Section 1.** The Proposed Budget for Fiscal Year 2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for August 26, 2025 at 9:00 a.m. in the Offices of the St. Lucie West Services District located at 450 SW Utility Drive, Port St. Lucie, Florida 34986, for the purpose of receiving public comments on the Proposed Fiscal Year 2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 3<sup>rd</sup> day of June 2025.

**ATTEST:**

**ST. LUCIE WEST SERVICES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

# St. Lucie West Services District

## Board Agenda Item

Tuesday, June 3, 2025

### Item

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**DM 3      Consider Setting a Public Hearing to Adopt Resolution 2025-03 to Levy a Non-Ad Valorem Assessment for Water Management Bonds, and Operations and Maintenance Costs, within the St. Lucie West Services District for the Period October 1, 2025, through September 30, 2026**

### Summary

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Provided for your review and consideration is the Adoption of Resolution 2025-03 to Levy a Non- Ad Valorem Assessment for Water Management Bonds, and Operations and Maintenance costs, within the St. Lucie West Services District for the period October 1, 2025, through September 30, 2026.

The purpose of the Benefit Special Assessment, \$132.51 per benefit unit, is to amortize the cost of constructing (repay bonds that are financed) the District's stormwater management system. The bonds will be paid through the year 2026, unless they are refinanced.

The purpose of the Maintenance Special Assessment, \$206.00 per benefit unit, is to maintain and preserve the facilities and projects of the District. The annual amount is subject to change and is ongoing. For the 2026 budget year the \$206.00 is a \$30.00 increase from budget year 2025.

### Recommendation

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*Staff recommends approval Resolution 2025-03 to Levy a Non-Ad Valorem Assessment for Water Management Bonds, and Operations and Maintenance costs, within the St. Lucie West Services District for the period October 1, 2025, through September 30, 2026.*

**District Manager: Joshua Miller**

**Public Works Director: Gerard Rouse**

### Budget Impact

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Project Number:

Available Project Budget: \$0.00

ORG Number:

This Project: \$0.00

Available Balance: \$0.00

### Board Action

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Moved by:

Seconded by:

Action Taken:

**RESOLUTION NO. 2025-03**

**LEVYING A NON-AD VALOREM ASSESSMENT  
FOR WATER MANAGEMENT BONDS, AND  
OPERATIONS AND MAINTENANCE COSTS,  
WITHIN THE ST. LUCIE WEST SERVICES  
DISTRICT FOR THE PERIOD OCTOBER 1, 2025,  
THROUGH SEPTEMBER 30, 2026.**

**WHEREAS**, certain improvements existing within the St. Lucie West Services District and certain costs of operation, repairs, and maintenance are being incurred; and

**WHEREAS**, the Board of Supervisors of the St. Lucie West Services District finds that the costs of certain improvements and the costs of operations, repairs, and maintenance of the District during fiscal year 2026 will be funded through the collection of non-ad valorem assessments in accordance with the assessment methodology adopted by the District.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Supervisors of the St. Lucie West Services District, as follows;

**Section 1.**

**a.** A non-ad valorem benefit special assessment as provided for in Chapters 170, 190, and 197, Florida Statutes, is hereby levied on the lands within the District, as described in the District Assessment Roll attached as Exhibit A, to amortize the cost of constructing (repay bonds that financed) the District's stormwater management system, which system specially benefits all lands within the District. The benefit special assessment shall be \$132.51 per benefit unit within the District for fiscal year 2026.

**b.** A non-ad valorem maintenance special assessment as provided for in Chapters 170, 190, and 197, Florida Statutes, is hereby levied on the lands within the District, as described in the District Assessment Roll attached as Exhibit A, to maintain and preserve the facilities and projects of the District. The maintenance special assessment shall be \$206.00 per benefit unit within the District for fiscal year 2026.

**Section 2.**

The assessment levy, and the lists of lands included in the District, as attached hereto, are hereby certified to the St. Lucie County Property Appraiser and maintained at the office of the District Manager, to be extended on the St. Lucie County Tax Roll and to be collected by the St. Lucie County Tax Collector in the same manner and times as St. Lucie County taxes. The proceeds from the assessment levy shall be paid to the St. Lucie West Services District.

**BE IT FURTHER RESOLVED** that a copy of this resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

**PASSED AND DULY ADOPTED**, this 26<sup>th</sup> day of August, 2025 by the Board of Supervisors of the St. Lucie West Services District, St. Lucie County, Florida.

**ATTEST:**

**ST. LUCIE WEST SERVICES DISTRICT**

**By:**\_\_\_\_\_ **By:**\_\_\_\_\_

Secretary/Assistant Secretary

Chairman/Vice Chairman

**NOTICE TO PROPERTY OWNERS WITHIN ST. LUCIE WEST SERVICES DISTRICT  
OF THE LEVY OF NON-AD VALOREM (SPECIAL) ASSESSMENTS**

NOTICE IS HEREBY GIVEN that the St. Lucie West Services District will continue using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments to collect (i) benefit special assessments, pursuant to Section 190.022, Florida Statutes, and (ii) maintenance special assessments, pursuant to Section 190.021, Florida Statutes. The property subject to non-ad valorem assessments is the entire District, as depicted in the map at the end of this notice. The purpose of the benefit special assessment is to amortize the cost of constructing (repay bonds that financed) the District's stormwater management system. The purpose of the maintenance special assessment is to maintain and preserve the facilities and projects of the District. For fiscal year 2026, the District has established (i) a benefit special assessment of \$132.51 and (ii) a maintenance special assessment of \$206.00 for a total non- ad valorem assessment of \$338.51 for each benefit unit.

The District has also established the assessments to be levied in the next fiscal year. The District will levy the following assessments, and collect corresponding revenue, in future years unless changed by action of the Board of Supervisors for the District:

Fiscal Year	Benefit Special Assessment (per Benefit Unit)	Maintenance Special Assessment (per Benefit Unit)	Total Special Assessment (per Benefit Unit)
2026	\$132.51	\$206.00	\$338.51

These are the amounts that will appear on the "non-ad valorem" portion of the 2025 tax bill and future bills unless changed by the Board of Supervisors for the District. The St. Lucie West benefit special assessment and maintenance special assessment will be levied and collected in the same manner as ad valorem taxes by the Tax Collector of St. Lucie County. Failure to pay any assessment when due will result in the sale of a tax certificate against the affected property and may subject the property owner to loss of title to the property.

**PLEASE NOTE: DISTRICT "NON-AD VALOREM" ASSESSMENTS ARE NOT NEW AND HAVE APPEARED ON THE TAX BILL IN PRIOR YEARS.**

All affected property owners have the right to appear and be heard at a public hearing before the Board of Supervisors of the District and have the right to file written objections with the District Manager within twenty (20) days of the date of publication of this Notice, pursuant to Section 190.008(2)(a), Florida Statutes. You may direct inquiries to (772) 340-0220 weekdays between 8:00 a.m. and 5:00 p.m. Written objections should be filed with the District Manager, 450 SW Utility Drive, Port St. Lucie, Florida 34986.

The public hearing will be held on Tuesday, August 26, 2025, at 9:00 a.m. at the offices of St. Lucie West Services District located at 450 SW Utility Drive, Port St. Lucie, Florida 34986. At the hearing, the Board of Supervisors for the District will consider comments and objections to the benefit special assessments and maintenance special assessments and will approve the assessment roll as final. Upon the filing of such assessment roll with the St. Lucie County Tax Collector, the assessments shall stand as legal, valid, and binding liens, co-equal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid.

Board of Supervisors     St. Lucie West Services District

Publish:         St. Lucie News Tribune \_\_\_\_\_

Dated this 26<sup>th</sup> of August 2025.

**St. Lucie West Services District**  
**Board Agenda Item**  
**Tuesday, June 3, 2025**

**Item**

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**DM 4      Consider Approval of Request to Advertise for a Public Hearing to Consider Adoption of an Amendment of the District’s Rules Establishing Water, Wastewater, and Irrigation Water System Rates, Fees, and Charges**

**Summary**

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Request authorization to advertise a Public Hearing on August 26, 2025, to consider amending the District’s Rules Establishing Water, Wastewater, and Irrigation Water System Rates, Fees, and Charges. Proposed Rate Schedules and Notice are attached.

**Recommendation**

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*Staff recommend approval to advertise for a Public Hearing to approve amendments to the District’s Rules Establishing Water, Wastewater, and Irrigation Water System Rates, Fees, and Charges.*

**District Manager:** Joshua Miller

**Budget Impact**

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Project Number:	Available Project Budget: \$0.00
ORG Number:	This Project: \$0.00
	Available Balance: \$0.00

**Board Action**

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Moved by:	Seconded by:	Action Taken:
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## **RESOLUTION NO. 2025-04**

### **A RESOLUTION AMENDING CHAPTER III OF THE RULES OF THE ST. LUCIE WEST SERVICES DISTRICT RELATING TO WATER, WASTEWATER, AND IRRIGATION WATER SYSTEM REGULATIONS, RATES, FEES, CHARGES, AND OPERATING POLICIES FOR UTILITY SERVICES; PROVIDING AN EFFECTIVE DATE.**

#### **(AMENDMENT XXIX TO CHAPTER III)**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Sections 120.54, 190.011(5), and 190.035, Florida Statutes, as amended.

**SECTION 2. FINDINGS.** The Board of Supervisors of the St. Lucie West Services District ("Board") hereby finds and determines as follows:

1. The St. Lucie West Services District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, of the State of Florida.

2. The Board is authorized under Chapters 120 and 190, Florida Statutes, to adopt this Resolution as a Rule of the District.

3. The purpose of this Rule is to amend certain rates, fees, and charges established by the District in its provision of water, wastewater, and irrigation water utility services.

4. This Rule is necessary to establish and maintain uniform and comprehensive rates and regulations for the provision of water, wastewater, and irrigation water service throughout the District at levels necessary to generate sufficient revenue from users benefiting from such service to pay operating expenses and debt service requirements of the water, wastewater, and irrigation water system.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ST. LUCIE WEST SERVICES DISTRICT:**

**SECTION 3. CHAPTER III AMENDED.** Chapter III of the Rules of the St. Lucie West Services District is hereby amended by revising Schedules A (Water and Wastewater Rates and Charges) and D (Irrigation Water Rates and Charges), as more particularly described in the attached revised Schedules.

**SECTION 4. EFFECTIVE DATE.** This Rule shall become effective on October 1, 2025.

**APPROVED AND ADOPTED** this 26<sup>th</sup> day of August 2025.

**ST. LUCIE WEST SERVICES DISTRICT**

Attest:

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Dominick Graci, Chairman  
Board of Supervisors



## SCHEDULE A

The rates, fees, and charges to be paid for water and wastewater service shall be as follows, effective October 1, 2025:

<b><u>Water System:</u></b>	<b><u>Existing Rates</u></b>	<b><u>New Rates</u></b>
<b><u>Base Facility Charges (All Services)</u></b>		
5/8" x 3/4" Meter Size	\$ 18.53	\$ 20.20
1" Meter Size	46.34	50.51
1-1/2" Meter Size	92.68	101.02
2" Meter Size	148.29	161.64
3" Meter Size	296.55	323.24
4" Meter Size	463.37	505.07
6" Meter Size	926.74	1,010.15
8" Meter Size	1,482.79	1,616.24
<b><u>Monthly Commodity Charge</u></b>		
Charge per 1,000 gallons of metered water:	\$ 4.16	\$ 4.53
<b><u>Bulk Water</u></b>		
Bulk Meter (per ERC)	\$ 11.83	\$ 12.89
Charge per 1,000 gallons of metered water	3.59	3.91
Monthly Dispensed Water through District hose	60.09	65.50
<b><u>Wastewater System:</u></b>		
<b><u>Base Facility Charge (All Services):</u></b>		
5/8" x 3/4" Connection	\$ 23.17	\$ 25.26
1" Connection	57.94	63.15
1-1/2" Connection	115.85	126.28
2" Connection	185.33	202.01
3" Connection	370.68	404.04
4" Connection	579.22	631.35
6" Connection	1,158.46	1,262.72
8" Connection	1,853.49	2,020.30
<b><u>Monthly Commodity Charge</u></b>		
Charge per 1,000 gallons of metered water service:	\$ 4.63	\$ 5.05
<b><u>Bulk Wastewater</u></b>		
Charge per 1,000 gallons of metered use:	\$ 3.99	\$ 4.35

## **SCHEDULE D**

**The rates, fees, and charges to be paid for irrigation water service shall be as follows, effective October 1, 2025:**

### **Irrigation Water Service:**

#### **Residential per month per lot:**

Single family:	\$ 22.17	\$ 24.17
Multi-family:	15.53	16.93

#### **Industrial/Commercial and Common Areas:**

Per Common Area Acre Irrigated	\$ 133.07	\$ 145.05
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#### **Golf Course:**

Charge per 1,000 gallons used:	\$ 0.2600	\$ 0.2800
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**NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF AN  
AMENDMENT OF THE DISTRICT’S RULES ESTABLISHING WATER,  
WASTEWATER, AND IRRIGATION WATER SYSTEM RATES, FEES, AND  
CHARGES.**

The Board of Supervisors (“Board”) of the St. Lucie West Services District (“District”) will hold public hearings on Tuesday, August 26, 2025, at 9:00 a.m., at the Board Meeting Room, 450 SW Utility Drive, Port St. Lucie, Florida 34986, for the purpose of hearing public comment and objections to the adoption of revised rates, fees, and charges for monthly water, wastewater, and irrigation charges within the District’s utility system service area in St. Lucie County.

If adopted by the Board, the proposed amendment to the District’s rates for monthly water, wastewater, and irrigation charges shall be effective commencing on October 1, 2025. The amendment proposes implementing an increase of five percent (9.0%) to the existing utility rates, resulting in the proposed rate structure set forth below. The existing base facility and consumption rates, and the proposed base facility and consumption rates to be effective for utility service periods commencing October 1, 2025, and thereafter, are as follows:

**SCHEDULE A**

**The rates, fees, and charges to be paid for water and wastewater service shall be as follows, effective October 1, 2025:**

<b><u>Water System:</u></b>	<b><u>Existing Rates</u></b>	<b><u>New Rates</u></b>
<b><u>Base Facility Charges (All Services)</u></b>		
5/8” x 3/4” Meter Size	\$ 18.53	\$ 20.20
1” Meter Size	46.34	50.51
1-1/2” Meter Size	92.68	101.02
2” Meter Size	148.29	161.64
3” Meter Size	296.55	323.24
4” Meter Size	463.37	505.07
6” Meter Size	926.74	1,010.15
8” Meter Size	1,482.79	1,616.24
<b><u>Monthly Commodity Charge</u></b>		
Charge per 1,000 gallons of metered water:	\$ 4.16	\$ 4.53
<b><u>Bulk Water</u></b>		
Bulk Meter (per ERC)	\$ 11.83	\$ 12.89
Charge per 1,000 gallons of metered water	3.59	3.91
Monthly Dispensed Water through District hose	60.09	65.50
<b><u>Wastewater System:</u></b>		
<b><u>Base Facility Charge (All Services):</u></b>		
5/8” x 3/4” Connection	\$ 23.17	\$ 25.26
1” Connection	57.94	63.15
1-1/2” Connection	115.85	126.28
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3” Connection	370.68	404.04
4” Connection	579.22	631.35

6" Connection	1,158.46	1,262.72
8" Connection	1,853.49	2,020.30
<u>Monthly Commodity Charge</u>		
Charge per 1,000 gallons of metered water service:	\$ 4.63	\$ 5.05
<u>Bulk Wastewater</u>		
Charge per 1,000 gallons of metered use:	\$ 3.99	\$ 4.35

#### **SCHEDULE D**

**The rates, fees, and charges to be paid for irrigation water service shall be as follows, effective October 1, 2025:**

**Irrigation Water Service:**

**Residential per month per lot:**

Single family:	\$ 22.17	\$ 24.17
Multi-family:	15.53	16.93

**Industrial/Commercial and Common Areas:**

Per Common Area Acre Irrigated	\$ 133.07	\$ 145.05
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**Golf Course:**

Charge per 1,000 gallons used:	\$ 0.2600	\$ 0.2800
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A copy of the proposed amendment will be available at the District Office, 450 SW Utility Drive, Port St. Lucie, Florida 34986. Any person who wishes to provide a proposal for a lower cost regulatory alternative as provided by Section 120.54(1) must do so in writing within 21 days after publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with the Americans with Disabilities Act, any individual requiring special accommodations or an interpreter to receive District information or participate at this meeting should contact the District Administrator at 1-561-630-4922 or toll free at 1-877-737-4922 at least five (5) calendar days prior to the meeting. Persons who are hearing impaired may contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District's office.

Dated this 26<sup>th</sup> day of August 2025.

Joshua C Miller, District Manager

**ST. LUCIE WEST SERVICES DISTRICT**

Publish: \_\_\_\_\_

# St. Lucie West Services District

## Board Agenda Item

Tuesday, June 3, 2025

### Item

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DM 5

Other Items

### Summary

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Discussion/Update items:

Prepared by and return to:  
David Cohen  
Edwards Cohen  
200 W. Forsyth St., Suite 1300  
Jacksonville, FL 32202

### **PARTIAL TERMINATION OF EASEMENT**

THIS PARTIAL TERMINATION OF EASEMENT is made as of this \_\_\_\_ day of \_\_\_\_\_, 2025, by St. Lucie West Services District, a local unit of special-purpose government established under Chapter 190, Florida Statutes, whose address is 450 SW Utility Drive, Port St. Lucie, Florida 34986 (the “District”), successor in interest to St. Lucie West Utilities, Inc.

#### **RECITALS:**

A. The District is the current owner and holder of certain easement rights reserved or granted pursuant to the following instrument, as recorded in the Public Records of St. Lucie County, Florida (the “Easement”): St. Lucie West Plat No. 15, Plat Book 27, Page 22.

B. Solely as to the portion of the Easement described in Exhibit A attached hereto (the “Released Portion”), the District desires to permanently relinquish and terminate all of its rights, title, interest and obligations pertaining to the Easement.

**NOW, THEREFORE**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District hereby releases, quit-claims, and terminates any and all right, claim, and title in and to the portion of the Easement contained within or applicable to the Released Portion. Solely as to the Released Portion, the Easement shall hereafter have no force and effect whatsoever; provided however that nothing contained herein shall affect in any manner any of the rights or obligations of the District as to any other lands described in the Easement.

IN WITNESS WHEREOF, the District has caused this instrument to be executed by its duly authorized officer, effective as of the day and year first above written.

EXECUTION ON FOLLOWING PAGE

WITNESSES:

**St. Lucie West Services District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Witness Address:  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Witness Address:  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of the St. Lucie West Services District, a local unit of special-purpose government formed under Chapter 190, Florida Statutes, on behalf of thereof. She/He is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print \_\_\_\_\_

Commission No.: \_\_\_\_\_

Notary Public, State of Florida

My commission expires:

(Seal)

EXHIBIT A  
Released Portion of Public Utility Easement  
Plat Book 27, Page 22, St. Lucie County



THIS IS NOT A FIELD SURVEY

**DESCRIPTION:**

A TWENTY FOOT WIDE STRIP OF LAND, LYING IN PARCEL 38 AS SHOWN ON THE ST. LUCIE WEST PLAT NO. 15 COMMERCIAL SITES – PHASE ONE, AS RECORDED IN PLAT BOOK 27, PAGE 22 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 38; THENCE NORTH 74°24'50" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 38, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF AFOREMENTIONED PARCEL 38 (AS MEASURED AT RIGHT ANGLES), SAID POINT BEING THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG SAID SOUTH LINE, NORTH 74°24'50" EAST, A DISTANCE OF 560.00 FEET; THENCE NORTH 15°35'10" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 74°24'50" WEST, A DISTANCE OF 560.00 FEET TO A POINT ON A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF AFOREMENTIONED PARCEL 38 (AS MEASURED AT RIGHT ANGLES); THENCE SOUTH 15°35'10" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED PARCEL 38 AND THE POINT OF BEGINNING.

CONTAINING 0.26 ACRES, MORE OR LESS.

**NOTE:**

DESCRIPTION NOT VALID WITHOUT SKETCH.

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION #5556

SIGNATURE DATE

PROJECT	<b>SOMERSET-BETHANY</b> <b>SECTION 25, TOWNSHIP 36S, RANGE 39E</b>
TITLE	<b>P.U.E. ABANDONMENT</b>

JOB NO.	<b>24-321</b>
REV. DATE	---
SCALE	N/A

BY	RJB
DATE	2/11/2025
REV.	---
SHEET	1 OF 2



THIS IS NOT A FIELD SURVEY

INTENDED DISPLAY SCALE

0 20  
Scale in feet  
1 Inch = 20 Feet



**ST. LUCIE WEST PLAT NO. 25  
COMMERCIAL SITES - PHASE ONE  
P.B. 27, PG. 22  
PARCEL 38**

500 SW BETHANY DR  
PCN: 3323-650-0027-000-3

**S74°24'50"W 560.00'**

**0.26± ACRES**

**N15°35'10"W 20.00'**

S. LINE OF PARCEL 38  
P.B. 27, PG. 22

**N74°24'50"E 560.00'**

(BEARING BASIS)

510 SW BETHANY DR  
PCN: 3323-750-0039-000-7

TO BE ABANDONED  
20.00' P.U.E.  
P.B. 27, PG. 22

**S15°35'10"E 20.00'**

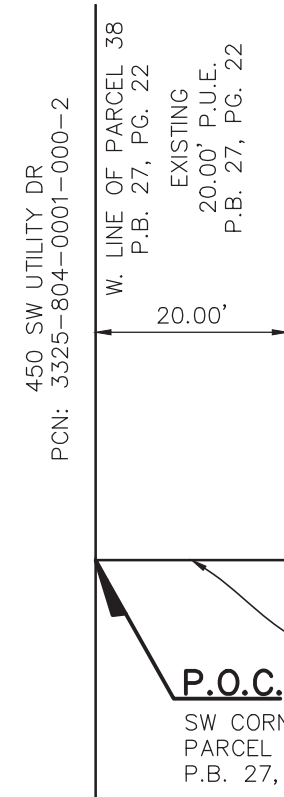
**P.O.B.**

N74°24'50"E 20.00'

**P.O.C.**

SW CORNER OF  
PARCEL 38  
P.B. 27, PG. 22

EXISTING  
20.00' P.U.E.  
P.B. 27, PG. 22




**NOTES:**

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 38, PLAT BOOK 27, PAGE 22 AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

**ABBREVIATION LEGEND**

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
PG.	PAGE
P.U.E.	PRIVATE UTILITY EASEMENT
PCN	PARCEL CONTROL NUMBER

PROJECT <b>SOMERSET-BETHANY SECTION 25, TOWNSHIP 36S, RANGE 39E</b>	JOB NO. <b>24-321</b>	BY RJB	 A DIVISION OF HALEY WARD, INC.
		DATE 2/11/2025	
TITLE <b>P.U.E. ABANDONMENT</b>	REV. DATE ---	REV. ---	
	SCALE 1"=20'	SHEET 2 OF 2	

**St. Lucie West Services District**  
**Board Agenda Item**  
**Tuesday, June 3, 2025**

**Item**

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**CA 1     Public Works Monthly Reports**

**Summary**

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This report is provided for your review and information as an update to the operations of the Public Works Department

**Recommendation**

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**Budget Impact**

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Project Number:	Available Project Budget: \$0.00
ORG Number:	This Project: \$0.00
	Available Balance: \$0.00

**Board Action**

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Moved by:	Seconded by:	Action Taken:
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# St. Lucie West Services District Public Works Department April 2025

<u>Division</u>	<u>Service Orders*</u>	<u>Work Orders**</u>
Aquatics	62	3
Exotic Plant Removal	27	19
Storm Water	5	72
Vac Truck	62	0
Dredge Barge	0	0
Video Ray	147	0
Shop	189	0
<b>Grand Total</b>	492	94

*Aquatics Division:*

## **Operations & Maintenance:**

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Algae	24	1
Injection Treatments	2	0
Hydrilla Treatments	2	0
Midge Fly Treatments	0	0
Harvester Removal	0	0
Surface Plant Treatments	2	0
Wetland & Upland Treatments	2	0
Debris Removal	19	0
Miscellaneous	11	2

## **Scheduled Maintenance**

- Lake Cleaning Schedule - Available Upon Request

*Exotic Plant Removal Division:*

## **Operations & Maintenance:**

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Encroaching Preserves	19	19
Lygodium Treatments	0	0
Exotic Vegetation Treatments	5	n/a
Tree Removals	1	0
Preserves Maintenance	0	n/a
Vine Management	0	0
Miscellaneous	2	n/a

## **Scheduled Maintenance**

- None

*Storm Water Division:*

## **Operations & Maintenance:**

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Locates	n/a	71
Street Flooding	0	1
Grate Cleaning	2	0
Improved Landscaping & Mowing	2	n/a
Miscellaneous	1	0

*Storm Water Division Cont'd:*

**Scheduled Maintenance**

- Right of Way Mowing done the first 2 weeks of each month.

*Storm Water Division / Vac Truck:*

**Operations & Maintenance:**

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Cleaning Out Pipes	32	n/a
Cleaning Out Structures	28	n/a
Miscellaneous	2	n/a

**Scheduled Maintenance**

- None

**Other Information**

- \_\_\_\_\_ 2689 Estimated Footage Cleaned
- 0
- none

*Storm Water Division / Dredge Barge:*

**Operations & Maintenance:**

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Dredging Pipes	0	n/a
Miscellaneous	0	n/a

**Scheduled Maintenance**

- None

**Other Information**

- \_\_\_\_\_ 0 Estimated Yardage Cleaned
- None
- None

*Storm Water Division / Video Ray:*

**Operations & Maintenance:**

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Viewing Pipes	147	n/a
Miscellaneous	0	n/a

**Scheduled Maintenance**

- None

*Shop Division :*

**Operations & Maintenance:**

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Vehicle Repair	28	n/a
Equipment Repair	81	n/a
Other Repair	80	n/a
Total Repairs	189	n/a

**Scheduled Maintenance**

- None

\* Service Orders are internally logged on an as needed basis by each department. No document is created.

\*\* Work Orders are generated by office staff and distributed to the appropriate department. A physical document is created and distributed.

# **St. Lucie West Services District**

## **Board Agenda Item**

**Tuesday, June 3, 2025**

### **Item**

---

#### **CA 2     Monthly Report on Utilities Operations**

### **Summary**

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This report is provided for your review and information as an update on the day-to-day Utilities operations of the St. Lucie West Services District and will be provided once a month.

## St. Lucie West Services District Monthly Utilities Operations Report

<b>Summary</b>		<b>ERC Water/Wastewater Update</b>			
<b><u>WATER</u></b>					
Commercial Accounts			526		
Residential Accounts			6,296		
Total Plant Capacity Based on 3.6 MGD			14,400.00	ERC's (Factor 250 gpd)	
Water ERC's sold as of October 1st			12,346.00		
Current ERC(use) including the Reserve CDD			9,285.00	ERC's (MAX over 12 Months)	
The Reserve Commitment for 2023			0.00	ERC's	
Unsold Water ERC's as of October 1st			2,054.00		
Sold in FY 2024 (see water table below)			10.10	ERC's	
<b>Total Unsold Capacity for Water</b>			<b>2,043.90</b>		
<b>Total Unused Capacity for Water</b>			<b>5,104.90</b>		
<b>WATER</b>		<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>THE RESERVE</b>	<b>WATER FEES COLLECTED</b>
ERC's sold in Oct-24		0.0	1.2	0	\$ 3,342.00
ERC's sold in Nov-24		0.0	0.0	0	\$ -
ERC's sold in Dec-24		0.0	0.0	0	\$ -
ERC's sold in Jan-25		0.0	8.9	0	\$ 24,786.50
ERC's sold in Feb-25		0.0	0.0	0	\$ -
ERC's sold in Mar-25		0.0	0.0	0	\$ -
ERC's sold in Apr-25		0.0	0.0	0	\$ -
ERC's sold in May-25		0.0	0.0	0	\$ -
ERC's sold in Jun-25		0.0	0.0	0	\$ -
ERC's sold in Jul-25		0.0	0.0	0	\$ -
ERC's sold in Aug-25		0.0	0.0	0	\$ -
ERC's sold in Sep-25		0.0	0.0	0	\$ -
<b>Total Water ERC's sold for FY 2025</b>		<b>0.0</b>	<b>10.1</b>	<b>0</b>	<b>\$ 28,128.50</b>
<b><u>WASTEWATER</u></b>					
Commercial Accounts			473		
Residential Accounts			6,296		
Total Plant Capacity Based on 2.60 MG/TMADF			10,400.00	ERC's (Factor 250 gpd) TMADF	
Wastewater ERC's sold as of October 1st			9,876.80		
Current ERC(use) including the Reserve CDD			6,447.00	ERC's (MAX over 12 Months)	
The Reserve Commitment for 2023			0.00	ERC's	
Unsold Wastewater ERC as of October 1st			523.20		
Sold in FY 2024 (see W.Water table below)			10.10	ERC's	
<b>Total Unsold Capacity for Wastewater</b>			<b>513.10</b>		
<b>Total Unused Capacity for Wastewater</b>			<b>3,942.90</b>		
<b>WASTEWATER</b>		<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>THE RESERVE</b>	<b>WASTEWATER FEES COLLECTED</b>
ERC's sold in Oct-24		0.0	1.2	0	\$ 2,700.00
ERC's sold in Nov-24		0.0	0.0	0	\$ -
ERC's sold in Dec-24		0.0	0.0	0	\$ -
ERC's sold in Jan-25		0.0	8.9	0	\$ 20,025.00
ERC's sold in Feb-25		0.0	0.0	0	\$ -
ERC's sold in Mar-25		0.0	0.0	0	\$ -
ERC's sold in Apr-25		0.0	0.0	0	\$ -
ERC's sold in May-25		0.0	0.0	0	\$ -
ERC's sold in Jun-25		0.0	0.0	0	\$ -
ERC's sold in Jul-25		0.0	0.0	0	\$ -
ERC's sold in Aug-25		0.0	0.0	0	\$ -
ERC's sold in Sep-25		0.0	0.0	0	\$ -
<b>Total Wastewater ERC's sold for FY 2025</b>		<b>0.0</b>	<b>10.1</b>	<b>0</b>	<b>\$ 22,725.00</b>
<b>New Connections in April:</b>		-	ERC's		

## St. Lucie West Services District Monthly Utilities Operations Report

April-25

### Water Treatment Facility

- Total Finished Water Produced for April was
- The Finished Water Produced for the Previous Twelve Months was
- The Average Daily Flow of Finished Water for April was
- The Annual Average Daily Flow of Finished Water for April was
- The Three Month Average Daily Flow of Finished Water for April was
- The Water Treatment Plant Capacity is Operating at
- The Water Plant Annual Withdrawal Capacity per SFWMD WUP is at

62.26	MG
720.81	MG
2.08	MG
1.97	MG
2.06	MG
57.6%	
80.5%	

### Water Treatment Plant Projects for April:

- New Injection Well Awarded to Youngquist Brothers
- Reserve CDD Service Area Incorporation Process Ongoing
- 

### Wastewater Treatment Facility

- Total Influent Wastewater flow for April was
- Total Effluent Wastewater flow for April was
- The Average Daily Flow of Influent Wastewater for April was
- The Average Daily Flow of Effluent Wastewater for April was
- The Annual Average Daily Flow of Influent Treated for April was
- The Three Month Average Daily Flow of Influent Treated for April was
- The Wastewater Plant Capacity is Operating at

43.97	MG
42.78	MG
1.47	MG
1.43	MG
1.50	MG
1.52	MG
58.5%	

### Wastewater Treatment Plant Projects for April:

- Performed Maintenance & Calibrations of Composite Samplers





**Underground Utilities Division  
Work Task and Service Order Monthly Report**

**Month/Year: April-2025**

Count	Description
50	New Service/Connect/Disconnect/occupant change
0	Install Permanent Meter
0	Remove Permanent Meter
1	Install Temporary Meter
4	Remove Temporary Meter
0	Lock off/Close Account
1	Lock off Return payment
0	Lock Off Temporary
27	Lock Off Non-Payment
20	Reconnection "No Fee"
7	Reconnection "Regular Hours"
0	Reconnection "After Hours"
0	Reconnection "Inspection"
17	Check for Leak "No Leak Found"
14	Check for Leak "Customers Responsibility"
15	Check for Leak "Districts Responsibility"
0	Meter Reading Exception
0	Meter Maintenance
2	Read Meter pull Data Office Request
11	Meter Box
0	Follow up "Meter Swap"
0	Complaints "UGU Irrigation"
17	AMI Lock off Leak
4	Meter Change Out
1	Fire Hydrant
3	Irrigation "Checking for Leaks and Turning on Or Shutting Off Valves"
13	Sewer "Backups, Sewer Caps, or Breaks"
0	Lift station "District"
1	Read Meter Office Request
67	Locates
20	Complaints "Water Quality, Pressure, etc..."
10	Follow up "Incomplete Task by District or Contractor from Previous Service Orders"
0	Read Meter pull Data Customer Request
0	AMI Code Leak
1	Lock off Failed ARR
0	Lockoff Non Payment Office
14	Door Hanger
0	Service Action
1	AMI Leak Alarm
10	Vactor Lift Stations 1,10,23,41,51,53,35,39,19,24

**UGU CONSTRUCTION CREW PROJECTS:**

- (2) CONCRETE DRIVEWAY REPAIRS- (1)Heatherwood, (1)Lift Station #10
- (4) CONCRETE VALVE PADS -Commercial
- (1) FIRE HYDRANT REPLACED - Kings Isle
- (2) MAIN REPAIRS - (1) Heatherwood-4", (1) Reserve CDD-4"
- (1) PAVER DRIVEWAY REPAIR - Lake Charles
- (2) SEWER MANHOLES RAISED- (1) Cascades, (1) Country Club Estates
- (1) ASPHALT REPAIR - Country Club Estates

**IRRIGATION MONTHLY REPORT-APRIL 2025**

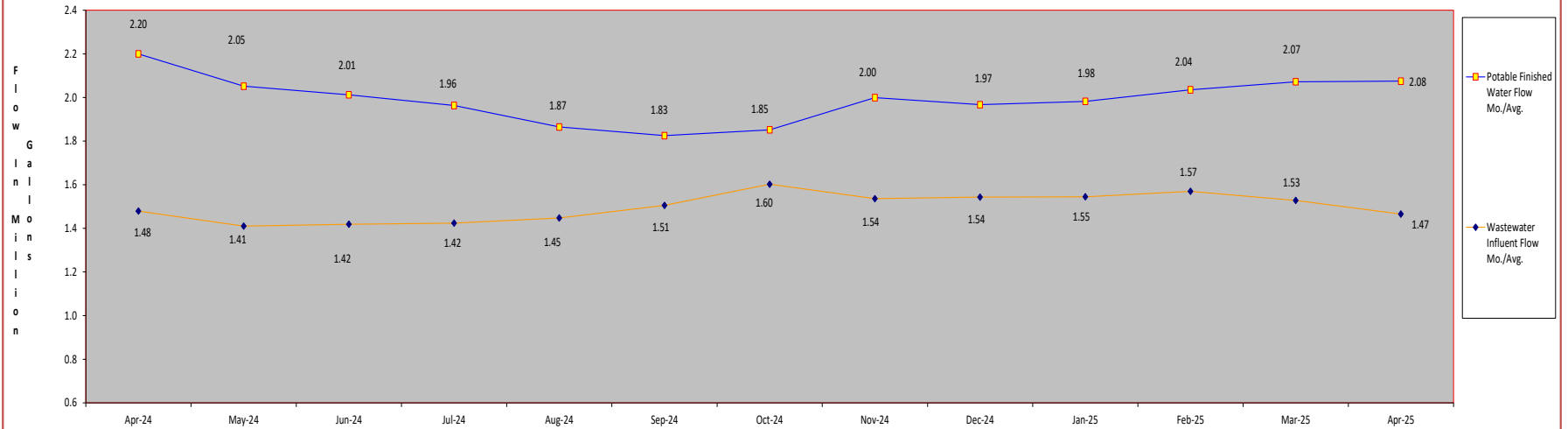
<b>SERVICE ORDERS</b>	
<u>S/O DESCRIPTION</u>	<u>TOTAL</u>
* CHECK FOR LEAK & OPERATE VALVES	43
IQ FOLLOW UP (ANGEL)	4
ACREAGE MEASUREMENT	0
COMPLAINTS	9
TIMER CHANGE REQUEST	0
ADDITIONAL TIME REQUEST NEW PLANTINGS	1
* Also reported on UGU MOR	

<b>IRRIGATION FLOWS</b>			
<u>SOURCE</u>	<u>TOTAL (MG)</u>	<u>ADF (MG)</u>	<u>MAX DAY (MG)</u>
LK CHARLES	0.000	0.000	<b>0.000</b>
LK ERNIE	27.283	0.909	<b>2.277</b>
MAIN PUMP STATION	65.800	2.193	<b>4.238</b>
STORM WATER TRANSFER	20.520	0.684	<b>2.228</b>
SURFICIAL WELLS	0.825	0.028	<b>0.239</b>
BRACKISH WELLS	0.491	0.016	<b>0.031</b>
GOLF COURSE	8.389	0.280	<b>0.481</b>

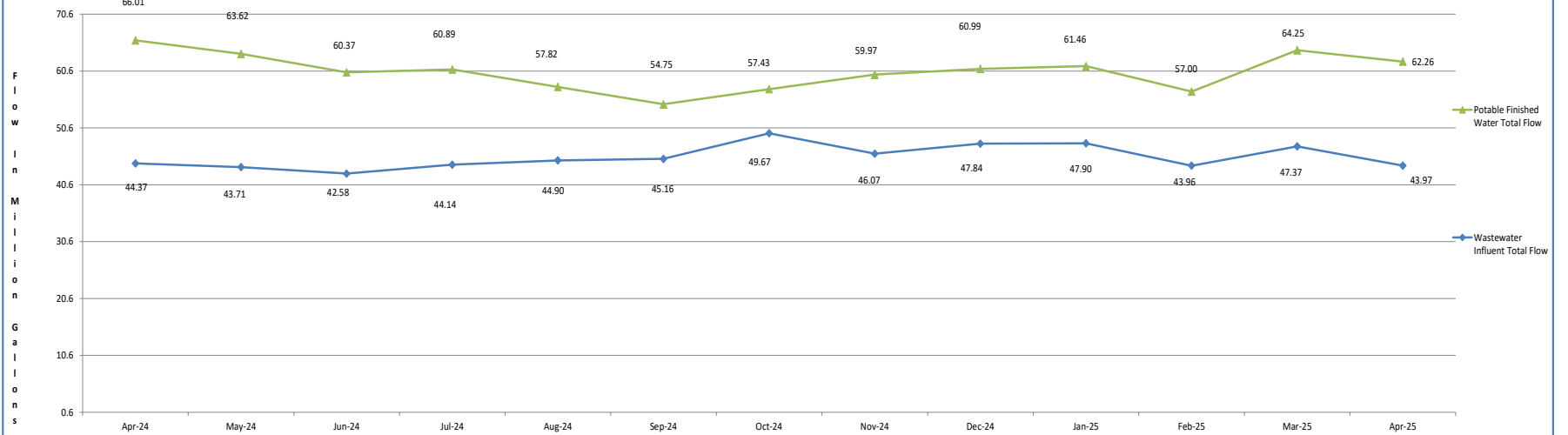
<b>FLOWS (CATEGORIZED)</b>			
	<u>TOTAL (MG)</u>	<u>%</u>	<u>MAX DAY (MG)</u>
REUSE	42.782	47.23%	<b>1.555</b>
STORMWATER	47.803	52.77%	
WELLS (ALL)	1.316	1.45%	
<b>TOTAL</b>	90.585	101.45%	

<b>PROJECTS</b>	

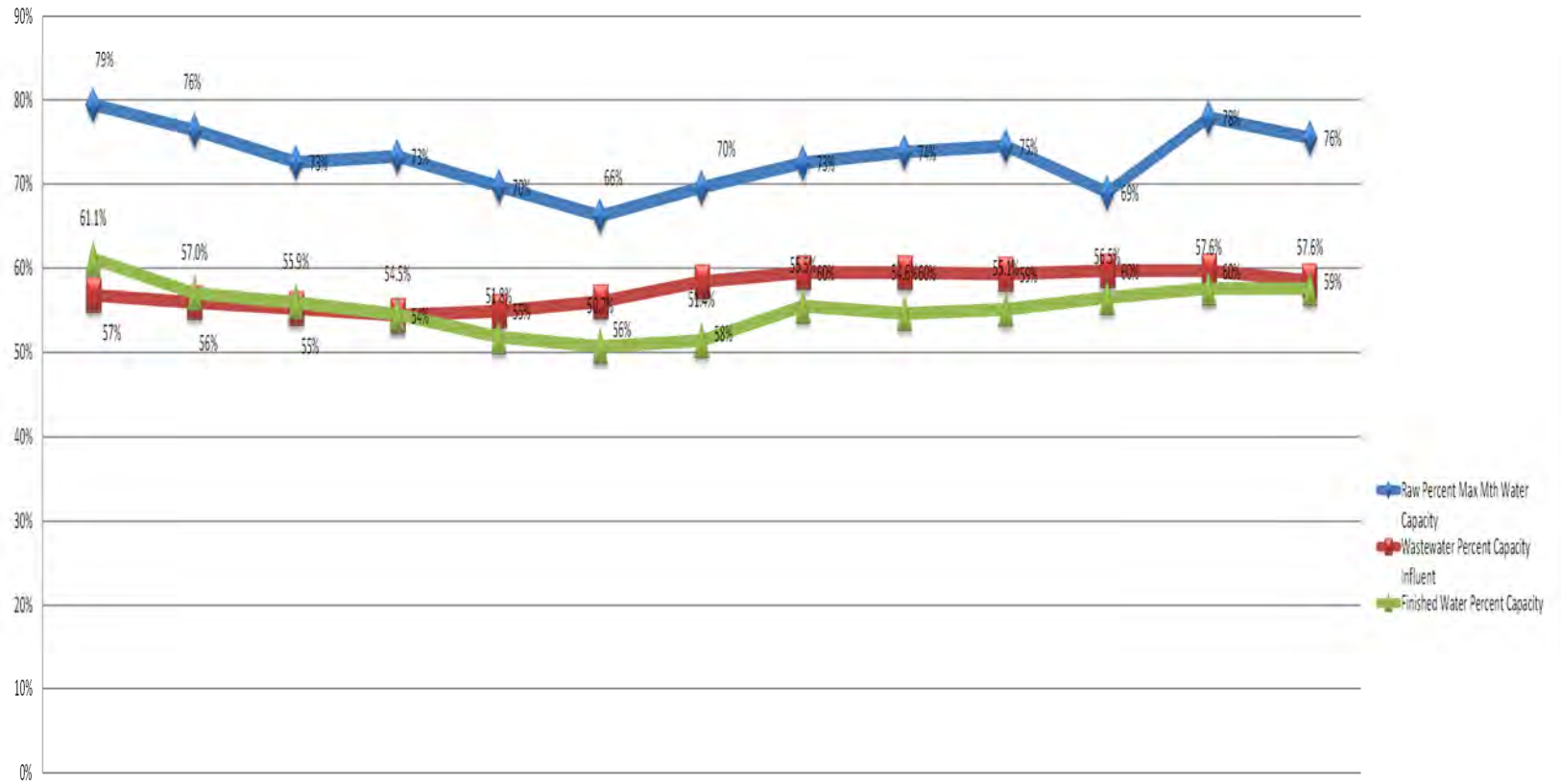
### St. Lucie West Services District Water & Wastewater Average Daily Flows



### St. Lucie West Services District Water & Wastewater Monthly Total Flows

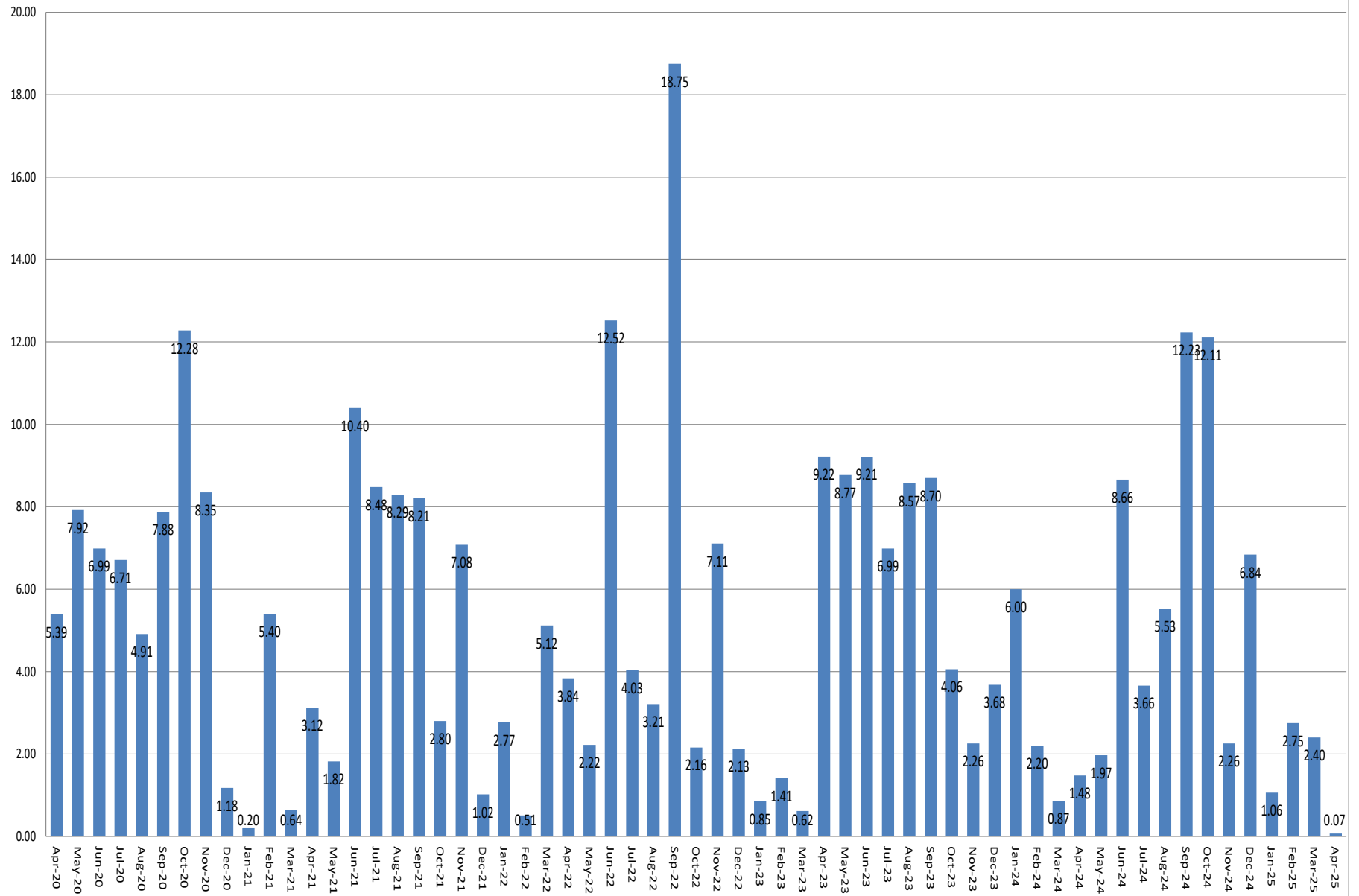


# St. Lucie West Services District Water and Wastewater Percent Capacity



	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25
Raw Percent Max Mth Water Capacity	79%	76%	73%	73%	70%	66%	70%	73%	74%	75%	69%	78%	76%
Wastewater Percent Capacity Influent	57%	56%	55%	54%	55%	56%	58%	60%	60%	59%	60%	60%	59%
Finished Water Percent Capacity	61.1%	57.0%	55.9%	54.5%	51.8%	50.7%	51.4%	55.5%	54.6%	55.1%	56.5%	57.6%	57.6%

## St. Lucie West Services District Monthly Rainfall



# St. Lucie West Services District

## Board Agenda Item

Tuesday, June 3, 2025

### Item

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#### CA 3 Monthly Report on Capital Improvement Projects

### Summary

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This report is provided for your review and information as an update on the Capital Improvement Projects for the St. Lucie West Services District and will be provided once a month.

WM001	4C Gate Automation Project Completed
SW078	WTP Painting & Sealing of Tanks Completed
SW098	WTP Expansion Injection Well #2 Awarded to Youngquist Brothers, LLC
SW098	WTP Expansion in Design Phase

# PROJECT TRACKER - St Lucie West Services District

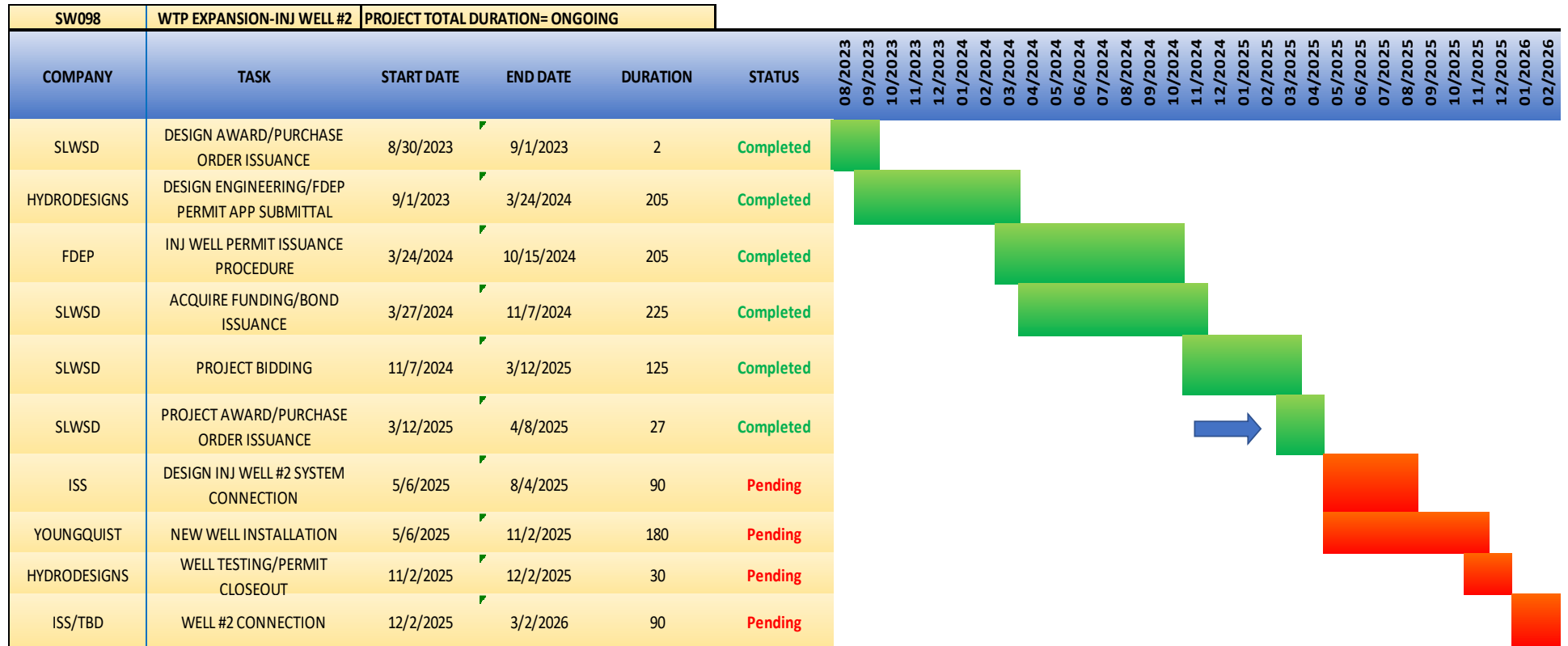
Project No.	Project Engineer	Project Manager	Contractor / Vendor	Approved Capital Budget Funds in Dollars	Encumbered / Actual Cost of Project in Dollars	Available 2025 Budget	Ongoing % Compl.	FY % Completion	Project	Oct-2024	Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025	Apr-2025	May-2025	Jun-2025	Jul-2025	Aug-2025	Sep-2025	
WM001		GR		267,460	60,000	207,460		22%	Stormwater Emergency Repairs													4C Gate Project Completed
SW001		JM/TB		215,833	162,000	53,833		75%	Lift Station Renewal & Replacement													
SW037		JM/TB		250,000	95,000	155,000		38%	Emergency Renewal and Replacement Projects													
SW047		JM/TB		33,660	3,100	30,560		9%	Structural Repairs Manholes													
SW048		JM/TB		10,000	-	10,000		0%	Security Camera Upgrades													
SW049		JM/TB		29,700	-	29,700		0%	Protective Coating Manholes													
SW066		JM/TB		100,000	-	100,000		0%	WWTF Painting & Sealing of Tanks													
SW078		JM/TB		150,000	130,000	150,000	95%	87%	WTP Painting & Sealing of Tanks													WTP Tanks and Bldg Complete, Smaller Projects Bidding
SW084		JM/TB		5,000	-	5,000		0%	UGU Potable Water Flushing Devices													
SW085		JM/TB		15,750		15,750		0%	Emergency (Assoc. Irr.) R&R Projects													
SW087		JM/TB		70,000	-	70,000		0%	Irrigation SCADA Conversion													
SW091		JM/TB		5,000	-	5,000		0%	IRR Water Flushing Devices													
SW098	ISS	JM/TB	YOUNGQUIST	34,746,777	8,750,000	25,996,777		25%	WTP Expansion													INJ WELL #2 Awarded Anticipate Completion by 12/1
Total				\$ 35,899,180	9,200,100	26,829,080																

Available Budget Amounts Listed in **RED** are Over Budget  
 Available Budget Amounts Listed in **Blue** are At or Under Budget

TOTAL PROJECTS IN PROGRESS OR COMPLETE	13	13	13	13	13	13	13															
PROJECTS IN DESIGN PHASE	5	4	4	3	3	3	3															
PROJECTS IN BID PHASE	0	0	0	1	2	1	1															
PROJECTS IN CONSTRUCTION PHASE	0	0	0	0	0	1	1															
PROJECTS COMPLETED	0	1	1	1	0	0	0															
ONGOING CAPITAL R&R PROJECTS	8	8	8	8	8	8	8															

## Major Project(s) Update

The schedules below are provided for your review and information as an update on the Capital Improvement Projects for the St. Lucie West Services District and will be updated and provided once a month.



CRITICAL PATH : Must Encumber 5.0 % of Project Funds Within 6 months(Bond Requirement).



SW098	WTP EXPANSION	PROJECT TOTAL DURATION= ONGOING																							
COMPANY	TASK	START DATE	END DATE	DURATION	STATUS	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026
ISS	WTP DESIGN CRITERIA	4/8/2025	8/6/2025	120	Pending																				
SLWSD	DESIGN/BUILD BIDDING	8/6/2025	9/11/2025	36	Pending																				
SLWSD	PROJECT AWARD/PURCHASE ORDER ISSUANCE	9/11/2025	10/9/2025	28	Pending																				
CONTRACTOR/TBD	NTP/MOBILIZATION	10/9/2025	12/8/2025	60	Pending																				
CONTRACTOR/TBD	CONSTRUCTION	12/8/2025	8/5/2026	240	Pending																				
CONTRACTOR/TBD	FINAL CLOSEOUT	8/5/2026	9/4/2026	30	Pending																				
ISS	PERMITTING CLOSEOUT	9/4/2026	11/3/2026	60	Pending																				
SLWSD	OPERATIONAL TESTING	9/4/2026	11/3/2026	60	Pending																				

# St. Lucie West Services District

Board Agenda Item  
Tuesday June 3, 2025

## Item

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### CA 4 Monthly Reports on Billing and Customer Service

## Summary

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This report is provided for your review and information as an update on the monthly Billing and Customer Service Operations.

The following are the totals from the accounts receivable reports.

1. Actual Consumption

Water	47,547,380	Gallons
Sewer	46,862,680	Gallons
Sewer BOD	0.00	Gallons
Sewer TSS	0.00	Gallons

2. Amount Billed

Total Water	\$362,044.08
Total Sewer	\$419,179.04
Total Irrigation	\$183,311.94

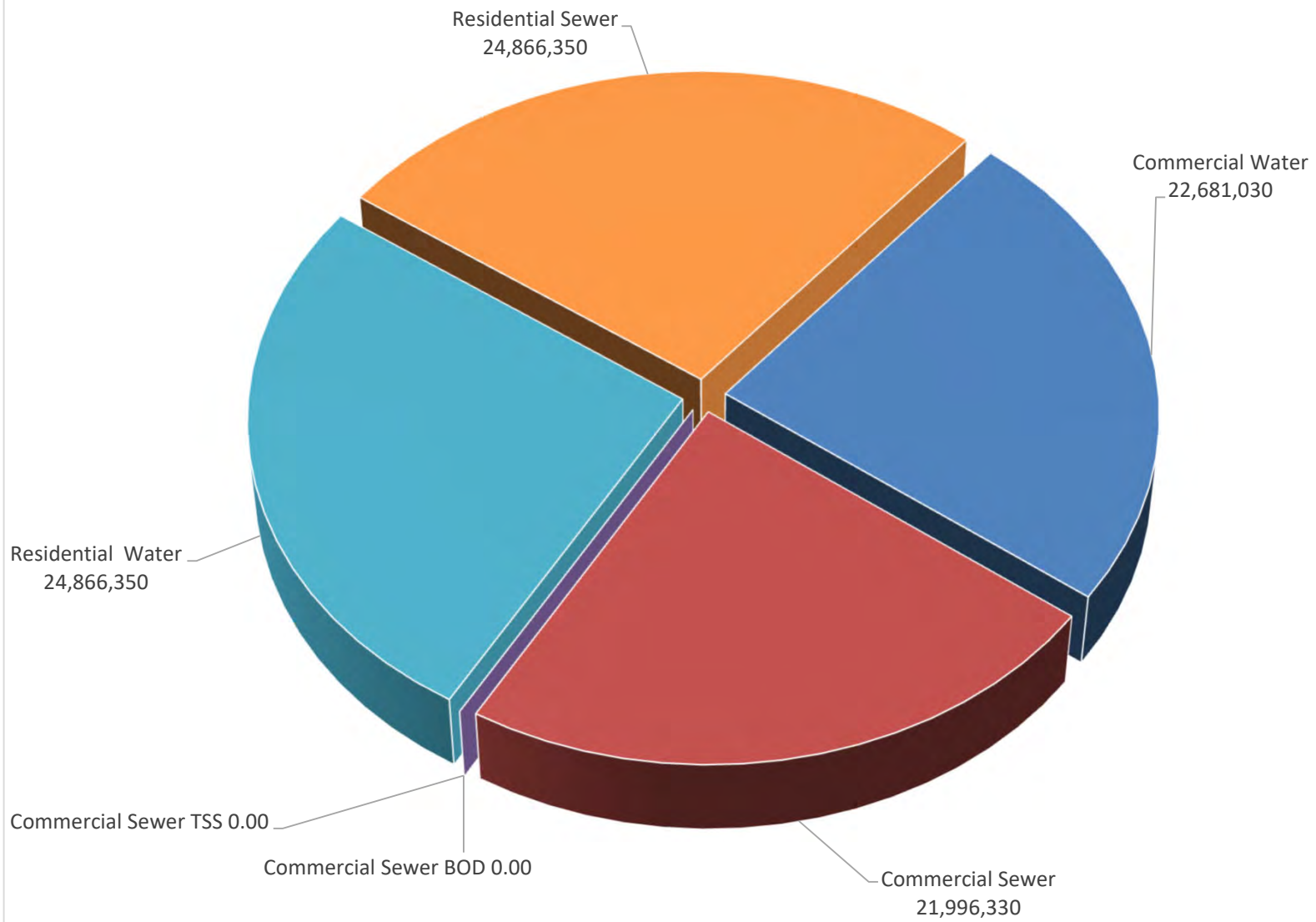
3. Billing

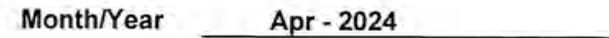
Total Water	6,822
Total Sewer	6,869
Total Irrigation	6,450

<b>CONSUMPTION BY GALLONS</b>	
<b>Commercial:</b>	
Water	22,681,030
Sewer	21,996,330
Sewer- BOD	0.00
Sewer- TSS	0.00
<b>Single:</b>	
Water	21,487,020
Sewer	21,487,020
<b>Multi:</b>	
Water	3,379,330
Sewer	3,379,330
<b>AMOUNT BILLED/TOTAL CHARGES:</b>	
<b>Commercial:</b>	
Water	\$142,343.90
Sewer	\$158,680.95
IQ	\$52,997.31
<b>TOTAL:</b>	\$354,022.16
<b>Single:</b>	
Water	\$185,147.88
Sewer	\$219,225.69
IQ	\$114,550.97
<b>TOTAL:</b>	\$518,924.54
<b>Multi:</b>	
Water	\$34,552.30
Sewer	\$41,272.40
IQ	\$15,763.66
<b>TOTAL:</b>	\$91,588.36
<b>TOTAL BILL COUNT</b>	
<b>Commercial:</b>	
Water	526
Sewer	573
IQ	249
<b>Single:</b>	
Water	5,185
Sewer	5,185
IQ	5,184
<b>Multi:</b>	
Water	1,111
Sewer	1,111
IQ	1,017

<b>CONSUMPTION</b>	
Water	47,547,380
Sewer	46,862,680
Sewer- BOD	0.00
Sewer- TSS	0.00
<b>AMOUNT BILLED</b>	
Water	\$362,044.08
Sewer	\$419,179.04
IQ	\$183,311.94
<b>BILLS</b>	
Water	6,822
Sewer	6,869
IQ	6,450

## Actual Consumption April 2025



[illegible]

**ST. LUCIE WEST SERVICES DISTRICT**  
**ACCOUNTS BILLED AND MONTHLY RECEIVABLES**

**REPORT # 1 ACTIVE COMPANY**

**MONTH END SUMMARY**

**4/1/2025 - 4/30/2025**

				BALANCE TOTALS	
				BEGINNING BALANCE AS OF	4/1/2025
GENERAL LEDGER				TOTAL BEGINNING BAL.	\$ 561,878.21
CHARGES	DESCRIPTION	TOTAL BILL COUNT	BILLED AMOUNT		
BASE CHARGES					
5-04109	IRRIGATION BASE	6450	\$ 181,976.32	\$	743,854.53
5-04107	SEWER BASE	6769	\$ 203,761.78	\$	947,616.31
5-04106	WATER BASE	6822	\$ 163,547.85	\$	1,111,164.16
	DISPENSED/BULK WATER				
5-04046	BASE	19	\$ 1,508.26	\$	1,112,672.42
5-04014	WHOLESALE WATER BASE	1	\$ 870.18	\$	1,113,542.60
	TOTAL CHARGE		\$ 551,664.39		
CONSUMPTION CHARGES			CONSUMPTION BY GALLONS		
5-04009	IRRIGATION		\$ 1,335.62	513,700,000	\$ 1,114,878.22
5-04007	SEWER		\$ 215,417.26	46,862,680	\$ 1,330,295.48
5-04007	SEWER-BOD EXCESS		\$ -	0.00	\$ 1,330,295.48
5-04007	SEWER-TSS EXCESS		\$ -	0.00	\$ 1,330,295.48
5-04006	WATER		\$ 198,496.23	47,547,380	\$ 1,528,791.71
	AVERAGE DAYS			30.81	
5-04046	TANKER TRUCK WATER		\$ 172.52	41,470	\$ 1,528,964.23
5-04014	WHOLESALE WATER		\$ 46,298.86	13,861,933	\$ 1,575,263.09
5-04021	WHOLESALE WASTEWATER		\$ 38,424.47	10,357,000	\$ 1,613,687.56
	TOTAL CHARGE		\$ 500,144.96		
	DEPOSIT CHARGE		\$ -		\$ 1,613,687.56
TOTAL CHARGES					
	IRRIGATION CHARGE		\$ 183,311.94		
	SEWER CHARGE		\$ 457,603.51		
	WATER CHARGE		\$ 410,893.90		
	TOTAL CHARGE		\$ 1,051,809.35		
ADJUSTMENTS	DESCRIPTION		REVENUE	WRITE OFF	
	TOTAL REVENUE CHANGES		\$ (2,145.06)		\$ 1,611,542.50
	TOTAL WRITE OFFS			\$ (0.95)	\$ 1,611,541.55
PENALTY CHARGES	DESCRIPTION	AMOUNT			
5-04010	TOTAL PENALTY	\$ 6,032.13			\$ 1,617,573.68
MISCELLANEOUS CHARGES	DESCRIPTION	AMOUNT			
5-04012	TOTAL MISCELLANEOUS	\$ 225.00			\$ 1,617,798.68
5-04047	BACK FLOW CHARGES	\$ -			
5-04047	BACK FLOW OPT OUT CHARGES	\$ -			
METER SET FEES	DESCRIPTION	AMOUNT			
5-04018	METER FEE	\$ -			
5-04012	INITIAL CONNECTION METER FEE	\$ -			
	TOTAL METER FEES	\$ -			\$ 1,617,798.68
IMPACT FEES	DESCRIPTION	AMOUNT			
5-04033	WATER IMPACT (AFPI)	\$ -			\$ 1,617,798.68
5-04035	SEWER IMPACT (AFPI)	\$ -			\$ 1,617,798.68
	TOTAL IMPACT (AFPI)	\$ -			

**ST. LUCIE WEST SERVICES DISTRICT  
ACCOUNTS RECEIVABLE SUMMARY**

**REPORT # 2 ACTIVE COMPANY**

**MONTH END SUMMARY**

**4/1/2025 - 4/30/2025**

**GENERAL LEDGER**

			<b><u>BALANCE TOTALS</u></b>	
			<b>CONTINUED BALANCE REF. REPORT # 1</b>	
			\$	1,617,798.68
<b><u>PAYMENTS</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>AMOUNT</u></b>		
5-01025	WATER CONSUMPTION	\$ 161,213.91	\$	1,456,584.77
5-01025	WATER BASE	\$ 154,971.78	\$	1,301,612.99
5-01025	IRRIGATION	\$ 175,455.90	\$	1,126,157.09
5-01025	SEWER CONSUMPTION	\$ 174,204.50	\$	951,952.59
5-01025	SEWER BASE	\$ 193,037.01	\$	758,915.58
5-01025	DISPENSED WATER	\$ 642.43	\$	758,273.15
5-01025	PENALTY	\$ 5,534.57	\$	752,738.58
5-01025	MISCELLANEOUS	\$ 478.87	\$	752,259.71
	CREDIT BALANCE CHANGE	\$ 18,728.09	\$	733,531.62
5-04047	BACK FLOW CHARGES	\$ -	\$	733,531.62
5-04049	BACK FLOW OPT OUT CHARGES	\$ -	\$	733,531.62
	BILL ADJUSTMENT	\$ -	\$	733,531.62
		\$ -	\$	733,531.62
		\$ -	\$	733,531.62
		\$ -	\$	733,531.62
		\$ -	\$	733,531.62
	<b>SUBTOTAL</b>	\$ 884,267.06	\$	733,531.62
5-04014	WHOLESALE WATER	\$ 47,169.04	\$	686,362.58
5-04021	WHOLESALE WASTEWATER	\$ 38,424.47	\$	647,938.11
5-04033	WATER IMPACT (AFPI)	\$ -	\$	647,938.11
5-04035	SEWER IMPACT (AFPI)	\$ -	\$	647,938.11
5-04018	METER FEE	\$ -	\$	647,938.11
5-04012	INITIAL CONNECTION METER FEE	\$ -	\$	647,938.11
	<b>TOTAL PAYMENTS</b>	\$ 969,860.57	\$	647,938.11
<b><u>REVERSE PAYMENTS</u></b>	<b><u>DESCRIPTION</u></b>			
	POSTING ERRORS	\$ 82.24		
5-01025	REVERSE PAYMENT/BAL TRANSFER	\$ -		
	RETURN PAYMENTS	\$ 2,475.01		
	<b>TOTAL</b>	\$ 2,557.25	\$	650,495.36
<b><u>REVERSE PENALTIES</u></b>	<b><u>DESCRIPTION</u></b>			
5-01025	REVERSE PENALTIES	\$ (174.10)	\$	650,321.26
<b><u>BILL ADJUSTMENT</u></b>	<b><u>DESCRIPTION</u></b>			
5-01025	BILL - VOID/ADJUSTMENT/REVERSAL		\$	650,321.26
<b><u>DEPOSIT REFUNDS</u></b>	<b><u>DESCRIPTION</u></b>			
	DEPOSIT REFUNDS	\$ (8,300.00)	\$	642,021.26
	<b><u>DESCRIPTION</u></b>		\$	-
<b><u>REVERSE DEPOSIT</u></b>	REVERSE DEPOSIT	\$ -	\$	642,021.26

**ST. LUCIE WEST SERVICES DISTRICT  
ACCOUNTS RECEIVABLE SUMMARY**

**REPORT # 2 ACTIVE COMPANY**

**MONTH END SUMMARY**

**4/1/2025 - 4/30/2025**

<b><u>REFUNDS</u></b>		<b><u>DESCRIPTION</u></b>	<b><u>COUNT</u></b>	<b><u>AMOUNT</u></b>		
		TOTAL REFUND CHECKS	13	\$ 2,586.49		\$ 644,607.75
<b><u>TRANSFER BALANCE</u></b>		<b><u>DESCRIPTION</u></b>		<b><u>NET AMOUNT</u></b>		
		RECEIVABLES ADJUSTED		\$ (1,393.84)		\$ 643,213.91
		RECEIVABLES RE-APPLIED		\$ 1,393.84		\$ 644,607.75
<b><u>DEPOSIT ACTIVITY</u></b>		<b><u>DESCRIPTION</u></b>		<b><u>AMOUNT</u></b>		
		BEGINNING DEPOSIT BALANCE		\$ 183,050.00		
		BILLED DEPOSITS		\$ -		
5-02030		NEW DEPOSITS		\$ 5,100.00		
		REFUNDS		\$ (8,300.00)		
		REVERSE REFUNDS		\$ -		
		REVERSE DEPOSITS		\$ -		
		<b>TOTAL DEPOSIT ENDING BALANCE</b>		<b>\$ 179,850.00</b>		
<b><u>MISC. PAYMENTS</u></b>		<b><u>DESCRIPTION</u></b>				
		MISCELLANEOUS PAYMENTS RECEIVED		\$ 11,025.00		

ENDING BALANCE AS OF  
4/30/2025

	\$ 644,607.75
unpaid Reserve invoice	\$ -
<b>Total Ending Balance</b>	<b>\$ 644,607.75</b>



**ST LUCIE WEST SERVICES DISTRICT AGED DEBT SUMMARY**

<b>MONTH/YEAR</b>	<b>Current Amount 1-30 DAYS</b>	<b>Amount 31-60 DAYS</b>	<b>Amount 61-90 DAYS</b>	<b>Amount 91-120 DAYS</b>	<b>Amount &gt; 120 DAYS</b>	<b>BALANCE</b>
March 2023	\$ 450,306.57	\$ 4,607.31	\$ 2,719.92	\$ 1,267.16	\$ 12,813.68	\$ 471,714.64
April 2023	\$ 549,658.95	\$ 3,304.54	\$ 842.42	\$ 632.84	\$ 12,801.53	\$ 567,240.28
May 2023	\$ 474,951.08	\$ 5,673.58	\$ 987.18	\$ 712.85	\$ 13,410.96	\$ 495,735.65
June 2023	\$ 446,766.98	\$ 2,420.76	\$ 1,781.79	\$ 840.74	\$ 14,098.81	\$ 465,909.08
July 2023	\$ 460,568.90	\$ 2,635.66	\$ 783.29	\$ 749.43	\$ 8,313.23	\$ 473,050.51
August 2023	\$ 448,932.40	\$ 4,317.86	\$ 861.39	\$ 590.41	\$ 7,071.97	\$ 461,774.03
September 2023	\$ 459,827.82	\$ 2,615.12	\$ 693.88	\$ 402.56	\$ 5,675.49	\$ 469,214.87
October 2023	\$ 528,339.07	\$ 1,074.96	\$ 922.70	\$ 484.63	\$ 5,667.46	\$ 536,488.82
November 2023	\$ 521,901.25	\$ 6,882.22	\$ 758.97	\$ 429.91	\$ 4,488.03	\$ 534,460.38
December 2023	\$ 630,607.26	\$ 9,595.79	\$ 701.04	\$ 455.59	\$ 4,848.81	\$ 646,208.49
January 2024	\$ 477,568.71	\$ 3,294.78	\$ 1,262.04	\$ 457.47	\$ 4,980.63	\$ 487,563.63
February 2024	\$ 522,990.19	\$ 3,882.76	\$ 1,713.38	\$ 626.02	\$ 5,301.05	\$ 534,513.40
March 2024	\$ 547,751.06	\$ 1,843.03	\$ 1,071.99	\$ 525.72	\$ 5,927.07	\$ 557,118.87
April 2024	\$ 543,936.72	\$ 4,635.41	\$ 1,049.81	\$ 549.65	\$ 6,240.63	\$ 556,412.22
May 2024	\$ 481,556.41	\$ 1,419.75	\$ 1,107.76	\$ 640.60	\$ 4,464.92	\$ 489,189.44
June 2024	\$ 584,425.36	\$ 3,451.01	\$ 1,376.29	\$ 452.34	\$ 4,833.27	\$ 594,538.27
July 2024	\$ 585,513.06	\$ 4,613.24	\$ 2,179.21	\$ 823.49	\$ 5,188.18	\$ 598,317.18
August 2024	\$ 547,475.24	\$ 13,266.22	\$ 1,058.46	\$ 627.67	\$ 5,902.91	\$ 568,330.50
September 2024	\$ 515,792.07	\$ 5,200.34	\$ 1,277.70	\$ 568.63	\$ 6,466.13	\$ 529,304.87
October 2024	\$ 493,866.60	\$ 1,990.03	\$ 1,142.61	\$ 568.95	\$ 5,062.50	\$ 502,630.69
November 2024	\$ 548,637.28	\$ 13,005.51	\$ 1,509.20	\$ 594.22	\$ 3,906.22	\$ 567,652.43
December 2024	\$ 483,615.55	\$ 9,645.80	\$ 2,099.91	\$ 484.01	\$ 4,302.03	\$ 500,147.30
January 2025	\$ 562,044.87	\$ 8,877.71	\$ 993.45	\$ 780.17	\$ 4,145.98	\$ 576,842.18
February 2025	\$ 584,098.76	\$ 9,013.04	\$ 1,566.59	\$ 555.27	\$ 4,679.53	\$ 599,913.19
March 2025	\$ 548,067.13	\$ 7,083.59	\$ 1,056.88	\$ 487.71	\$ 5,182.90	\$ 561,878.21
April 2025	\$ 631,629.02	\$ 5,529.91	\$ 1,245.25	\$ 686.13	\$ 5,517.44	\$ 644,607.75

# **St. Lucie West Services District**

## **Board Agenda Item**

**Tuesday, June 3, 2025**

### **Item**

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#### **CA 5     Public Information Officer Monthly Report**

### **Summary**

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This report is provided for your review and information as an update on the public information of the St. Lucie West Services District and will be provided once a month.

# **St. Lucie West Services District Monthly Public Information Report**

## **External Engagement**

### **1. City of Port St. Lucie Hurricane Expo**

- Applied to participate in the City of Port St. Lucie's Hurricane Expo, scheduled for June 7.
  - Designed branded promotional items for distribution at the SLWSD booth; currently coordinating with vendors to produce these materials ahead of the event.

## **Internal & External Communications**

### **1. SLWSD Newsletter**

- The April edition featured the upcoming launch of the Bill Pay Water Leak and Usage Notification feature, which will soon be available to online bill pay users. This feature will allow customers to receive email and text alerts in the event of a water leak or when their water usage exceeds a self-set daily threshold.
- Provided a presentation to residents of the Fairway Isles HOA, which included an overview of the new water leak notification feature and other key newsletter highlights.
- Represented SLWSD at monthly public meetings hosted by the City of Port St. Lucie and St. Lucie County.

### **2. Website & Branding**

- Completed implementation and training for SLWSD's GovDelivery platform, which enables direct communication with residents via email and text, bypassing intermediary HOA leadership. A sign-up pop-up has been added to the website homepage.
- Continued development of SLWSD's new website in partnership with Granicus. Key milestones completed this month include:
  - a. Finalization of the website wireframe and user experience design
  - b. Review and preparation of current website pages for migration
  - c. Integration of the GovDelivery platform

### **3. SLWSD Services and Functions Video**

- Ongoing production of a 3–4-minute informational video outlining SLWSD's departments, operations, and services. The video is intended for public awareness, promotional campaigns, and recruitment purposes. It will be prominently featured on the SLWSD homepage and shared across social media platforms.

# St. Lucie West Services District

## Board Agenda Item

Tuesday, June 3, 2025

### Item

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**CA 6      Financial Statements for April 30, 2025**

### Summary

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Attached for your review are the Financial Reports for the period ending April 30, 2025.

- Financial Statements for all District Funds
- Check Register for General Fund and Water & Sewer Fund
  - Summary of Checks over \$35,000
- Balance Sheet Report for all Funds
- Bank Reconciliation Summary for all Depository Accounts

### Recommendation

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**No Action Required.**

### Budget Impact

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**None.**

### Board Action

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<b>Moved by:</b>	<b>Seconded by:</b>	<b>Action Taken:</b>
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**St Lucie West Service District (General Fund)**  
**Income Statement Budget vs. Actual**  
**April 2025**

	<b>Oct 24-Apr 25</b>	<b>Budget YTD</b>	<b>\$ +/- Budget YTD</b>	<b>% of Budget YTD</b>	<b>Total Budget</b>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>1-04000 · GF SLWSD GENERAL FUND REVENUE</b>	3,666,324.46	3,672,152.60	-5,828.14	99.84%	4,013,039.00
<b>Total Income</b>	3,666,324.46	3,672,152.60	-5,828.14	99.84%	4,013,039.00
<b>Gross Income</b>	3,666,324.46	3,672,152.60	-5,828.14	99.84%	4,013,039.00
<b>Expense</b>					
<b>1-05000 · GF BOARD OF DIRECTORS</b>	6,868.42	9,161.25	-2,292.83	74.97%	15,705.00
<b>1-06000 · GF DISTRICT MANAGER</b>	8,347.39	26,667.05	-18,319.66	31.3%	41,829.00
<b>1-07000 · GF FINANCE</b>	174,315.05	223,213.60	-48,898.55	78.09%	248,429.00
<b>1-12000 · GF GRANT MANAGEMENT</b>	0.00	864.50	-864.50	0.0%	1,482.00
<b>1-13000 · GF CLERK TO THE BOARD</b>	6,414.32	9,056.85	-2,642.53	70.82%	15,526.00
<b>1-14000 · GF AQUATICS DIVISION-PERSNL</b>	197,489.99	251,168.82	-53,678.83	78.63%	430,575.12
<b>1-15000 · GF ADMINISTRATION DIV-PERSNL</b>	668,117.90	744,643.72	-76,525.82	89.72%	1,276,532.12
<b>1-16000 · GF STORM WATER MGMT-PERSNL</b>	308,499.94	338,656.57	-30,156.63	91.1%	580,554.12
<b>1-17000 · GF EXOTIC PLNT RMVL DIV-PERSNL</b>	179,693.13	207,562.25	-27,869.12	86.57%	355,821.00
<b>1-18000 · GF SHOP OPERATIONS-PERSNL</b>	50,052.87	55,273.75	-5,220.88	90.56%	94,755.00
<b>1-19000 · GF GENERAL COUNSEL</b>	22,662.50	18,801.40	3,861.10	120.54%	32,231.00
<b>1-23000 · GF SPECIAL COUNSEL</b>	4,800.00	2,297.75	2,502.25	208.9%	3,939.00
<b>1-26000 · GF ENGINEERING</b>	16,377.28	29,221.50	-12,844.22	56.05%	50,094.00
<b>1-29000 · GF POLLUTION CONTROL</b>	0.00	1,590.75	-1,590.75	0.0%	2,727.00
<b>1-31000 · GF AQUATICS DIVISION-OPERATING</b>	59,049.04	114,215.37	-55,166.33	51.7%	178,654.92
<b>1-33000 · GF ADMINISTRATION DIV-OPERATING</b>	163,653.74	181,061.74	-17,408.00	90.39%	296,105.84
<b>1-34000 · GF STORM WATER MGMT-OPERATING</b>	172,864.65	215,878.12	-43,013.47	80.08%	312,933.92
<b>1-35000 · GF EXOTIC PLANT RMVL-OPERATING</b>	20,092.69	39,034.31	-18,941.62	51.47%	66,915.96
<b>1-36000 · GF SHOP OPERATIONS-OPERATING</b>	12,450.03	21,432.06	-8,982.03	58.09%	34,954.96
<b>1-46000 · GF RENEWAL &amp; REPLACEMENT</b>	190,367.92	267,460.00	-77,092.08	71.18%	267,460.00
<b>Total Expense</b>	2,262,116.86	2,757,261.36	-495,144.50	82.04%	4,307,224.96
<b>Net Ordinary Income</b>	1,404,207.60	914,891.24	489,316.36	153.48%	-294,185.96
<b>Net Income</b>	<b>1,404,207.60</b>	<b>914,891.24</b>	<b>489,316.36</b>	<b>153.48%</b>	<b>-294,185.96</b>

**St Lucie West Service District (WMB DS)**  
**Income Statement Budget vs. Actual**  
April 2025

	<b>Oct 24 - Apr 25</b>	<b>Budget YTD</b>	<b>\$ +/- Budget YTD</b>	<b>% of Budget YTD</b>	<b>Total Budget</b>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>2-04000 · WB WTR MGMT BEN SRS 1999A REV</b>	2,274,025.92	2,302,770.51	-28,744.59	98.75%	2,608,654.96
<b>2-07000 · DS WMB OTHER INCOME</b>	0.00	0.00	0.00	0.0%	0.00
<b>Total Income</b>	<u>2,274,025.92</u>	<u>2,302,770.51</u>	<u>-28,744.59</u>	<u>98.75%</u>	<u>2,608,654.96</u>
<b>Gross Income</b>	2,274,025.92	2,302,770.51	-28,744.59	98.75%	2,608,654.96
<b>Expense</b>					
<b>2-05000 · WB WTR MGMT BEN SRS 1999A DS</b>	284,465.45	255,064.31	29,401.14	111.53%	2,429,611.96
<b>Total Expense</b>	<u>284,465.45</u>	<u>255,064.31</u>	<u>29,401.14</u>	<u>111.53%</u>	<u>2,429,611.96</u>
<b>Net Ordinary Income</b>	<u>1,989,560.47</u>	<u>2,047,706.20</u>	<u>-58,145.73</u>	<u>97.16%</u>	<u>179,043.00</u>
<b>Net Income</b>	<u><u>1,989,560.47</u></u>	<u><u>2,047,706.20</u></u>	<u><u>-58,145.73</u></u>	<u><u>97.16%</u></u>	<u><u>179,043.00</u></u>

**St Lucie West Service District (WMB CAP)**  
**Income Statement Budget vs. Actual**  
April 2025

	<b>Oct 24 - Apr 25</b>	<b>Budget YTD</b>	<b>\$ +/- Budget YTD</b>	<b>% of Budget YTD</b>	<b>Total Budget</b>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>4-04000 · CP WMB CAP PROJECTS REVENUE</b>	4,952.53	2,916.62	2,035.91	169.8%	5,000.00
<b>4-07000 · CP WMB OTHER INCOME</b>	0.00	0.00	0.00	0.0%	0.00
<b>Total Income</b>	<u>4,952.53</u>	<u>2,916.62</u>	<u>2,035.91</u>	<u>169.8%</u>	<u>5,000.00</u>
<b>Gross Income</b>	4,952.53	2,916.62	2,035.91	169.8%	5,000.00
<b>Expense</b>					
<b>4-06000 · CP WMB CAPITAL PROJECT EXPENSES</b>	0.00	73,348.00	-73,348.00	0.0%	73,348.00
<b>Total Expense</b>	<u>0.00</u>	<u>73,348.00</u>	<u>-73,348.00</u>	<u>0.0%</u>	<u>73,348.00</u>
<b>Net Ordinary Income</b>	<u>4,952.53</u>	<u>-70,431.38</u>	<u>75,383.91</u>	<u>-7.03%</u>	<u>-68,348.00</u>
<b>Net Income</b>	<u><u>4,952.53</u></u>	<u><u>-70,431.38</u></u>	<u><u>75,383.91</u></u>	<u><u>-7.03%</u></u>	<u><u>-68,348.00</u></u>

# St Lucie West Service District (Water & Sewer Fund)

## Income Statement Budget vs. Actual

April 2025

	Oct 24-Apr 25	Budget YTD	\$ +/- of Budget YTD	% of Budget YTD	Total Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
5-04000 · WS SLWSD WATER & SEWER REVENUE	6,155,266.89	5,715,096.86	440,170.03	107.7%	11,272,529.04
<b>Total Income</b>	6,155,266.89	5,715,096.86	440,170.03	107.7%	11,272,529.04
<b>Gross Income</b>	6,155,266.89	5,715,096.86	440,170.03	107.7%	11,272,529.04
<b>Expense</b>					
5-05000 · WS BOARD OF DIRECTORS	7,131.63	9,021.81	-1,890.18	79.05%	15,465.96
5-06000 · WS DISTRICT MANAGER	521.08	15,484.31	-14,963.23	3.37%	30,676.96
5-07000 · WS FINANCE	378,879.07	425,600.38	-46,721.31	89.02%	480,242.08
5-09000 · WS PROPERTY CONTROL	20,030.63	29,349.18	-9,318.55	68.25%	50,312.88
5-11000 · WS UTILITY RATE CONSULTANT	8,337.50	24,506.44	-16,168.94	34.02%	42,011.04
5-13000 · WS CLERK TO THE BOARD	11,824.60	11,942.00	-117.40	99.02%	20,472.00
5-14000 · WS ADMIN DVSN-PERSNL	883,160.40	932,863.19	-49,702.79	94.67%	1,599,194.04
5-15000 · WS WATER TRTMNT PLANT-PERSNL	286,936.32	304,017.49	-17,081.17	94.38%	521,172.84
5-16000 · WS WASTEWATER TRTMT PL-PERSNL	270,003.45	309,794.38	-39,790.93	87.16%	531,076.08
5-17000 · WS UNDERGROUND UTIL-PERSNL	608,921.02	647,292.87	-38,371.85	94.07%	1,109,644.92
5-18000 · WS IRRIGATION DIV-PERSNL	39,839.89	43,790.18	-3,950.29	90.98%	75,068.88
5-40000 · WS SHOP DIV - PERSNL	109,365.17	109,447.87	-82.70	99.92%	187,624.92
5-19000 · WS GENERAL COUNSEL	21,527.50	24,724.56	-3,197.06	87.07%	42,384.96
5-23000 · WS SPECIAL COUNSEL	25,100.00	730.58	24,369.42	3,435.63%	730.58
5-26000 · WS ENGINEERING	92,808.00	59,383.31	33,424.69	156.29%	101,799.96
5-27000 · WATER & SEWER DEBT SERVICE	1,829,982.27	375,138.00	1,454,844.27	487.82%	2,565,276.00
5-28000 · WS WATER & SEWER SERVICES	340,633.50	397,405.75	-56,772.25	85.71%	681,267.00
5-29000 · WS ADMIN DIV-OPERATING	364,125.35	494,801.63	-130,676.28	73.59%	787,517.08
5-30000 · WS WATER TRTMNT PLANT-OPER	496,359.30	672,764.94	-176,405.64	73.78%	1,112,597.04
5-31000 · WS WASTEWATER TRTMT PL-OPER	482,353.51	641,818.25	-159,464.74	75.15%	993,117.00
5-32000 · WS UNDERGROUND UTIL-OPERATING	363,287.45	379,471.31	-16,183.86	95.74%	614,807.96
5-33000 · WS IRRIGATION DIV-OPERATING	88,631.55	186,732.56	-98,101.01	47.46%	320,112.96
5-41000 · WS SHOP DIV - OPER	50,889.52	67,368.75	-16,479.23	75.54%	82,275.00
<b>Total Expense</b>	6,780,648.71	6,163,449.74	617,198.97	110.01%	11,964,848.14
<b>Net Ordinary Income</b>	-625,381.82	-448,352.88	-177,028.94	139.48%	-692,319.10
<b>Net Income</b>	-625,381.82	-448,352.88	-177,028.94	139.48%	-692,319.10



# St Lucie West Service District (W&S Capital Outlay)

## Income Statement Budget vs. Actual

April 2025

	Oct 24-Apr 25	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
<b>Ordinary Income/Expense</b>					
Income					
5-36000 · WS CAP REVENUES					
5-36001 · INTEREST - R&R 4076011209	35,180.71				
5-36002 · INTEREST - WWCF - 4076011236	11,947.22				0.00
5-36003 · INTEREST - BOND CONST	463,135.13				0.00
5-36004 · INTEREST - WCF 4076011227	23,298.63				0.00
5-36005 · WATER IMPACT FEES	24,139.00	2,235.31	21,903.69	1,079.9%	3,831.96
5-36006 · WW IMPACT FEES	19,493.00	1,677.62	17,815.38	1,161.94%	2,875.92
5-36007 · R&R TRANS FROM W&S OPERATING	340,633.50	397,405.75	-56,772.25	85.71%	681,267.00
<b>Total 5-36000 · WS CAP REVENUES</b>	<b>917,827.19</b>	<b>401,318.68</b>	<b>516,508.51</b>	<b>228.7%</b>	<b>687,974.88</b>
<b>Total Income</b>	<b>917,827.19</b>	<b>401,318.68</b>	<b>516,508.51</b>	<b>228.7%</b>	<b>687,974.88</b>
<b>Gross Income</b>	<b>917,827.19</b>	<b>401,318.68</b>	<b>516,508.51</b>	<b>228.7%</b>	<b>687,974.88</b>
Expense					
5-37000 · WS RENEWAL & REPLACEMENT CIP					
5-37004 · CAPITAL PROJECTS SW049	0.00	29,700.00	-29,700.00	0.0%	29,700.00
5-37006 · CAPITAL PROJECTS SW064	14,625.00				
5-37007 · CAPITAL PROJECTS SW001	172,865.23	215,833.00	-42,967.77	80.09%	215,833.00
5-37009 · CAPITAL PROJECTS SW037	211,228.47	448,161.22	-236,932.75	47.13%	448,161.22
5-37013 · CAPITAL PROJECTS SW047	3,059.69	33,660.00	-30,600.31	9.09%	33,660.00
5-37020 · CAPITAL PROJECTS SW066	0.00	100,000.00	-100,000.00	0.0%	100,000.00
5-37028 · CAPITAL PROJECTS SW078	126,120.00	270,550.00	-144,430.00	46.62%	270,550.00
5-37031 · CAPITAL PROJECTS SW084	0.00	5,000.00	-5,000.00	0.0%	5,000.00
5-37032 · CAPITAL PROJECTS SW085	0.00	15,750.00	-15,750.00	0.0%	15,750.00
5-37034 · CAPITAL PROJECTS SW087	0.00	70,000.00	-70,000.00	0.0%	70,000.00
5-37038 · CAPITAL PROJECTS SW091	0.00	5,000.00	-5,000.00	0.0%	5,000.00
5-37039 · CAPITAL PROJECTS SW092	3,998.52				0.00
5-37045 · CAPITAL PROJECTS SW048	0.00	10,000.00	-10,000.00	0.0%	10,000.00
5-37046 · CAPITAL PROJECTS SW098	0.00	160,000.00	-160,000.00	0.0%	160,000.00
<b>Total 5-37000 · WS RENEWAL &amp; REPLACEMENT CIP</b>	<b>531,896.91</b>	<b>1,363,654.22</b>	<b>-831,757.31</b>	<b>39.01%</b>	<b>1,363,654.22</b>
5-38000 · WS WATER CONNECT FEE CIP					
5-38015 · CAPITAL PROJECTS SW098	140,879.68	50,000.00	90,879.68	281.76%	50,000.00
<b>Total 5-38000 · WS WATER CONNECT FEE CIP</b>	<b>140,879.68</b>	<b>50,000.00</b>	<b>90,879.68</b>	<b>281.76%</b>	<b>50,000.00</b>
5-39000 · WS WASTEWATER CONNECT FEE CIP					
5-39010 · CAPITAL PROJECTS SW067	0.00	0.00	0.00	0.0%	0.00
5-38015 · CAPITAL PROJECTS SW098	0.00	0.00	0.00	0.0%	0.00
<b>Total 5-39000 · WS WASTEWATER CONNECT FEE CIP</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.00</b>
<b>Total Expense</b>	<b>672,776.59</b>	<b>1,413,654.22</b>	<b>-740,877.63</b>	<b>47.59%</b>	<b>1,413,654.22</b>
<b>Net Ordinary Income</b>	<b>245,050.60</b>	<b>-1,012,335.54</b>	<b>1,257,386.14</b>	<b>-24.21%</b>	<b>-725,679.34</b>
<b>Net Income</b>	<b>245,050.60</b>	<b>-1,012,335.54</b>	<b>1,257,386.14</b>	<b>-24.21%</b>	<b>-725,679.34</b>

**St Lucie West Service District**  
**Check Register**  
As of April 30, 2025

Date	Num	Name	Memo	Credit
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
1-00001 · TRUIST (GF operating) #1363				
04/02/2025		ASCENSUS	PR Check Date 04/02/25 (03/15/25-03/28/25) 457	2,139.12
04/03/2025	13056	MICHAEL ROSS	OVERTIME PAYMENT	543.52
04/03/2025	13057	CINTAS CORPORATION	PO#87166	431.26
04/03/2025	13058	COMO OIL & PROPANE	PO#87170	2,150.19
04/03/2025	13059	MARINE WRAPS	PO#87134	860.72
04/03/2025	13060	NAPA AUTO SUPPLY OF PORT ST. LUCIE	PO#87178	1,867.25
04/03/2025	13061	SCHAEFFER MFG. CO	PO#87157	1,819.40
04/03/2025	13062	ST LUCIE CO BALING & RECYCLING	VOID: PO#87183: Lost in mail	
04/03/2025	13063	UNIFIRST	INV# 3020121453 & INV# 3020121463	242.73
04/03/2025	13064	WELLS FARGO VENDOR FINANCIAL SERVIC...	PO#87168	308.75
04/03/2025	13065	WEX BANK	PO#87187	10,573.18
04/03/2025	13066	FRANKLIN TEMPLETON BANK AND TR	SEP PAYROLL 04.02.25	12,046.89
04/04/2025	13067	BURNS EMBROIDERY & SCREEN PRINTING	PO#87180	18.00
04/10/2025	13068	AMERICAN PRESSURE SYSTEMS/PRESSUR...	PO#87211	22.17
04/10/2025	13069	ATLANTIC PERSONNEL & TENANT SCREENI...	PO#87198	115.00
04/10/2025	13070	ATLANTIC PIPE SERVICES, LLC	PO#87209	13,685.37
04/10/2025	13071	CINTAS CORPORATION	INV#4226253054	431.26
04/10/2025	13072	EGIS INSURANCE ADVISORS	PO#87223	2,432.67
04/10/2025	13073	ELPEX TIRE	PO#87193	776.00
04/10/2025	13074	FPL	PO#87212	50,885.77
04/10/2025	13075	INFRASTRUCTURE SOLUTION SERVICES		11,811.14
04/10/2025	13076	INTEGRATION SERVICES, INC.	PO#87184	5,771.35
04/10/2025	13077	LOWE'S	PO#87225	1,969.66
04/10/2025	13078	MIKE'S ORGANIC TOP SOIL	PO#87199	250.00
04/10/2025	13079	SAM'S CLUB MASTERCARD	PO#87222	434.89
04/10/2025	13080	SUMMIT FIRE & SECURITY, LLC	PO#87150	724.00
04/10/2025	13081	SUNSHINE STATE ONE CALL OF FLORIDA, I...	PO#87182	118.70
04/10/2025	13082	UNIFIRST	INV# 3020122550 & INV# 3020122560	242.73
04/10/2025	13083	VERIZON WIRELESS	PO#87202	1,258.20
04/10/2025	13084	VERO CHEMICAL DISTRIBUTORS INC	PO#87214	39,699.28
04/11/2025	13085	TRUIST CARD SERVICES		10,941.26
04/16/2025		ASCENSUS	PR Check Date 04/16/25 (03/29/25-04/11/25) 457	2,120.72
04/17/2025	13086	ARS POWERSPORTS, OKEECHOBEE		295.95
04/17/2025	13087	CINTAS CORPORATION		811.14
04/17/2025	13088	INDUCTIVE AUTOMATION	PO#87235	15,180.77
04/17/2025	13089	KYOCERA DOCUMENT SOLUTIONS SOUTH ...	PO#87217	14.94
04/17/2025	13090	MIKE'S ORGANIC TOP SOIL	PO#87230	725.00
04/17/2025	13091	PITNEY BOWES-PURCHASE POWER	PO#87242	300.00
04/17/2025	13092	SHENANDOAH CONSTRUCTION	PO#87252	11,030.00
04/17/2025	13093	SMART STOP STORAGE	PO#87244	409.00
04/17/2025	13094	THE BUSHEL STOP, INC.	PO#87224	280.00
04/17/2025	13095	TORCIVIA, DONLON, GODDEAU & RUBIN, P.A.	PO#87236	7,725.00
04/17/2025	13096	FRANKLIN TEMPLETON BANK AND TR	SEP PAYROLL 04.16.25	12,066.57
04/17/2025	13097	SUN LIFE	PLAN NUMBER: 960974-0001 MAY 2025	3,373.28
04/21/2025	13098	ST LUCIE CO BALING & RECYCLING	PO#87183	2,420.56
04/24/2025	13099	ADP, LLC	PO#87270	1,606.10
04/24/2025	13100	ARMADILLO DIRT WORKS, LLC		8,875.00
04/24/2025	13101	ATLANTIC PIPE SERVICES, LLC	PO#86725	8,646.83
04/24/2025	13102	CINTAS CORPORATION	PO#87276	417.29
04/24/2025	13103	FLORIDA BLUE	HEALTH INSURANCE-GROUP NO. 41965 MAY 2...	100,642.09
04/24/2025	13104	GUARDIAN	GROUP ID 00563384- MAY 2025	4,955.79
04/24/2025	13105	HELENA CHEMICAL CO		6,130.00
04/24/2025	13106	HOME DEPOT CREDIT SERVICES	PO#87271	1,531.85
04/24/2025	13107	MD NOW	PO#87241	255.00
04/24/2025	13108	PARKS RENTAL	PO#87284	644.40
04/24/2025	13109	SPECIAL DISTRICT SERVICES, INC.	PO# 87259	10,368.60
04/24/2025	13110	UNIFIRST	INV# 3020124771 & INV# 3020124783	242.73
04/24/2025	13111	US BANK- TRUSTEE	ACCT#213449000 INV#7622227	4,515.00
04/24/2025	13112	WELLS FARGO VENDOR FINANCIAL SERVIC...	PO#87268	308.75
04/24/2025	13113	UNIFIRST	INV# 3020123671 & INV# 3020123677	242.73
04/24/2025	13114	UNIFIRST	PO#87204	468.24
04/30/2025		ASCENSUS	PR Check Date 04/30/25 (04/12/25-04/25/25) 457	2,129.03
Total 1-00001 · TRUIST (GF operating) #1363				383,302.82

Date	Num	Name	Memo	Credit
<b>1-00002 · TRUIST (GF R&amp;R Fund) # 3968</b>				
Total 1-00002 · TRUIST (GF R&R Fund) # 3968				
<b>5-00002 · TRUIST (WS Operating) #7918</b>				
04/03/2025	14683	MARGARET MARIANI	WATER CONSERVATION REBATE 2024-25 28	100.00
04/10/2025	14684	Affordable Pressure Washing	CUSTOMER REFUND 9 TEMP METER	713.26
04/10/2025	14685	DANNY FINCH	CUSTOMER REFUND 413 NW TUSCANY CT	20.75
04/10/2025	14686	ELIZABETH MAINICONE	CUSTOMER REFUND 1582 SW HARBOUR ISLE...	8.61
04/10/2025	14687	JOHN CRNJAK	CUSTOMER REFUND 314 NW ALANA AVE	7.54
04/10/2025	14688	RENEE MCCOY	WATER CONSERVATION REBATE 2024-25 29	100.00
04/10/2025	14689	ROBERT MACK	CUSTOMER REFUND 490 NW BLUE LAKE DR	4.06
04/10/2025	14690	VICTORIA DIFILIPPO	CUSTOMER REFUND 323 SANDY WAY	57.88
04/10/2025	14691	WILLIAM D KIMBALL	CUSTOMER REFUND 394 NW GRANVILLE ST	100.00
04/10/2025	14692	WILLIAM PENAGOS	CUSTOMER REFUND 323 SW SANDY WAY	94.74
04/17/2025	14693	DON CHIAPPE	CUSTOMER REFUND 430 NW SHERRY LN	173.31
04/17/2025	14694	GREGORY ROBERT MISHLER	CUSTOMER REFUND 551 NW PORTOFINO LN	10.87
04/17/2025	14695	KRISTEN MILLER-CALLAGHAN	CUSTOMER REFUND 347 SW SANDY WAY	20.36
04/17/2025	14696	WILLIAM D KIMBALL	CUSTOMER REFUND 394 NW GRANVILLE ST	100.00
04/17/2025		Gray Robinson	deposit for Escrow agreement	1,000,000.00
04/24/2025	14697	DIANE M PORCARO	WATER CONSERVATION REBATE 2024-25 32	100.00
04/24/2025	14698	DONALD OTT	WATER CONSERVATION REBATE 2024-25 30	100.00
04/24/2025	14699	MAGNOLIA LAKES HOA	VOID: CUSTOMER REFUND 6 TEMP METER- wr...	
04/24/2025	14700	ROCKY BURKHEAD	CUSTOMER REFUND 4 TEMP METER	919.19
04/30/2025	14702	MAGNOLIA LAKES HOA	CUSTOMER REFUND 6 TEMP METER	455.92
04/30/2025	14701	VOIDED CHECK		
Total 5-00002 · TRUIST (WS Operating) #7918				1,003,086.49
Total Checking/Savings				1,386,389.31
Total Current Assets				1,386,389.31
<b>TOTAL ASSETS</b>				<b>1,386,389.31</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>TOTAL LIABILITIES &amp; EQUITY</b>				

**St Lucie West Service District**  
**Checks Over \$35,000**  
As of April 30, 2025

Date	Num	Name	Memo	Credit
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
<b>1-00001 · TRUIST (GF operating) #1363</b>				
04/10/2025	13074	FPL	PO#87212	50,885.77
04/10/2025	13084	VERO CHEMICAL DISTRIBUTORS INC	PO#87214	39,699.28
04/24/2025	13103	FLORIDA BLUE	HEALTH INSURANCE-GROUP NO. 41965 MAY 2025	100,642.09
Total 1-00001 · TRUIST (GF operating) #1363				191,227.14
<b>5-00002 · TRUIST (WS Operating) #7918</b>				
04/17/2025		Gray Robinson	deposit for Escrow agreement	1,000,000.00
Total 5-00002 · TRUIST (WS Operating) #7918				1,000,000.00
Total Checking/Savings				1,191,227.14
Total Current Assets				1,191,227.14
<b>TOTAL ASSETS</b>				<b>1,191,227.14</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>TOTAL LIABILITIES &amp; EQUITY</b>				

**St Lucie West Service District**  
**Balance Sheet**  
As of April 30, 2025

	<u>Apr 30, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-14,264.44
D-ACCNT	-863.60
xxx	0.06
1-00001 · TRUIST (GF operating) #1363	865,986.62
1-00002 · TRUIST (GF R&R Fund) # 3968	552,618.50
5-00001 · TRUIST (WS Deposit) #1355	-124,000.13
5-00002 · TRUIST (WS Operating) #7918	6,155,164.81
Total Checking/Savings	7,434,641.82
Other Current Assets	
1-02000 · GF SLWSD GENERAL ASSETS	1,780,013.14
2-01000 · WB WTR MGMT BEN 1999A ASSETS	3,045,953.18
4-03000 · CP WMB CAP PROJECTS ASSETS	193,082.78
5-01000 · WS SLWSD WATER & SEWER ASSETS	88,182,239.07
Total Other Current Assets	93,201,288.17
Total Current Assets	100,635,929.99
Other Assets	
000000 · Journal Entry Exchange	2,465.25
Total Other Assets	2,465.25
<b>TOTAL ASSETS</b>	<b><u>100,638,395.24</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	12,036.45
Total Accounts Payable	12,036.45
Other Current Liabilities	
1-03000 · GF SLWSD GENERAL LIAB	177,438.28
2-02000 · WB WTR MGMT BEN 1999A LIAB	52,606.83
5-02000 · WS SLWSD WATER & SEWER LIAB	58,510,724.37
Total Other Current Liabilities	58,740,769.48
Total Current Liabilities	58,752,805.93
Total Liabilities	58,752,805.93
Equity	
1-01000 · GF SLWSD GENERAL FND BAL	827,947.27
2-03000 · WB WTR MGMT BEN 1999A FND BAL	3,364,957.58
3-03000 · CB CASCADES SRS 1998 FND BAL	352,271.63
32000 · Retained Earnings	21,408,208.11
4-02000 · CP WMB CAP PROJECTS FUND BAL	3,188,817.19
5-03000 · WS SLWSD WATER & SEWER FND BAL	9,725,133.02
Net Income	3,018,254.51
Total Equity	41,885,589.31
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>100,638,395.24</u></b>



**ST LUCIE WEST SERVICE DISTRICT  
ACCOUNT RECONCILIATION SUMMARY  
FOR MONTH END APRIL 2025**

G/L #	Account Name	Bank	Account #	Statement EOM Balance	In Transit	Reconciled Statement Balance	G/L Balance	Reconciled
<b>OPERATING</b>								
1-00001	Operating Checking	TR	1000104111363	1,123,626.63	(738,446.95)	385,179.68	385,179.68	* Yes
1-00002	Operating Checking R&R Fund	TR	1000104113968	552,618.50	-	552,618.50	552,618.50	* Yes
1-00002	Operating Checking Escrow Fund	TR	1000104118740	-	-	-	-	Yes
1-02022	Surplus Funds - SBA	SBA	271912	7,527.88		7,527.88	7,527.88	Yes
<b>TOTAL OPERATING</b>						<b>\$ 945,326.06</b>	<b>\$ 945,326.06</b>	
<b>WATER MANAGEMENT BOND FUNDS</b>								
2-01060	Revenue Fund-WMB 2013	US	203823000	2,500,229.10		2,500,229.10	2,500,229.10	Yes
2-01061	Interest Account-WMB 2013	US	203823001	-		-	-	Yes
2-01062	Sinking Account-WMB 2013	US	203823002	8,044.33		8,044.33	8,044.33	Yes
2-01063	Redemption Account-WMB 2013	US	203823003	-		-	-	Yes
2-01064	Reserve Fund-WMB 2013	US	203823004	183,079.30		183,079.30	183,079.30	Yes
2-01065	COI Fund-WMB 2013	US	203823005	-		-	-	Yes
2-01070	Revenue Fund-WMB 2014	US	213449000	17,849.86		17,849.86	17,849.86	Yes
2-01071	Interest Account-WMB 2014	US	213449001	-		-	-	Yes
2-01072	Sinking Account-WMB 2014	US	213449002	-		-	-	Yes
2-01073	Redemption Account-WMB 2014	US	213449003	-		-	-	Yes
2-01074	Reserve Fund-WMB 2014	US	213449004	200,000.00		200,000.00	200,000.00	Yes
2-01075	Acquisition Fund-WMB 2014	US	213449005	-		-	-	Yes
2-01076	COI Fund-WMB 2014	US	213449006	-		-	-	Yes
2-01080	Revenue Fund-WMB 2021	US	242655000	136,750.59		136,750.59	136,750.59	Yes
2-01081	Interest Account-WMB 2021	US	242655001	-		-	-	Yes
2-01082	Sinking Account-WMB 2021	US	242655002	-		-	-	Yes
2-01083	Prepayment Account-WMB 2021	US	242655003	-		-	-	Yes
2-01085	Cap I Fund-WMB 2021	US	242655005	-		-	-	Yes
4-03048	Acq & Con Fund-WMB 2021	US	242655004	192,782.78		192,782.78	192,782.78	Yes
4-03049	COI Fund-WMB 2021	US	242655006	-		-	-	Yes
<b>WATER MANAGEMENT BOND FUNDS TOTAL</b>						<b>\$ 3,238,735.96</b>	<b>\$ 3,238,735.96</b>	
<b>WATER AND SEWER ACCOUNTS</b>								
5-00001	Water & Sewer Cash Depository	TR	1000104111355	243,527.52	185,284.76	428,812.28	428,812.28	* Yes
5-00002	Water & Sewer Operating Checking	TR	1000104117918	6,183,824.06	(117,630.33)	6,066,193.73	6,066,193.73	* Yes
		ES	Reserve Escrow	1,000,000.00		1,000,000.00	1,000,000.00	Yes
5-01101	Revenue Fund	TR	7998197	1,440,345.14		1,440,345.14	1,440,345.14	Yes
5-01102	Rate Stabilization	TR	7998203	650,751.57		650,751.57	650,751.57	Yes
5-01103	Renewal & Replacement	TR	7998207	1,773,095.21		1,773,095.21	1,773,095.21	Yes
5-01104	Wastewater Connection	TR	7998208	545,212.96		545,212.96	545,212.96	Yes
5-01105	Operating/Maintenance	TR	7998209	290.76		290.76	290.76	Yes
5-01106	Interest	TR	7998210	484,780.25		484,780.25	484,780.25	Yes
5-01107	Principal Account	TR	7998213	823,071.49		823,071.49	823,071.49	Yes
5-01108	Redemption Account	TR	7998214	-		-	-	Yes
5-01109	Water Connection	TR	7998215	1,056,362.13		1,056,362.13	1,056,362.13	Yes
5-01110	Surplus Fund	TR	7998216	3,390,507.96		3,390,507.96	3,390,507.96	Yes
5-01111	Rebate Fund	TR	7998217	-		-	-	Yes
5-01112	Construction Fund	TR	7998218	35,209,912.57		35,209,912.57	35,209,912.57	Yes
5-01113	Transaction Cost Fund	TR	7998219	13,731.45		13,731.45	13,731.45	Yes
5-01042	Surplus Funds - SBA	SBA	271911	581.11		581.11	581.11	Yes
<b>WATER AND SEWER ACCOUNTS TOTAL</b>						<b>\$ 51,883,648.61</b>	<b>\$ 51,883,648.61</b>	
<b>GRAND TOTAL</b>						<b>\$ 56,067,710.63</b>	<b>\$ 56,067,710.63</b>	

\* Note: These checking accounts (1363, 3968, 1355, & 7918) are reconciled to 5/23/25, not to the end of the month, due to the software's "in transit" calculation.

COMPLETED BY:

Michael McElligott - Assistant Finance Director

DATE:

**St. Lucie West Services District**  
**Board Agenda Item**  
**Tuesday, June 3, 2025**

**Item**

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**CA 7      Consider Approval to Transfer Funds for the R&R Account, WCF Account and WWCF Account Requisitions for Fiscal Year 2024**

**Summary**

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Attached for your review and approval is a request to transfer funds from the Renewal & Replacement Account (R&R) and Utility Construction Account (UC) for expenses that are previously budgeted project-related expenses for FY 2024 and have been previously approved by the Board to be funded from one of the afore mentioned accounts.

All of the expenditures are appropriate for payment from the R&R Account and UC Account Requisitions. All expenditures are in compliance with the District’s policy where the cost exceeds the capitalization threshold for Fixed Assets.

- \$10,406.95 – Renewal & Replacement Account
- \$38,484.36 – Utility Construction Account

All Invoices for this requisition are attached for your review.

**Recommendation**

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Staff recommends Board approval to transfer funds from the R&R Account for FY 2024 \$10,406.95 and UC Account for FY 2024 \$38,484.36 to the Public Fund Checking account for reimbursement for payments made that have been budgeted to be funded by this account.

**Budget Impact**

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None.

**Board Action**

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<b>Moved by:</b>	<b>Seconded by:</b>	<b>Action Taken:</b>
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**ST. LUCIE WEST SERVICES DISTRICT  
FORM OF REQUISITION  
RENEWAL & REPLACEMENT TRUST ACCOUNT**

The undersigned, an Authorized Officer of St. Lucie West Services District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Indenture between the District and Truist Bank, Wilson, North Carolina, as trustee (the “Trustee”), dated as of November 1, 2024, as supplemented by the First Supplemental Trust Indenture between the District and Trustee, dated as of November 1, 2024, (collectively, the “Indenture”). All capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

***202512***

(B) Name of Payee:

***St. Lucie West Services District, Water & Sewer Checking Account  
Truist Account # 1000144367918***

(C) Amount Payable:

***\$10,406.95***

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Transaction Costs, if applicable):

***Per attached letter and invoices; all of these expenditures are for renewal and replacement projects where the costs exceeds the capitalization threshold for fixed assets held by the St. Lucie West Services District.***

(E) Fund or Account and subaccount, if any, from which disbursement to be made:

***Renewal/Replacement, Account Number 7998207***

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Renewal/Replacement Fund and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the cost of extensions,

2025-12



improvements or additions to, or the replacement or renewal of capital assets of the Utility System, or extraordinary repairs of the Utility System.

OR

This requisition is for Transaction Cost payable from the Transaction Cost Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the contractor of the improvements acquired or services rendered (or other equivalent supporting documents) with respect to which disbursement is hereby requested are on file with the District.

**ST. LUCIE WEST SERVICES DISTRICT**

By:

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Authorized District Officer

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-TRANSACTION COSTS REQUESTS ONLY**

If this requisition is for a disbursement from other than Transaction Costs Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Renewal & Replacement Project and is consistent with: (a) the applicable acquisition or construction contract; (b) the plans and specifications for the portion of the Renewal & Replacement Project with respect to which such disbursement is being made; and (c) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

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Consulting Engineer

2025-12

St Lucie West Service District  
Transaction Detail By Account  
April 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-37000 · WS RENEWAL & REPLACEMENT CIP							
5-37007 · CAPITAL PROJECTS SW001							
Bill	04/10/2025	451682	GILCO	PO#85574 A	10,406.95		10,406.95
Total 5-37007 · CAPITAL PROJECTS SW001					10,406.95	0.00	10,406.95
Total 5-37000 · WS RENEWAL & REPLACEMENT CIP					10,406.95	0.00	10,406.95
TOTAL					10,406.95	0.00	10,406.95

**ST. LUCIE WEST SERVICES DISTRICT  
FORM OF REQUISITION  
UTILITY CONSTRUCTION ACCOUNT**

The undersigned, an Authorized Officer of St. Lucie West Services District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Indenture between the District and Truist Bank, Wilson, North Carolina, as trustee (the "Trustee"), dated as of November 1, 2024, as supplemented by the First Supplemental Trust Indenture between the District and Trustee, dated as of November 1, 2024, (collectively, the "Indenture"). All capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

***2025-13***

(B) Name of Payee:

***St. Lucie West Services District, Water & Sewer Checking Account  
Truist Account # 1000144367918***

(C) Amount Payable:

***\$38,484.36***

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Transaction Costs, if applicable):

***Per attached letter and invoices; all of these expenditures relate to projects in which were budgeted to be funded by the Utility Construction account and therefore are appropriate for payment out of the Utility Construction Account.***

(E) Fund or Account and subaccount, if any, from which disbursement to be made:

***Utility Construction Account Number 7998218***

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2024 Project

and each represents a Cost of the Series 2024 Project, and has not previously been paid out of such Account or subaccount;

OR

This requisition is for Transaction Cost payable from the Transaction Cost Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the contractor of the improvements acquired or services rendered (or other equivalent supporting documents) with respect to which disbursement is hereby requested are on file with the District.

**ST. LUCIE WEST SERVICES DISTRICT**

By:

---

Authorized District Officer

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE AND  
CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement from other than Transaction Costs Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2024 Project and is consistent with: (a) the applicable acquisition or construction contract; (b) the plans and specifications for the portion of the Series 2024 Project with respect to which such disbursement is being made; and (c) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

---

Consulting Engineer

St Lucie West Service District  
Transaction Detail By Account  
April 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-38000 · WS WATER CONNECT FEE CIP							
5-38015 · CAPITAL PROJECTS SW098							
Bill	04/03/2025	12024-32-04	INTEGRATION SERVICES, INC.	PO#87078C	4,500.00		4,500.0
Bill	04/03/2025	25-0326	HydroDesigns, Inc.	PO#87169	19,870.00		24,370.0
Bill	04/10/2025	0006985111	Gannett Florida LocaliQ	PO#87179	670.36		25,040.3
Bill	04/17/2025	001 (04.2025)	INFRASTRUCTURE SOLUTION SERVICES	PO#87219A	4,944.00		29,984.3
Bill	04/24/2025	12024-32-05	INTEGRATION SERVICES, INC.	PO#87078 D	8,500.00		38,484.3
Total 5-38015 · CAPITAL PROJECTS SW098					38,484.36	0.00	38,484.3
Total 5-38000 · WS WATER CONNECT FEE CIP					38,484.36	0.00	38,484.3
OTAL					38,484.36	0.00	38,484.3

# St. Lucie West Services District

## Board Agenda Item

Tuesday, June 3, 2025

### Item

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**CA 8     Surplus items**

### Summary

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Provided for your review and approval. District Staff has determined that a declaration of surplus equipment is required from the Board of Supervisors for the liquidation of the following items. The declaration will allow staff to dispose of the following items:

Item	Model	Serial/ID	Department	Tag No.
Tablet (scrap)	Surface	009887353153	Admin	SLW-TAG-4
Projector	Epson EX5200	RIEGF07A403L	Admin	n/a
PC (scrap)	Dell - CUSI	15S2VB1	Admin	n/a
PA System (scrap)	CFX-16MK II	--	Admin	525 (Sub 1016)

### Recommendation

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**Staff recommends approval for the declaration of surplus equipment.**

**District Manager: Joshua Miller**

### Budget Impact

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Project Number:	Available Project Budget: \$0.00
ORG Number:	This Project: \$0.00
	Available Balance: \$0.00

### Board Action

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Moved by:	Seconded by:	Action Taken:
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# **Supervisors' Requests**



# Adjournment