

BOARD OF SUPERVISORS' REGULAR BOARD MEETING AUGUST 5, 2025 9:00 A.M.

AGENDA

ST. LUCIE WEST SERVICES DISTRICT BOARD OF SUPERVISORS'

REGULAR BOARD MEETING

August 5, 2025 9:00 a.m.

450 SW Utility Drive

Port St. Lucie, Florida 34986

CALL IN 1-800-743-4099 PARTICIPANT CODE 400494

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- B. Pledge of Allegiance
- C. Roll Call
- **D.** Approval of Minutes
 - 1. July 7, 2025, Workshop
 - 2. July 8, 2025, Regular Board Meeting
- E. Public Comment
- F. District Attorney
 - **DA 1** Status Report/Updates
- G. District Engineer
 - **DE 1** Status Report/Updates
 - **DE 2** Consider Work Authorization No. WA-5-2506-SU Between the St. Lucie West Services District and Home Dynamics Corporation of Boca Raton, FL

H. District Manager

Action Items

- **DM 1** Consider Resolution No. 2025-06 Establishing the Fiscal Year 2026 Workshop and Regular Meeting Schedule and Location
- **DM 2** Consider Approval of the District's Holiday Schedule for the 2026 Calendar Year
- **DM 3** District Manager Annual Performance 2025
- **DM 4** Annual Engineering Certification of the Utility Systems
- **DM 5** Consider Approval of Golf Course Irrigation Agreement with CGI St Lucie, LLC
- **DM 6** Consider Approval of Piggyback Agreement with Odyssey Manufacturing
- **DM 7** 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 June, 2025
- CA 7 Transfer Funds for the R&R & UC Account

J. Supervisors' Requests

K. Adjournment

Workshop Meeting

July 7, 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 Diane Haseltine – Secretary – 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 TJ Bayer – Assistant Utilities Director, SLWSD – in-person Maddie Maldonado – Director of Office Administration, SLWSD – in-person Jason Pierman, Special District Services, Inc. ("SDS") — in-person Laura Archer, Recording Secretary, SDS – via phone

Also present was Jack Doughney, the District's Intergovernmental Liaison.

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 all 5 Supervisor were present.

- D. Approval of Minutes
 - 1. June 2, 2025, Workshop
 - 2. June 3, 2025, Regular Board Meeting

There were no corrections or revisions made to either set of minutes.

E. Public Hearing

1. Consider Resolution No. 2025-05 – (1) Adopting Revised Employee Job Descriptions, and (2) Amending Chapter A-II, Operating Policies and

Procedures of the St. Lucie West Services District Regarding Positions, Qualifications and Compensation

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION 1) ADOPTING REVISED EMPLOYEE JOB DESCRIPTIONS, INCLUDING THE DELETION OF CERTAIN EXISTING JOB DESCRIPTIONS AND THE ADDITION OF JOB DESCRIPTIONS FOR CERTAIN NEW POSITIONS, AS POLICY AND PROCEDURE OF THE ST. LUCIE WEST SERVICES DISTRICT 2) AMENDING CHAPTER A-III, OPERATING POLICIES AND PROCEDURES OF THE ST. LUCIE WEST SERVICES DISTRICT REGARDING POSITIONS, QUALIFICATIONS, COMPENSATION, EMPLOYMENT, AND TERMINATION OF DISTRICT EMPLOYEES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Miller noted that the Public Hearing would be held tomorrow and asked if there were any questions.

Supervisor Dolan asked about the procedure for a Public Hearing and it was explained.

There was no further discussion regarding this matter.

F. Public Comment

There was no public comment at this time.

G. District AttorneyDA 1 – Status Report/Updates

Mr. Miller noted that the attorney's report was provided in the meeting materials and indicated that it was self-explanatory. He did, however, highlight Item 6 regarding the PGA Village Golf Course Agreement Renewal, indicating that it had been in place for over 25 years and would be presented to the Board at the August meeting with the updated owner and other terms.

There was no discussion regarding this matter.

H. District EngineerDE 1 – Status Report/Updates

Mr. Miller presented the report indicating that he was expecting Brian Stahl to attend tomorrow's meeting.

Chairman Graci indicated he was disheartened that no one from the firm had attended last month's Workshop or Meeting, as this was a critical time for the District. He asked who would be the main contact for the District. Mr. Miller noted that Rob Lee, PE – Senior Civil-Stormwater Engineer, would be the lead concerning stormwater in addition to Neako Villamil, EI, Civil Engineer; Clayton McCormack, PE, Senior Water-Wastewater-Reclaimed Water Engineer; Lindsay Carvalho, EI; and Joao Nascimento, Water-Wastewater-Reclaimed Water Engineer.

Discussion ensued regarding giving Infrastructure Solution Services a 6-month trial period to see how they do.

That concluded discussion on this matter.

I. District Manager Actions Items

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

Mr. Miller reminded the Board that this was Condition 13 of the District Manager's Employment Agreement wherein it stipulates that this District Manager recommends prescriptive goals and performance objectives for the District Manager and Staff to achieve or work towards each fiscal year. He furthered that this item was tabled at the June 3, 2025, meeting to include some additions requested by the Board.

Mr. Miller indicated that the document provided shows the additions in blue in addition to the following 2 new programs: Employee Recognition Program and a Cost Savings Sharing Program.

Discussion ensued regarding the breakdown of how the recognition program would highlight entire departments as well as individuals.

Mr. Miller noted that employee morale was the highest he has seen in his 28 years at the District.

Chairman Graci also noted that in addition to the annual review of the budget at the end of the fiscal year, he would like to see maybe a verbal quarterly report on how the budgets are going for each department.

That concluded discussion regarding this item.

DM 2 – District Manager FY 2025 Year End Report

Mr. Miller presented the item and noted that this was his FY 2025 Year End Report regarding Condition 13 of the District Manager's Employment Agreement wherein it stipulates that this District Manager recommends prescriptive goals and performance objectives.

The Board had no questions, as this report was very thorough.

DM 3 – Consider Fifth Amendment to Utility SCADA System Service Agreement with Integration Services, Inc. (ISI)

Mr. Miller presented the item and indicated that this amendment extended the current contract for an additional three years. He also noted that the increases in service costs being proposed in the 2025 Rate Schedule and all other contract conditions will remain the same through September 30, 2028. Mr. Miller stated that this was the first increase of services by ISI since 2016.

Discussion ensued regarding Brian Callahan and his company and the back-up company in Atlanta. Mr. Miller assured the Board that when Mr. Callahan retires, the transition should be fairly easy with the Atlanta group, as they have been in the loop for years.

A brief discussion ensued.

DM 4 – Consider Authorization to Renew with Florida Blue as the District Health Insurance Provider

Mr. Miller presented the information provided by Mary Leighton of Benefits Ability and indicated that the 4.97% (\$59,354.70) increase was below the 8.0% proposed FY 26 budget amount and he recommended approval.

Mr. Miller also noted that staff was not happy with the in-network doctors with Cigna, indicating many of the employees' doctors were considered out-of-network, so a proposal was not requested from Cigna.

DM 5 - Consider Acceptance of FY 2024 Financial Report by Grau & Associates

Mr. Miller advised that the FY 2024 Financial Report had been provided to the Board and asked if there were any questions.

There being none, Mr. Pierman noted that there were no findings.

The Board was pleased with the report, as presented.

DM 6 – Consider Request to Change in Engineering Services from Infrastructure Solution Services (ISS) to HR Green

Mr. Miller presented the request, indicating that it was related to the incorporation of Infrastructure Solution Services of the District's existing stormwater and utilities engineering firm by HR Green. He further noted that the engineering staff under Brian Stahl would remain the same and the contract for services would also remain the same.

It was noted that staff had met with both ISS and HR Green to discuss the projects and needs of the District.

Discussion ensued regarding the proposed 6-month trial/probationary period and the fact that ISS had approximately \$500,000 of open purchase orders for the District. Discussion also ensued regarding the potential delay in the design criteria for the Reserve CDD project if the District decided to go out for RFQs.

DM 7 – Other Items

Mr. Miller advised of a press release Andy Bomjardim had prepared and was featured in a recent issue of *The Voice* regarding the District's Safety Award presented at the Annual Conference of the Florida Association of Special Districts (FASD). The District was nominated amongst 1,200 others by the Florida Insurance Alliance (FIA).

Mr. Miller indicated that the District's newsletter would include the Safety Award press release and the announcement of the budget Public Hearing to be held on August 26, 2025.

Mr. Miller presented reference information regarding Robert's Rules of Order, which he received from the FASD Conference and thought might be of interest to the Board Members.

Mr. Miller advised that the Reserve CDD had recently hired Culpepper Engineering as their engineering firm for the design of the 2 lines that will go under I-95. It is SLW's hope that the Reserve CDD goes out to bid for these 2 lines in late Fall.

Secretary Haseltine asked how bankruptcies were managed when there is an outstanding balance. Ms. Maldonado indicated that a Billing Specialist collaborates with attorneys to write off the correct amount since it is not collectible.

Mr. Miller advised that Injection Well #2 would start drilling tomorrow 24/7 and was expected to go through November.

Mr. Miller noted that there was no word from the college regarding expansion.

That concluded Mr. Miller's updates.

J. 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 May 2025
- CA 7 Consider Transfer of Funds for the R&R & UC Accounts
- CA 8 Surplus Items

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

Chairman Graci asked what the District rents from United Rentals to which Mr. Miller replied that we rent bigger machines than what we have because of their cost to purchase them.

Mr. Miller brought up Consent Agenda Item 8, Surplus Item: Harvester. He noted that they would not be replacing it or would go with a smaller one.

There was no further discussion regarding the Consent Agenda items.

K. Supervisor Requests

Supervisor Carvelli congratulated Mr. Miller and Mr. Rouse on The Voice article.

A brief discussion ensued regarding the filing of Form 1 – Statement of Financial Interests.

Vice Chairman Ney asked if the District would consider changing the Reserve CDD meters to the ones the District uses to which Mr. Miller responded that was something they wanted to do.

Chairman Graci brought up a phone call he received from a neighbor regarding a leak. The neighbor was impressed with the response from District staff and wanted to express his appreciation.

Chairman Graci congratulated the District and Gerard on the Safety Award.

Chairman Graci indicated he was not against the bonus program structure, he would just like to be made aware of the quarterly progress.

There were no further Supervisor Requests.

L. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:55 a.m. There were no objections.

Workshop Meeting Minutes Signature Page	
Chairman/Vice Chairman	Secretary/Assistant Secretary
Date Approved	

Regular Board Meeting July 8, 2025, at 9:00 a.m.

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

Board Members Present

Dominick Graci – Chairman – in-person Gregg Ney – Vice Chairman – in-person Diane Haseltine – Secretary – 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 TJ Bayer – Assistant Utilities Director, SLWSD – in-person Maddie Maldonado – Director of Office Administration, SLWSD – in-person Lisa-Marie Beans, Human Resources Specialist, SLWSD – in-person Anderson "Andy" Bomjardim, Public Information Officer, SLWSD – in-person John Fumero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – in-person

Brian Stahl 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

Also present was 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 all 5 Supervisor were present.

D. Approval of Minutes1. June 2, 2025, Workshop

2. June 3, 2025, Regular Board Meeting

The minutes of June 2, 2025, Workshop and the June 3, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine approving the minutes of the June 2, 2025, Workshop, as presented, and the minutes of the June 3, 2025, Regular Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried 5 to 0.

Chairman Graci then recessed the Regular Board Meeting and opened the Public Hearing.

- E. Public Hearing
 - 1. Call to Order
 - 2. Roll Call

It was noted that all 5 Supervisors were present.

3. Consider Resolution No. 2025-05 – (1) Adopting Revised Employee Job Descriptions, and (2) Amending Chapter A-II, Operating Policies and Procedures of the St. Lucie West Services District Regarding Positions, Qualifications and Compensation

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION 1) ADOPTING REVISED EMPLOYEE JOB DESCRIPTIONS, INCLUDING THE DELETION OF CERTAIN EXISTING JOB DESCRIPTIONS AND THE ADDITION OF JOB DESCRIPTIONS FOR CERTAIN NEW POSITIONS, AS POLICY AND PROCEDURE OF THE ST. LUCIE WEST SERVICES DISTRICT 2) AMENDING CHAPTER A-III, OPERATING POLICIES AND PROCEDURES OF THE ST. LUCIE WEST SERVICES DISTRICT REGARDING POSITIONS, QUALIFICATIONS, COMPENSATION, EMPLOYMENT, AND TERMINATION OF DISTRICT EMPLOYEES; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously adopting Resolution No. 2025-05, as presented.

Chairman Graci then closed the Public Hearing and reconvened the Regular Board Meeting.

F. Public Comment

There was no public comment at this time.

Chairman Graci then passed the gavel to Vice Chairman Ney and read the following e-mail into the record:

SLW Service District

From: frank dox (frankdox@yahoo.com)

To: domg3@aol.com

Date: Monday, July 7, 2025 at 02:54 PM EDT

Hello, Dominick, I always like to give credit where credit is due. I had a water leak outside around my water box and contacted SLWSD over the 4th of July. Within 15 minutes Brad came and located the leak and said someone would come today to see where it was exactly. First thing today 3 trucks pulled up to our house and worked on repairing the leak. I wasn't home and my wife was kept informed by Andy. The leak was on the side of the SLWSD. A little while ago I spoke to Evelyn in billing that the whole situation has been resolved. Evelyn was great as well. Please let the 4 of them know how great they were and the services that were provided were exceptional.

Hope you are doing well and thank you for all that you did at the Cascades.

Frank and Carol Dox

Chairman Graci would like to share these comments in the newsletter.

In addition, Chairman Graci shared that after the June meeting he received a phone call from resident Kimball regarding a sewer back up. It was noted that the resident called the District at 7 a.m. and someone responded within 30 minutes. The resident noted that the District saved her \$2,000.

Chairman Graci asked that the District receive permission to reprint these letters in the newsletter.

Supervisor Dolan applauded the employees involved in these 2 instances.

Vice Chairman Ney then returned the gavel to Chairman Graci.

G. District AttorneyDA 1 – Status Report/Updates

Mr. Fumero presented the report and briefly went over those items.

There were no questions from the Board Members.

H. District EngineerDE 1 – Status Report/Updates

Mr. Stahl presented his report and highlighted some of the projects that ISS was working on.

I. District Manager Action Items

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

Mr. Miller presented the item and distributed the Cost Savings Sharing Program.

Secretary Haseltine noted that the program was written very well.

A **MOTION** was made by Supervisor Dolan, seconded by Secretary Haseltine and passed unanimously accepting the District Manager and Staff's Prescriptive Goals and Performance Objectives for FY 2026, as presented.

DM 2 – District Manager FY 2025 Year End Report

Mr. Miller indicated that this was the first year of the report being presented to the Board and noted that it was based on the Goals and Performance Objectives of FY 2025.

A **MOTION** was made by Secretary Haseltine, seconded by Supervisor Dolan and passed unanimously accepting the District Manager FY 2025 Year End Report, as presented.

DM 3 – Consider Fifth Amendment to Utility SCADA System Service Agreement with Integration Services, Inc. (ISI)

Mr. Miller presented the document indicating that this might be the last renewal, as Brian Callahan was nearing retirement. He assured the Board that there was a succession plan in place and that it should be a smooth transition, if and when it happens. He also noted that this was the first change in rates since 2016.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously approving the Fifth Amendment to Utility SCADA System Service Agreement with Integration Services, Inc., as presented.

DM 4 – Consider Authorization to Renew with Florida Blue as the District Health Insurance Provider

Mr. Miller presented the item and recommended approval.

A question arose regarding the Cost Savings Sharing Program and the fact that this was budgeted at an 8% increase but came in at 4.97%. Who would receive the budget bonus for this cost savings? Mr. Miller clarified that the FY 26 budget would be amended to reflect the 4.97% increase and he clarified that the program applied to the FY 2025 budget, not the FY 26 budget at this time.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan and passed unanimously authorizing the renewal with Florida Blue as the District health insurance provider for FY 2026, as presented.

DM 5 - Consider Acceptance of FY 2024 Financial Report by Grau & Associates

Mr. Miller presented the report and recommended acceptance.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously accepting the FY 2024 Financial Report by Grau & Associates, as presented.

DM 6 - Consider Request to Change in Engineering Services from Infrastructure Solution Services (ISS) to HR Green

Mr. Miller presented the information and noted that the Board had discussed preparing a letter to ISS/HR Green notifying them of the 6 month review addendum.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously approving the change in engineering services from Infrastructure Solution Services (ISS) to HR Green, amended to reflect a 6 month trial period review.

DM 7 - Other Items

Mr. Miller noted the Robert's Rules handout received at the FASD Annual Conference. A brief discussion ensued.

Discussion then ensued regarding leak detection alerts and how the process worked. Mr. Miller noted the ways the District is made aware of leaks.

Mr. Miller then made a PowerPoint presentation on how we arrived at where we are with the Reserve CDD Project by giving a brief history, pointing out key considerations of incorporating the Reserve CDD service area, showing the existing Reserve CDD water main interconnect, the existing Reserve CDD force main interconnect, the key benefits of a potable south connection and the sewer south connection. Mr. Miller also highlighted the proposed Reserve CDD water and sewer improvements and who would bore the cost of same.

Mr. Miller also spoke of the 5 acres proposed Reserve CDD utility site transfer to SLWSD along with a proposed amendment to provision of services agreement for 12 acres and the costs associated with same. Also provided was the requested incorporation timeline (January 2025) and a realistic incorporation timeline that included priority items as well as those items that could be delayed.

A lengthy discussion ensued with Mr. Miller noting that, ultimately, the Reserve CDD would dissolve upon its incorporation into the SLWSD service area.

That concluded Mr. Miller's updates.

J. 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 May 2025
- CA 7 Consider Transfer of Funds for the R&R & UC Accounts
- CA 8 Surplus Items

Consent Agenda Items CA-1 through CA-8 were presented for Board consideration.

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

K. Supervisor Requests

Supervisor Dolan had no requests at this time.

Secretary Haseltine had no requests at this time.

Supervisor Carvelli had no requests at this time.

Vice Chairman Ney reiterated his request to have the Public Information Officer Monthly Report moved from the Consent Agenda.

Chairman Graci noted that Mr. Bomjardim reports to Mr. Miller and that his report would remain under Consent Agenda.

Chairman Graci praised the District's employees and requested that Mr. Dox's letter be posted in the department to recognize employee efforts.

That concluded Supervisor Requests.

L. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 10:09 a.m. by Chairman Graci. There were no objections.

Public Hearing & Regular Board Meet	ing Minutes Signature Page
Chairman/Vice Chairman	Secretary/Assistant Secretary
Date Approved	

Board Agenda Item Tuesday, August 5, 2025

Tuesday, August 5, 2025		
Item		
DA 1	Status Report/Updates	
Summa	ary	
	eport is provided for your review and information.	
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Recom	nmendation	
Budget	et Impact	
	t Number:	Available Project Budget: \$0.00
ORG N	Number:	This Project: \$0.00 Available Balance: \$0.00
Board	Action	Avanable Datanee, \$0.00

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Action Taken:

Seconded by:

Moved by:



JOHN J. FUMERO Board Certified State & Federal Government & Administrative Practice Lawyer

E-MAIL ADDRESS: jfumero@nasonyeager.com

OFFICE: (561) 982-7114

FAX NUMBER: (561) 982-7116

CELL: (561) 315-4595

July 18, 2025

St. Lucie West Services District District Attorney's Report Time Period June 21, 2025 — July 18, 2025

As SLWSD Counsel for the time period identified above, I and my team completed the following matters:

Completed Work:

- 1) Attendance at Regular Board Meeting for July 8, 2025.
- 2) CGI Golf Course Agreement Renewal finalized agreement in response to CGI edits.
- 3) City of Port St. Lucie 1E Easement Agreement finalized agreement and received direction from Public Works Director to provide draft to the City.
- 4) Provided District with legislative update based on Florida House Bill 703, relocation of utilities, and provided additional analysis from Nat Nason regarding any impact to District (none).
- 5) Provided legal opinion on Cost Sharing Program confirming no public hearing needed to implement program.

In addition, we have the following items in work as of June 19th:

Pending Work:

- 6) Draft Construction Interlocal Agreement with City First draft completed but likely needs technical input and further development
- 7) Lien Resolution preparing recordable satisfaction of lien for residence trying to sell with 2021 Board-approved lien conflict (received June 18)

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

- 8) School Board Interlocal agreement for stormwater facilities and equipment maintenance Steve revising Exhibits.
- 9) Fountain maintenance agreements for St. Lucie West Commercial Association and FDOT.
- 10) Performing top-down review of District's General and Procedural Employment Rules to separate those that require a resolution and public notice prior to being changed and those that can be changed as a purely ministerial function.

Sincerely,

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

Board Agenda Item

Tuesday, August 5, 2025				
Item	Item			
DE 1	Status Report/Updates			
Summ	nary			
	eport is provided for your review and information	on.		
Recon	nmendation			
Budge	et Impact			
	t Number:	Available Project Budget: \$0.00		
ORG 1	Number:	This Project: \$0.00 Available Balance: \$0.00		
Board	Action			

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Action Taken:

Seconded by:

Moved by:



7175 Murrell Road, Melbourne, FL 32940 Phone: 321-622-4646

Client: St. Lucie West Services District

Topic: Monthly Project Status Report – August 5, 2025

Date of Status: 7/18/2025

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 previously received requests for development reviews for the following:
 - a. Cashmere Starbucks
 - b. Canopy Walk
- ii) Action
 - a. ISS has provided Consideration for Work Authorization for Canopy Walk Site Development to the District
 - b. District Engineer Discussion / Consideration of Cashmere Starbucks Development Plan SLWSD Engineer to discuss approval procedures with Owner- Developer Agent.

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 continuing 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 a final document.

4) SLW035 DIW Civil/Site and Piping Improvements

- i) Status:
 - a. ISS received 60% Design comments from the District on June 26th, 2025.
- ii) Actions:
 - a. ISS to address the provided comments with the associated parties and proceed with the 90% Design submittal and prepare permit(s) for the project. We expect to be submitting 90% Design submittal no later than end of August.

- 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
 - c. Project Kickoff meeting with SLWSD took place on June 24, 2025
 - ii) Actions:
 - a. ISS to schedule site survey work.
 - b. ISS coordinating with HydroDesign to obtain their scope/fee for their support of the new production groundwater well design.
 - c. ISS working to develop the design criteria details of each WTP unit process.
- 6) SLW041 Stormwater Infrastructure Engineering Evaluation
 - i) Status:
 - a. ISS has began Data Analysis Services consistent with Task 1 and intends to on moving forward to Task 2
 - b. ISS has coordinated with Public Works on a tentative field date of July 21st 22nd to conduct field investigations. Draft documents have been provided to the District regarding items to be observed during field investigations that will be included in the Engineering Evaluation Report.
 - ii) Actions:
 - a. ISS and SLWSD to coordinate on field investigations and documentation necessary to capture evaluations.
- 7) Other
- 8) At SLWSD's request, ISS is in the process of preparing the following District System Future Task Orders:
 - a) Update Utility Standards Future
 - b) WTP Onsite Potable Storage Assessment Future
 - c) Concept Design & Cost Estimate for the WWTF Third Train Future
 - d) WWTF Grease Collection System Future
 - e) SLWSD System Wide Irrigation Modeling (10 HOAs+) Future
 - f) System Engineer's Audit Report July 2025



Board Agenda Item Tuesday, August 5, 2025

Item

DE 2 Consider Work Authorization No. WA-5-2506-SU Between the St. Lucie West Services District and Home Dynamics Corporation of Boca Raton, FL

Summary

This work authorization is for the construction of a 9.09-acre residential development on Lot of SLW Plat No. 178. Legal descriptions for the plat(s) are as follows: ATOCHA PROPERTIES (OR 2450-2257) UNIT 1 (5.083 AC) & ATOCHA PROPERTIES (OR 2450-2257) UNIT 2 (4.00 AC).

The project site is located on the northeast corner of N.W Cashmere Blvd and Old Inlet Drive (see **Exhibit A** for site location). The lot is heavily vegetated at this time, with no current clearing conducted.

The applicant proposes to construct 7-, 8-, and 9-unit townhome buildings with associated driveways and parking spaces, equally 72 total units. The project site will utilize and connect to the existing water, sewer, and reuse lines adjacent to the lot. Points of Service have been indicated on the plans identifying where the District's responsibility for maintenance terminates.

As the proposed development is residential, pretreatment requirements established in Section 4 of the SLWSD Surface Water Management Policies and Procedures Manual are not applicable. Stormwater inlets and culverts collect and direct stormwater to an onsite lake on the western side of the project prior to discharge which will be connected to the master stormwater system located within Basin 5.

Staff recommend approval of this Work Authorization with the following two special conditions:

- 1. All water, sewer, and reuse improvements past the points of service shown on the plans shall be the responsibility of the applicant or subsequent owner.
- 2. All on-site drainage facilities including the proposed control structure shall remain in private ownership and must be the maintenance responsibility of the applicant or subsequent owner.

Recommendation

Staff have reviewed the application and recommend approval of Work Authorization WA-5-2506-SU

District Manager: <u>Joshua C. Miller</u>

District Engineer: Neako Ramirez-Villamil

Board Action

WORK AUTHORIZATION NO. WA-5-2506-SU

Between the

St. Lucie West Services District,

a Community Development District organized and existing in accordance with Chapter 190, Florida Statues and

Home Dynamics Corporation of Boca Raton, FL

A. SUMMARY OF SERVICES TO BE RENDERED

This application is for the construction of a 9.09-acre residential development on Lot of SLW Plat No. 178. Legal descriptions for the plat(s) are as follows:

ATOCHA PROPERTIES (OR 2450-2257) UNIT 1 (5.083 AC)

ATOCHA PROPERTIES (OR 2450-2257) UNIT 2 (4.00 AC)

The project site is located on the northeast corner of N.W Cashmere Blvd and Old Inlet Drive (see Exhibit A for site location). The lot is heavily vegetated at this time, with no current clearing conducted.

The applicant proposes to construct 7-, 8-, and 9-unit townhome buildings with associated driveways and parking spaces, equally 72 total units. The project site will utilize and connect to the existing water, sewer, and reuse lines adjacent to the lot. Points of Service have been indicated on the plans identifying where the District's responsibility for maintenance terminates.

As the proposed development is residential, pretreatment requirements established in Section 4 of the SLWSD Surface Water Management Policies and Procedures Manual are not applicable. Stormwater inlets and culverts collect and direct stormwater to an onsite lake on the western side of the project prior to discharge which will be connected to the master stormwater system located within Basin 5.

Staff recommend approval of this Work Authorization with two special conditions as stated in Paragraph D below.

B. SCHEDULE OF FEES:

All the required fees including \$1,000.00 WA Application Fee, \$500.00 Inspection fee and \$1000.00 of deposit were paid and collected during the review process.

PROJECT SCHEDULE: N/A

C. SPECIAL CONDITIONS OF APPROVAL:

1 All water, sewer, and reuse improvements past the points of service shown on the plans shall be the responsibility of the applicant or subsequent owner.

2. All drainage facilities shall remain in private ownership and shall be the maintenance responsibility of the Applicant or subsequent owner.

D. GENERAL CONDITIONS:

- a) In the event the ST. LUCIE WEST SERVICES DISTRICT wishes to obtain ingress or egress to its easement and/or right-of-way for the purpose of maintenance of District works, the removal and reinstallation of any construction permitted hereunder shall be at owner's expense.
- b) In undertaking any of the activities contemplated by this work authorization, the applicant hereby agrees to comply with all federal, state, and local statutes, laws, rules, and regulations governing such activities, including but not limited to water quality standards for off-site discharges; and to abide by all terms and conditions of any permit or other approval issued by any agency exercising regulatory jurisdiction over such activities.
- c) The applicant, by accepting of the work authorization, covenants and agrees that the ST. LUCIE WEST SERVICES DISTRICT shall be promptly indemnified, defended, protected, exonerated, and saved harmless by the applicant from and against all expenses, liabilities, claims, demands and proceedings, including reasonable attorney's fees in defense of such matters, incurred by or imposed on said District in connection with any claim proceeding, demand, administrative hearing, suit, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this work authorization, including but not limited to use of canal water for irrigation purposes; damage to landscaping; paint damage to automobiles, buildings, or other structures; liability for charges, fees, assessments, fines, and penalties levied by any agency exercising regulatory jurisdiction over any of the activities contemplated by this work authorization; and any property damage or personal injuries, fatal or not-fatal, of any kind or character. The applicant further agrees that any such expense incurred by the District may be recovered by the District through offset against any claim for reimbursement or other charge that the applicant may assert as due from the District. If any expense so incurred by the District is not paid upon demand and is placed in the hands of an attorney for collection by suit or otherwise, the applicant hereby agrees to pay all costs of collection and litigation, include, but not limited to reasonable attorney's fees.
- d) By undertaking the construction allowed under this Work Authorization, the Applicant agrees and understands that it is solely responsible for, and shall indemnify and hold the District harmless from, (1) any and all restoration of District owned or controlled properties and facilities required as a result of such construction, and (2) any and all claims of third parties who currently have facilities located in District owned or controlled property and which facilities are damaged as a result of such construction.

Joshua Miller Gerard Rouse District Manager Public Works Director Neako Ramirez-Villamil Dominick Graci, Chairman **District Engineer** St. Lucie West Services District 7175 Murrell Road 450 SW Utility Drive Melbourne, Florida 32940 Port St. Lucie, FL 34986 Certification that Sufficient Funds are Available, if applicable: N/A N/A **District Treasurer** Joshua Miller **District Manager**

ST LUCIE WEST SERVICES DISTRICT

Dated this ____ day of ____ 2025.

E.

Board Agenda Item

Tuesday, August 5, 2025

Item

DM 1 Consider Resolution No. 2025-06 Establishing the Fiscal Year 2026 Workshop and Regular Meeting Schedule and Location

Summary

Provided for your review and consideration is the Adoption of Resolution 2025-06 setting a workshop and regular meeting schedule, location, and time for the district meetings for the fiscal year 2026.

Recommendation

Staff recommend approval of Resolution 2025-06 Setting the Fiscal Year 2026 Workshop and Regular Board Meeting Schedule and Location.

District Manager: <u>Joshua C Miller</u>

Public Works Director/ Assistant District Manager: Gerard Rouse

Budget Impact

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

This Project: \$0.00 Available Balance: \$0.00

Board Action

Moved by: Seconded by: Action Taken:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS it is necessary for the St. Lucie West Services District ("District") to establish a regular meeting schedule for fiscal year 2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 5th day of August 2025.

ATTEST:	ST. LUCIE WEST SERVICES DISTRICT		
By:	By:		
Secretary/Assistant Secretary	Chairman/Vice Chairman		

ST. LUCIE WEST SERVICES DISTRICT FISCAL YEAR 2026 WORKSHOP & REGULAR BOARD MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the St. Lucie West Services District ("District") will conduct Workshops and Regular Board Meetings of the Board of Supervisors ("Board") for the purpose of conducting the business of the District that may properly come before the Board. The purpose of conducting Workshops is to discuss agenda items to be considered at the Regular Board Meetings. The purpose of Regular Board Meetings is to conduct the business of the District that may properly come before the Board. The following meetings will be held at 9:00 a.m. at the offices of the St. Lucie West Services District located at 450 SW Utility Drive, Port St. Lucie, Florida 34986 on the following dates:

REGULAR BOARD MEETINGS

October 7, 2025 November 4, 2025 December 2, 2025 January 6, 2026 February 3, 2026 March 3, 2026 April 7, 2026 May 5, 2026 June 2, 2026 July 7, 2026 August 4, 2026 September 1, 2026

The Workshops and Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Workshops and/or Meetings may be continued to a date, time and place to be specified on the record. A copy of the agendas for the Workshops and/or Meetings may be obtained from the District's website or from the District Manager's office located at 450 SW Utility Drive, Port St. Lucie, Florida 34986.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that any interested person may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these Workshops and/or Meetings because of a disability or physical impairment should contact the District Office at (772) 340-0220 at least five calendar days prior to the Workshop and/or Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a Workshop and/or Meeting is advised that they 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.

Meetings may be cancelled from time to time without advertised notice.

Joshua Miller, District Manager ST. LUCIE WEST SERVICES DISTRICT www.slwsd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/22/25

Board Agenda Item

Tuesday, August 5, 2025

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DM 2 Consider Approval of the District's Holiday Schedule for the 2026 Calendar Year

Summary

Provided for your approval is the District's Holiday schedule for the 2026 calendar year.

Recommendation

Staff recommend approval of the District's Holiday Schedule for the 2026 Calendar Year.

District Manager: Joshua C Miller

Public Works Director/ Assistant District Manager: Gerard Rouse

Budget Impact

Project Number: Available Project Budget: \$0.00

ORG Number: This Project: \$0.00

Available Balance: \$0.00

Board Action

Moved by: Seconded by: Action Taken:

450 SW Utility Drive, Port St. Lucie, FL 34986 Tel: (772)340-0220 Fax: (772)871-5771 www.slwsd.org

2026 HOLIDAY SCHEDULE

New Year's Day	Thursday, January 1
Martin Luther King Jr. Day	Monday, January 19
Memorial Day	Monday, May 25
Independence Day (Observed)	Friday, July 3
Labor Day	Monday, September 7
Veterans Day	Wednesday, November 11
Thanksgiving Day	Thursday, November 26
Day after Thanksgiving	Friday, November 27
Christmas Eve	Thursday, December 24
Christmas Day	Friday, December 25
New Years Eve	Thursday, December 31
Two (2) Floating Holidays accrued on January 1st	& July 1st of every calendar year.
* The Holiday Schedule is subject to change in the designates additional days as holidays for one-tim	

Board Agenda Item Tuesday, August 5, 2025

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DM 3 District Manager Annual Performance 2025

Summary

Condition 13 of the District Manager's employment agreement stipulates that the Board of Supervisor discuss whether the District Manager's performance is overall satisfactory. Attached are the condition requirements for your review and comments.

Recommendation

If the Board determines that the District Managers overall performance is satisfactory, the District Manager shall be eligible for a pay increase pursuant to the conditions set forth in subparagraph 4(b) of this Agreement and the Board of Supervisors will decide whether to extend the term of the employment agreement according to subparagraph 14(a) or 14(b) or 14(c).

District Manager: <u>Joshua C Miller</u>

Budget Impact

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

Available Balance: \$0.00

Board Action

Moved by: Action Taken:

13. Goals: Evaluation: Board Member Discussions District Action.

- (a) Goals and Objectives. No later than July 1st of each year during the term of this Agreement, the Employee shall recommend prescriptive goals and performance objectives to be achieved or worked toward by the Employee and his staff. The Board shall review and either accept or modify such prescriptive goals and performance objectives.
- (b) <u>Referrals to District Manager</u>. The Board will promptly refer to the Employee for his study and recommendation all criticisms, complaints, and suggestions called to its attention or to the attention of an individual Board member.
- of this Agreement, the Employee shall report to the Board his progress in meeting prescriptive goals and performance objectives established as provided in subparagraph 13(a) above, and such matters as he deems relevant to his performance under this Agreement. Between August 1st and August 31st, Board members may review with the Employee his progress in such goals and objectives, and the working relationships among the Employee, the Board, the staff, and the community. Each individual member of the Board may prepare and present a written or oral evaluation of the Employee's performance. The Employee shall prepare and recommend revisions to such procedure and form from time to time or when requested by the Board. Any evaluation, whether written or oral, that indicates that the performance of the Employee has not been overall satisfactory shall include in writing the incidences or areas of unsatisfactory performance. The Employee shall be entitled to provide a written response to any written unsatisfactory evaluations.
- (d) <u>Procedure for Discussions with Board Members</u>. Each Board member may meet individually with the Employee to review his performance and progress in light of the Board's policy decisions and objectives. Such meetings shall consist of full and frank exchanges between the Employee and the individual Board members but shall not involve the discussion of foreseeable future Board actions nor the disclosure by the Employee to a Board member of another Board member's views.
- (e) <u>Board Action</u>. Following the opportunity for discussions as provided in subparagraphs 13(c) and (d) above, the Board at a public meeting on or about September 1 st, will discuss whether the Employee's performance is overall satisfactory. If the Board determines that the Employee's overall performance is satisfactory, the Employee shall be eligible for a pay increase pursuant to the conditions set forth in subparagraph 4(b) of this Agreement. If the Board determines that the Employee's performance is unsatisfactory, the Board shall inform the Employee of specific goals and areas where his performance must improve.

- 14. <u>Agreement Renewal</u>. At a public meeting on or about September 1st of each year during the term of this Agreement, the Board will decide whether to extend the term of this Agreement by:
 - (a) Taking no action, in which event the term of this Agreement shall be automatically extended for one additional year beyond its then-current term.
 - (b) Taking action to extend this Agreement for one additional year beyond its then-current term; or
 - (c) Taking action declining to extend this Agreement beyond its then-current term.
- 15. Termination for Just Cause. Aside from the Board's absolute right to terminate the Employee's employment for disability, as provided in Paragraph 12, the Board may terminate this Agreement for just cause. Just cause shall include but not be limited to any conduct proscribed by the policies of the Board; any other personal or professional conduct seriously prejudicial to the interests of the Board and the District; professional incompetence; and failure to comply with any provision of this Agreement. If any charge is brought under this paragraph, the Employee shall have the right to receive written notice of such charge, written notice of hearing, and a fair hearing before the Board prior to termination. At any such hearing before the Board, the Employee shall have the right to be present and to be heard, to be represented by counsel of his own choosing and at his own expense, and to present, through witnesses, any testimony relevant to the issues. If the Employee is terminated for just cause he shall be entitled to no further compensation under this Agreement except terminal pay in accordance with subparagraph 8(d), and in particular he shall not be entitled to receive severance pay, as defined in Section 215.425, Florida Statutes.

Release from Agreement.

(a) Action by District. Notwithstanding any other provision of this Agreement, the Board reserves the right at any time at its sole discretion for any reason to terminate the Employee's employment. In such event, for a period of four (4) months from the date of official notice of the termination or for the term remaining on this Agreement, whichever is less, the Employee would continue to receive (i) his monthly base salary as described in subparagraph 4(a) and (ii) his insurance benefits as described in subparagraph 7(a), but he would not be eligible for any other benefit provided under this Agreement except terminal pay in accordance with subparagraph 8(d). If the Employee obtains other employment while still receiving monthly payments under this paragraph, then the payment from the District shall be reduced by the amount of such payments from other employment. The Employee agrees that the Board shall have the sole and absolute discretion to decide upon such termination under this paragraph and that in the event of such termination the Employee waives all rights to contest or challenge the Board's decision and will accept the payments provided in this paragraph in full satisfaction of the District's obligations under this Agreement and in full release

Board Agenda Item

Tuesday, August 5, 2025

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DM 4 Annual Engineering Certification of the Utility Systems

Summary

Attached for your review and acceptance is the Annual Engineering Certification of the Utility Systems.

Recommendation

Staff Recommend Acceptance of the Annual Engineering Certification as presented.

District Manager: <u>Joshua C Miller</u> Assistant Utilities Director: <u>TJ Bayer</u>

Budget Impact

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

Available Balance: \$0.00

Board Action

Moved by: Seconded by: Action Taken:

7175 Murrell Road, Melbourne, FL 32940 Phone: 321-622-4646

July 18, 2025

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

Re: 2025 Annual Engineering Audit Letter for the SLWSD Water and Wastewater Utility Systems

Dear Chairman Graci:

To assist the St. Lucie West Service District (SLWSD) with their Annual Engineering Audit Process, I, Brian M. Stahl, P.E. of Infrastructure Solution Services (ISS), the SLWSD Utility Consulting Engineer, performed the Annual Engineering Audit based on an assessment of SLWSD representative above ground infrastructure and available documentation. As the Utility System Consulting Engineer, ISS is currently and has been working on projects throughout the SLWSD Site over the course of the past year. During this audit process I visited the St. Lucie West Service District several times in 2024 and early 2025 to date and observed the water and wastewater utility systems. ISS Staff have also met with Mr. Josh Miller, the District Manager and Utilities Director, and Mr. TJ Bayer, the Assistant Utilities Director, plus other key operational staff to review and discuss the status of the utility systems. ISS also was involved in the preparation or reviewed the following SLWSD documentation as part of this process:

- 2024 SLWSD Utility System Engineer's Bond Report, Revenue Bonds Series 2024
- 2019 SFWMD Public Water Supply Use Permit Submittal Package #56-00614-W
 (20 Year WUP received)
- 2021 SFWMD Irrigation Water Use Permit #56-00637-W
- 2016 FDEP Water Plant Class I Injection Well #1 Permit Mod #206302-004-UO/1X
- 2024 FDEP Water Plant Class I Injection Well #2 New Permit #206302-006-UC/1X
- SLWSD Historical Water Demands Relative to Plant Capacity through 2022
- SLWSD Water and Wastewater Operational Data
- 2022 SLWSD Wastewater Capacity Analysis Report
- 2018-27 FDEP Domestic Wastewater Facility Permit #FLA013993
- Rerate of Domestic Wastewater Facility Permit #FLA013993 (in 2023)
- FY 2022-FY 2027 Water & Sewer Five-Year Capital Improvement Program
- SFWMD Water Supply Work Plan (2023 Update)
- SLWSD Proposed Operating Budget FY 2026 Ending through March 31, 2025
- SLWSD Financial Report for the FY Ended September 30, 2024

In general, the SLWSD water supply, treatment, and distribution systems and the wastewater collection, treatment, and effluent disposal systems are well maintained and in good operational condition. Over the past several years, SLWSD has made capital investments in the wastewater treatment plant, and the main irrigation pump station that receives reclaimed water and provides

irrigation throughout a significant part of the District. The SLWSD has the need for significant improvements to the water system to meet future operational needs, redundancy, and for regulatory compliance. The FY 2026-30 Expenditures include a Bond Issuance starting in 2025 with a robust list of needed water system CIP projects at a cost of \$36,895,500.

In addition, the regular renewal and replacement (R&R) available funds will have an estimated 5-year total available of \$5.26 million dollars. These projected FY 2026 through 2030 R&R dollar values adequately address the needs for meeting the SLWSD system R&R requirements. This R&R funding is exclusive of significant CIP requirements in the Bond Issuance.

Minor adjustments to the prioritization and project costs for some capital improvement items may be necessary due to the impacts of growth in the SLWSD region and the volatility of materials and equipment costs in the construction industry. These adjustments, if any, are not expected to impact the overall five-year CIP budget. The SLWSD sufficiently funded the Utility Renewal and Replacement (R&R) Fund per bond covenant for FY2025 estimated end balance (FY2026 Beginning Fund Balance is at \$660,784. According to the Bond indenture, 5% of the previous year's revenues are required to be transferred to the R&R fund from the Revenue (operating) Fund to be spent for this purpose. The FY2026 R&R includes a \$950,071 expenditure. The R&R annual transfer deposit (required per bond) includes an additional cash deposit for FY 25 and 26. These R&R Transfer fund values for FY2025 is \$481,267 + \$200,000, FY2026 is \$481,267 + 100,000, FY2027 is \$598,095, FY2028 is \$648,423, FY2029 is \$748,942 and FY2030 is \$723,121 which are all over the 5% requirement.

TABLE 1. FY 2026-2030 Projected R&R Funds Available and CIP Dollar Year End Values

Fiscal	Annual Renewal & Replacement	Annual Capital Improvement
Year	Funds Available (\$)	Project Funding Value (\$)
2025	\$1,855,727	\$11,724,304
2026	\$ 1,242,051	\$27,529,442
2027	\$ 890,075	\$ 1,228,873
2028	\$ 936,488	\$ 892,109
2029	\$ 1,045,659	\$ 808,187
2030	\$ 1,150,490	\$ 1,630,148
FY26-30	\$ 5,264,763	\$32,088,759

The prior R&R funding resulted in the R&R actual cash balance for FY2024 of \$1,143,510.

SLWSD Water System

Water Supply

The SLWSD Water System received a SFWMD Water Use Permit (WUP) modification at a higher withdrawal allocation on the Floridan Aquifer than the prior permit 56-00614-W. ISS worked with SLWSD Staff and received this WUP with a 20-year permit duration which has an expiration date of December 18th, 2039. This new South Florida Water Management District (SFWMD) WUP allows an average yearly withdrawal of 1,132.55 MG (equivalent to an average daily withdrawal of 3.10 MGD) and a Maximum Monthly allocation withdrawal of 104.70 MG (3.45 MGD) from the Floridan Aquifer.



For 2024, the maximum monthly raw water consumption was 2.77 MGD which occurred in April of 2024 and is 81% of the maximum monthly permitted allocation of 3.45 MGD. The SLWSD annual average raw water consumption in 2024 was approximately 2.55 MGD which is 82% of the 3.10 MGD annual average value. Prior to receiving the raw water (groundwater) WUP the flows were over 90% of the Water Use Permit maximum monthly allocation so the SLWSD action to increase this WUP allocation was needed and beneficial to SLWSD.

Water Treatment

The SLWSD currently operates a Reverse Osmosis Water Treatment Plant (ROWTP) that was last expanded slightly to an Average Daily Flow (ADF) permitted capacity of 3.6 MGD. The SLWSD ROWTP has the need for a number of improvements in the near future to this existing ROWTF to include both capacity and redundancy improvements to the facility. The 2024 ROWTP annual average daily operating flow of 2.02 MGD ADF is approximately 56% of the permitted ADF treatment capacity of 3.6 MGD. The 2024 monthly average day demand of 2.00 MGD is 55% of the treatment capacity. Even the maximum month demand of 2.20 MGD is well within the 3.6 MGD treatment capacity at 61% of the RO treatment process. The ROWTP Redundancy Expansion has been funded through Utility Revenue Series 2024 Bonds which also refunded the Series 2011, 2013, and 2014 Bonds. Construction is expected to start in FY2026.

The SLWSD Underground Injection Well (UIW) #1 receives concentrate flow from the ROWTP. The SLWSD has had a single UIW with a capacity of 903 gpm (1.3 MGD). The existing UIW has limited capacity. SLWSD recently bid a 2nd Underground Injection Well (UIW) #2 which is designed with a capacity of 1,504 gpm (2.17 MGD) to meet capacity needs and provide redundancy as the water demands of SLWSD continue to grow.

SLWSD Wastewater System

The SLWSD currently operates a Water Reclamation Facility (WRF) that was upgraded for nitrogen removal, expanded, and recently rerated to 2.6 MGD Three-Month Average Daily Flow (TMADF). The SLWSD also upgraded significant parts of this WRF like filtration to allow improved operational reliability and permit compliance. The SLWSD WRF permit capacity is currently based on slightly higher-than-normal strength influent wastewater concentrations for carbonaceous biochemical oxygen demand (CBOD5) and total suspended solids (TSS). This facility has a good operational record with the FDEP, and it appears the influent wastestream characteristics are lowering toward normal domestic wastewater ranges. The current FDEP Domestic Wastewater Facilities permit number is FLA013993, which was renewed on July 9, 2017. This permit inclusive of the capacity rerate has a 10-year effective period which results in this permit having an expiration date of July 8, 2027.

For the existing SLWSD WRF, the capacity is evaluated by comparison of the facility operating flows as a percent of the rerated capacity utilized as the current 2.6 MGD permitted capacity. Based on the WRF 2024 annual average daily flow (AADF) of 1.52 MGD, the facility has a capacity utilization of 59%. SLWSD reported a Maximum Three Month ADF of 1.59 MGD, which is an approximate permitted WRF capacity utilization of 61% at TMADF. The maximum monthly daily flow for 2024 was in October with a flow of 1.63 MGD recorded.



Please contact me, Brian M. Stahl, PE at (321) 622-4646 if you have any questions about this audit certification process and this letter.

Respectfully submitted,

Infrastructure Solution Services

Brian M. Stahl, PE Regional Director

cc: Mr. Josh Miller, SLWSD District Manager/Utilities Director



Board Agenda Item Tuesday, August 5, 2025

Item

DM 5 Consider Approval of Golf Course Irrigation Agreement with CGI St Lucie, LLC

Summary

Provided for your review and consideration is an Irrigation Quality Water Supply Agreement with CGI St Lucie, LLC. This agreement is to supply irrigation water from our onsite irrigation pond to the neighboring golf course.

This agreement would replace the existing 30-year agreement that was with PGA St Lucie Inc.

The Golf Course has its own pump station which draws water from our pond. SLWSD owns and maintains an 8" water meter which is used for monthly billing.

The Golf Course Irrigation Pump Station is monitored and inspected monthly by the District and is included within our FDEP operating permit reporting requirements.

Staff have reviewed this agreement and recommend approval.

Recommendation

Staff Recommend Approval of the Irrigation Quality Water Supply Agreement with CGI St Lucie, LLC.

District Manager: Joshua C Miller **Assistant Utilities Director: TJ Bayer**

Budget Impact

Project Number: Available Project Budget: \$0.00 **ORG** Number:

This Project: \$0.00

Available Balance: \$0.00

Board Action

Moved by: Seconded by: **Action Taken:**

AMENDED AND RESTATED IRRIGATION OUALITY WATER SUPPLY AGREEMENT

THIS AMENDED AND RESTATED IRRIGATION QUALITY WATER SUPLY AGREEMENT (hereinafter, the "Agreement"), made and entered into as of the _______ day of _______, 2025 (hereinafter, the "Effective Date"), by and between the St. Lucie West Services District, a Florida community development district created pursuant to Chapter 190, Florida Statutes, as amended, whose address is c/o District Manager, 450 SW Utility Drive, Port St. Lucie, Florida 34986 ("Utility"), and CGI St. Lucie, LLC., a Florida corporation, whose address is 951 SW Country Club Drive, Port St Lucie, Florida 34986 ("Golf Course") as successor in interest to PGA St. Lucie, Inc.

WHEREAS, the Utility owns and operates water management and control facilities located within the St. Lucie West Development ("Development"), including an irrigation quality water ("IQ Water") distribution system consisting of transmission mains, pumps, lakes, valves, and appurtenant facilities, pursuant to which it supplies golf courses, median strips, residential lawns, commercial landscaping, and other areas within the Development ("IQ System");

WHEREAS, the Development Order for St. Lucie West requires the irrigation needs of the Development to be addressed by treated wastewater effluent and surface water management, IQ Water, and prohibits withdrawals from the surficial aquifer for such uses;

WHEREAS, CGI St. Lucie, LLC owns and operates a golf course within the Development, which course is known as the St. Lucie Trail Golf Club, and the associated residential and commercial areas ("Golf Course"), that requires IQ Water supplied by the Utility's IQ System for irrigation;

WHEREAS, the Utility and PGA St. Lucie, Inc., a Florida corporation and predecessor in interest to the Country Club, entered into a certain Irrigation Quality Water Supply Agreement dated June 23, 1995 (the "Prior Agreement"); and,

WHEREAS, the Utility and the Golf Course desire and agree it is in their mutual best interest to amend and restate the Prior Agreement pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the payment of ten dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. Recitations. The recitations set forth herein are true and correct.
- 2. <u>IQ Water Supply Agreement.</u> Pursuant to the terms and conditions set forth herein, the Utility agrees to sell, and the Golf Course agrees to purchase approximately up to three hundred thousand (300,000) gallons per day (gpd) of IQ Water to irrigate the Golf Course. This Agreement to purchase and sell IQ Water shall be subject to the terms and conditions set forth herein and the requirements, rules, and regulations of any governmental authority having jurisdiction over the operations of the parties and water supply, including but not limited to Fla. Admin. Code Rule 62-610, Reuse of Reclaimed Water and Land Application, as may be amended and succeeded from time to time.

3. <u>Term: Option to Extend.</u> The term of this Agreement shall be for a period of thirty (30) years from the Effective Date hereof. The Golf Course, upon written notice provided to the Utility at least 180 days prior to the end of the initial term set forth herein, may renew this Agreement for a period of an additional thirty (30) years:

4. <u>Compensation; Adjustments; Payment: Minimum Charge.</u>

- (a) The Golf Course agrees to pay to the Utility, each month as provided in subparagraph (d) of this paragraph, a bulk supply gallonage charge for all IQ Water that the Golf Course receives from the Utility to irrigate the Golf Course and the associated residential and common areas subject to adjustment as provided in subparagraphs (b) and (c) of this paragraph, and subject to a minimum charge calculated as provided in subparagraph (f) of this paragraph.
- (b) The Utility may increase the bulk supply charge annually by the percentage established annually by the St. Lucie West Services District Board of Supervisors.
- (c) In the event a change in regulatory requirements that increases the cost of treating, processing, or providing IQ Water becomes applicable to the IQ System subsequent to the effective date of this Agreement, then the corresponding bulk supply charge under this Agreement shall be ratably and proportionately increased by an amount sufficient to recover such additional costs, provided, however, that no such increase shall become effective until and unless the Utility has implemented corresponding (1) rate increases for IQ Water supplied to residential and nonresidential (non-bulk purchase) customers, and (2) adjustments to charges levied for IQ Water supplied to other bulk purchase customers.
- (d) The Golf Course shall pay Utility the following IQ Water bulk supply service fees:

Bulk supply charge:

\$0.28 (twenty-eight cents) per thousand gallons of IQ Water supplied by the Utility to the Golf Course

(e) The Utility shall issue a statement each month notifying the Golf Course of the amount of IQ Water supplied during the previous month, and of the charge due in accordance with this Agreement. Payment for such a charge shall be due within thirty (30) days of the date of such a statement.

5. <u>IQ Water Meters: Average Daily Flow.</u>

- (a) The IQ System facilities serving the Golf Course include meters owned and operated by Utility. The parties agree that the IQ System meters shall be used to calculate the Golf Course's IQ Water use, and the bulk supply charges due under this Agreement.
- (b) The Utility reserves the right to limit the quantity of IQ Water supplied to the Golf Course under this Agreement to an average daily flow of three hundred thousand (300,000) gpd over any specific ninety (90) day period.
- 6. <u>IQ Water Sources.</u> For purposes of this Agreement, IQ Water shall include wastewater discharged from the Utility's St. Lucie West Wastewater Treatment Plant, and Surface Waters from stormwater stored in various surface water management facilities operated by the Utility. The Golf Course acknowledges that the IQ Water supplied in accordance with this

Agreement includes runoff from properties that are owned by third parties not under the control of the Utility; that such runoff, and the IQ Water supplied under this Agreement, may therefore include substances unknown to the Utility; and that the Utility assumes no obligation or liability to the Golf Course respecting any substance introduced into the surface water management facilities by or as a result of the acts or omissions of third parties not under the control of the Utility.

- 7. <u>Binding Effect of Agreement.</u> This Agreement shall be binding upon and shall inure to the benefit of the Utility, the Golf Course, and their respective assigns and successors by merger, consolidation, conveyance, or otherwise.
- 8. <u>Notice.</u> Until further written notice by either party to the other, all notices provided for in this Agreement shall be in writing and transmitted by messenger, by certified mail, or by e-mail, and, if to the Utility, shall be mailed, delivered, or e-mailed to the Utility at:

District Manager St. Lucie West Services District 450 SW Utility Drive Port St. Lucie, Florida 34986 jmiller@slwsd.org grouse@slwsd.org

with a copy to:

John J. Fumero
Nason Yeager Gerson Harris & Fumero, P.A.
750 Park of Commerce Blvd, Suite 210
Boca Raton, FL 33487
jfumero@nasonyeager.com
sconteaguero@nasonyeager.com

and if to the Golf Course, at:

CGI St. Lucie, LLC 951 SW Country Club Drive Port St Lucie, Fl 34986

Notice shall be considered effective upon receipt or, if refused, as of the date offered for receipt.

- 9. <u>Laws of Florida.</u> This Agreement shall be governed by the laws of the State of Florida.
- 10. <u>Law; Venue.</u> This Agreement is being executed in St. Lucie County, Florida, and is governed in accordance with the laws of the State of Florida. Venue of any action hereunder will be in St. Lucie County, Florida.
- 11. <u>Costs and Attorney's Fees.</u> In the event the Utility or the Golf Course is required to enforce this Agreement by instituting suit or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees.

- 12. <u>Force Majeure.</u> The performance of this Agreement may be suspended and the obligations of either party excused in the event of and during the period that such performance is prevented or delayed by a force majeure occurrence "Force Majeure" shall mean:
- a) An act of God, including hurricanes, tornadoes, landslides, lightning, earthquakes, fire, flood, explosion, sabotage or similar occurrence, acts of a public enemy, extortion, war, blockade or insurrection, riot, or civil disturbance.
- b) The order or judgment of any federal, State, or local court, administrative agency or governmental body (excluding decisions of federal courts interpreting federal tax laws, and decisions of State courts interpreting State tax laws).
- c) The failure to issue suspension, termination, interruption, denial, or failure of renewal of any permit or approval essential to the operation of the Utility.
 - d) A Change in state or federal Law.
- e) The failure of any appropriate federal, State, County, or local public agency or private utility or similar entity having operational jurisdiction in the area in which the Golf Course is located, to provide and maintain utilities, services, transportation or similar function and power transmission lines which are required for and essential to the operation of the Golf Course.
- f) The condemnation, taking, seizure, involuntary conversion, or requisition of title to or use of the designated facility or any material portion or part thereof taken by the action of any federal, State or local governmental agency or authorities.

As a condition precedent to the right to claim excuse of performance, the party experiencing a Force Majeure event shall:

- a) Promptly notify the other party verbally; and
- b) As soon as practical, but in no event more than ten (10) days thereafter, prepare and deliver to the other party a written notice with a written description of (1) the commencement of the Force Majeure event, (2) its estimated duration impact on the party's obligations, under this Agreement.

Whenever a Force Majeure occurs, the parties shall, as quickly as possible, to the extent reasonable, eliminate the cause and resume performance under this Agreement. Additionally, either party shall provide prompt notice to the other of the cessation of a Force Majeure event.

- 13. <u>Indemnification; Sovereign Immunity.</u> Each party agrees to indemnify and hold the other party harmless from and against all liabilities, claims, damages, costs and expenses (including reasonable attorney's fees) to which it may become subject by reason of or arising out of performance under this Agreement. Nothing in this Agreement extends, or will be construed to extend, the Parties liability beyond that provided in Section 768.28, Florida Statutes. Nothing in this Agreement is a consent, or will be construed as consent, by the Parties to be sued by third parties in any matter arising out of this Agreement.
- 14. Other Agreements. Notwithstanding anything to the contrary contained herein, this Agreement shall never be construed so as to prevent the Utility, its successors or assigns, from negotiating and concluding agreements with third parties, including developers, units of government, investment bankers, or others, relative to the control and development of the IQ Water

System or other utility facilities in the future, provided, however, that such agreements do not impair the ability of the Utility to perform its obligations contained and assumed under this Agreement.

- 15. <u>Further Assurances.</u> Whenever approvals of any nature are required by either party to this Agreement, such approvals shall not be unreasonably withheld or delayed. Failure to insist upon strict compliance of any of the terms, covenants, or conditions in this Agreement shall not be deemed a waiver of such terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder at any one time or times be deemed a waiver or relinquishment of such right or power at any other time or times.
- 16. <u>Integration.</u> All words, terms, and conditions contained in this Agreement are to be read in concert, each with the other, and a provision contained under one heading may be considered equally applicable under another in the interpretation of this Agreement.
- 17. Default. In the event of a breach or a default by either party to this Agreement, the other party shall have all rights to enforce the terms and conditions of this Agreement that are available at law as a remedy for such breach or default.

IN WITNESS WHEREOF, the Utility and the Golf Course have executed or have caused this Agreement to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

	AS TO THE GOLF COURSE: CGI St. Lucie, LLC.
	By:
	AS TO THE UTILITY: St. Lucie West Services District, a Florida community development district created pursuant to Chapter 190, Florida Statutes
	Dominick Graci, Chairman, Board of Supervisors
REVIEWED FOR LEGAL SUFFICIENC	Y:
John J. Fumero, District Attorney	

Board Agenda Item

Tuesday, August 5, 2025

Item

DM 6 Consider Approval of Piggyback Agreement with Odyssey Manufacturing

Summary

Provided for your review and consideration is the Piggyback Agreement with Odyssey Manufacturing Company, a corporation formed in the State of Delaware, with its principal office in Tampa to provide sodium hypochlorite for the Water & Wastewater Plants. Odyssey has provided these services since 2010 and is offering the District to piggy-back the Bay County Utilities Contract, Bid No. 22-72.

This contract is for a twelve (12) month term. These services are vital to keeping the treatment plants in compliance with State guidelines. The proposed agreement price for Odyssey Manufacturing Co. to deliver liquid sodium hypochlorite is \$1.69 per gallon.

The current delivery price is \$1.65 per gallon. Due to the current economy, this approval will be for a \$0.04/per gallon increase.

This service was funded out of the Water & Wastewater Treatment Plant Operational Budget and is within the budget for FY26.

Recommendation

Staff recommend approval of the Agreement with Odyssey Manufacturing Company for delivery of Liquid Sodium Hypochlorite at the stated \$1.69 per gallon.

District Manager: <u>Joshua C Miller</u> Assistant Utilities Director: <u>TJ Bayer</u>

Chief Water Treatment Plant Operator: <u>Rick Riniolo</u> Chief Wastewater Treatment Plant Operator: <u>Ben Portney</u>

Budget Impact

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

Available Balance: \$0.00

Board Action

Moved by: Seconded by: Action Taken:



July 17, 2024

Mr. Thomas J. Bayer Assistant Utilities Director St. Lucie West Services District 452 SW Utility Drive Port St Lucie, FL 34986

Re: SODIUM HYPOCHLORITE SUPPLY TO THE ST. LUCIE WEST SERVICE DISTRICT

Encl: (1) Bay County Utilities Piggyback Package

Dear TJ,

Odyssey Manufacturing Co. ("Odyssey") has been supplying the St. Lucie West Services District ("SLWSD") sodium hypochlorite to its water and wastewater treatment plant for the past sixteen years. Currently, the SLWSD is being served under a piggyback arrangement using the Bay County's sodium hypochlorite contract at a unit price of \$1.65 per gallon which expires on September 30, 2025. Bay County recently renewed this contract for next fiscal year with a price increase to \$1.69 per gallon.

As such, effective October 1, 2025, Odyssey proposes to continue to sell the SLWSD its Ultrachlor 12.5 Trade Percent sodium hypochlorite for the firm lump sum price of \$1.69 per gallon using a piggyback from Bay County. This price is fixed and there are no fuel surcharges or delivery fees. This contract expires September 30, 2026. I have attached a copy of the original bid package, our bid, the contract, the award letter, the bid tab and the renewal paperwork. The point of contact for Bay County to validate any of this information is Karen Grindle, Purchasing Director, and she can be reached at (850) 248-8270. This proposal to piggyback is made with the understanding that Odyssey Manufacturing would continue to supply your utility's bulk sodium hypochlorite needs for its Utilities. As part of the chemical supply, Odyssey will continue to provide technical assistance to your facilities as we have done in the past.

Thanks for your consideration. Please do not hesitate to contact me at (813) ODYSSEY or cellular (813) 335-3444 if I can be of further assistance. We appreciate your support and continued business.

Sincerely,

Patrick H. Allman General Manager ROBERT CARROLL DISTRICT II

WILLIAM T. DOZIER



DOUGLAS MOORE

CLAIR PEASE DISTRICT V

COUNTY MANAGER

July 7, 2025

Odyssey Manufacturing Company Attn: Patrick Allman 1484 Massaro Blvd. Tampa, FL 33619

CONTRACT RENEWAL - 22-72 Liquid Sodium Hypochlorite

Dear Mr. Allman:

In accordance with the terms and conditions stated in the contract to provide Sodium Hypochlorite, Bay County has elected to renew this contract for one additional one-year term with an increase in bid price from \$1.65 to \$1.69 per gallon delivered, effective October 1, 2025.

Your signature below will serve as an acknowledgement on behalf of Odyssey Manufacturing Company that your services will remain uninterrupted through September 30, 2026.

If you agree to this renewal, sign the acknowledgement below and return this original along with current Certificates of Insurance to the attention of the Purchasing Department at the address shown above no later than July 31, 2025.

Please contact the Bay County Purchasing Department at (850) 248-8270 if you have questions regarding this matter.

Robert F. Majka, County Manager

Bay County Board of County Commissioners

ACKNOWLEDGEMENT:

The undersigned acknowledges that Bay County has renewed this contract for one additional one-year term and services are to remain uninterrupted through September 30, 2026.

Signature

PATRICK H. ALLMAN

Printed Name

GENERAL MANAGER

Title

8 July 2025

Date

Bay County Florida 840 West 11th Street, Panama City, FL 32401

Page 49



October 1, 2024

Re: CORPORATE RESOLUTION FOR AUTHORITY TO SIGN BIDS, BID FORMS, CONTRACTS, BONDS, LITIGATION DOCUMENTS & PERMITS ON BEHALF OF ODYSSEY MANUFACTURING CO.

To Whom It May Concern,

WHEREAS, the Board of Directors of Odyssey Manufacturing Co. has determined it to be in the best interest of the Corporation to establish a Corporate Resolution. Be it: RESOLVED, The undersigned hereby certifies that Patrick H. Allman, its General Manager, is authorized to sign bids and all bid forms; to execute agreements and any documents associated with these agreements; to sign bonds of any type; to sign any permit documents on behalf of Odyssey Manufacturing Co.; and to sign any documents related to litigation by or for Odyssey Manufacturing Co. Additionally, the undersigned is the duly elected and qualified Secretary and the custodian of the books and records and seal of Odyssey Manufacturing Co., a corporation duly formed pursuant to the laws of the state of Delaware and that the foregoing is a true record of a resolution duly adopted at a meeting of the Board of Directors and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation on October 1, 2024, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above-named Corporation this 1st day of April, 2024.

Stephen Sidelko, Secretary

Marvin T. Rakes, President

CORPORATE SEAL



THE CLEAR SOLUTION

(800) ODYSSEY
www.odysseymanufacturing.com



Ms. Shelly Taunton Purchasing Administrator Bay County 840 W. 11th Street Suite 2500 Panama City, FL 32401

Re: BAY COUNTY ITB NO. 22-72 LIQUID SODIUM HYPOCHLORITE

Encl: (1) Consumer Price Index South Atlantic Urban (Series CUUR0350SA0)

Dear Ms. Taunton,

As you know, the subject contract expires on September 30, 2025. The contract has one more one-year renewal remaining on it. The purpose of this letter is to notify Bay County that Odyssey is willing to renew this agreement for another year from October 1, 2025 through September 30, 2026 with a change in pricing from \$1.65 per gallon to \$1.69 per gallon. This represents an increase of 2.4% which is consistent with the Consumer Price Index (CPI) increase of 2.33% over the past twelve month (see Enclosure (1)).

Over the past year, our production costs have continued to go up, most of which are consistent with the CPI. Our salt contract escalates at 3% per year. Our electricity cost went up over 12%. Our wages have increased 4%, which in this tight labor market, is necessary to keep employees. Unfortunately, our insurance premiums for liability insurance increased over \$700,000 with the recent renewals. This alone represents the equivalent of just over a \$.01 per gallon cost increase.

Another barometer to use for justifying the increase is to look at the recent sodium hypochlorite bids in the marketplace. You can add about \$.15 per gallon to the below prices to get to the panhandle. The below table represents all of the bids in the State of Florida for sodium hypochlorite in the past twelve months. As you know, Bay County's volume is approximately 300,000 gallons. Thus, the proposed pricing is very reasonable in light of these bids given the distance from the State's manufacturing facilities (Orlando (2), Clearwater (1), Tampa (2), Fort Pierce (1), Lantana (1) and Miami (3)) to Panama City.

Bid Date	Utility	Annual Gallons	Allied	Odyssey
6/25/2024	Town of Jupiter WTP	310,000	\$3.25	\$1.74
6/25/2024	Town of Jupiter Pump Station	4,000	\$3.25	\$2.95
7/10/2024	City of Lake Worth Beach-Full Truck	265,000	\$1.59	\$1.70
7/10/2024	City of Lake Worth Beach-Partial Truck	30,000	\$1,69	\$1.95

7/11/2024	City of Oviedo WTP/WWTP	527,000	\$1.61	\$1.70
7/11/2024	City of Oviedo Pools	17,000	\$1.74	\$2.55
7/11/2024	City of St. Petersburg	2,000,000	\$1.70	\$1.45
7/17/2024	The Villages	600,000	\$2.18(*)	\$2.40(*)
7/22/2024	Pasco County – Bulk Deliveries	2,314,800	\$1.58	\$1.85
8/5/2024	Hernando County – Bulk Deliveries	354,500	\$1.89	\$1.75
8/7/2024	Seacoast Utilities	250,000	\$1.68	No Bid
8/13/2024	City of St. Augustine	260,000	\$1.84	\$1.60
8/14/2024	Charlotte County	586,000	\$1.67	No Bid
8/28/2024	New Smyrna Beach WTP/WWTP	425,000	\$1.89	\$1.55
10/17/2024	Tampa Bay Water	10,760,868	\$1.85	\$1.45
11/20/2024	City of Tallahassee	906,000	\$1.94	\$1.73
2/21/2025	Volusia County	270,000	\$1.67	No Bid
3/11/2025	Peace River Manasota	750,000	\$1.64	\$1.82
4/1/2025	City of Tarpon Springs	150,000	\$1.97	\$1.63
4/22/2025	City of Cape Coral	1,372,000	\$1.96	\$1.58
5/15/25	City of Palm Coast	580,000	\$1.74	\$1.89

Thanks for your consideration. Please do not hesitate to contact me at (813) ODYSSEY or cellular (813) 335-3444 if I can be of further assistance. Unfortunately, production capacity is very limited in the marketplace right now during the summer months, which is also impacting pricing since the demand is greater than the supply.

Patrick H. Allman

AGREEMENT

THIS AGREEMENT is made this __ day of _______, 2025, by and between the St. Lucie West Services District, Florida, a unit of special purpose government, hereinafter the "Owner", with an office located at 450 SW Utility Drive, Port St. Lucie, FL 34986, and Odyssey Manufacturing Co., a Corporation formed in the State of Delaware, with its principal office located at 1484 Massaro Blvd., Tampa, FL 33619, hereinafter "Contractor."

WITNESSETH:

WHEREAS, on September 6, 2022, Bay County, a political subdivision of the State of Florida, received bids in response to their Invitation to Bid by Bid No. 22-72, titled Liquid Sodium Hypochlorite ("Bid"); and

WHEREAS, Bay County and Contractor entered into that certain Contract Agreement, effective October 1, 2022 ("Original Agreement"), on Bid No. 22-72 for the purchase of sodium hypochlorite; and

WHEREAS, Bay County and Contractor renewed the Original Agreement on June 13, 2023, August 1, 2024 and again on July 7, 2025 with each renewal for the upcoming fiscal year effective October 1st of that year for twelve months (collectively the "Amendments") and the most recent Amendment is through September 30, 2026; and

WHEREAS, the Owner has the legal authority to "piggyback" onto a contract procured pursuant to Section 287.057, Fla. Stat., by another governmental entity when seeking to purchase the same goods or services provided for in the said contract; and

WHEREAS, the Owner is currently purchasing sodium hypochlorite from the Contractor and desires to continue to do so under the most recent Bay County Amendment, and Contractor desires to allow the Owner to continue to purchase such goods under this Amendment.

Page 1 of 2

NOW, THEREFORE, in consideration of the mutual promises and covenants contained

herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby

acknowledged, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are true and herby made a part of this Agreement.

2. Services. The Owner may purchase services from the Contractor off of the Original Agreement

as amended beginning October 1, 2025 through September 30, 2026. The Contractor affirms and

ratifies the prices, terms and conditions of the Original Agreement as amended, and agrees to

provide sodium hypochlorite to the Owner in accordance therewith. Except to the extent otherwise

provided in this Agreement, the terms and conditions of the Bid, the Original Agreement and the

Amendments shall apply to sodium hypochlorite provided under this Agreement.

3. Insurance. The Contractor shall not commence this Agreement until all insurance required

under the Original Agreement has been obtained and approved by the Owner. All insurance,

except Worker's Compensation, to be maintained by the Contractor shall specifically include the

Owner as an "Additional Named Insured."

4. Venue. In the event it is necessary for either party to initiate legal action regarding this

Agreement, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida,

for claims under state law, and in the Southern District of Florida for claims justiciable in federal

court.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed

as of the date and year first written above.

ODYSSEY MANUFACTURING CO.

ST. LUCIE WEST SERVICES DISTRICT

By: Patrick H. Allman

Its: General Manager

By: Josh Miller

Its: District Manager

Page 2 of 2

Board Agenda Item

Tuesday, August 5, 2025

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DM 7 Other Items

Summary

Discussion/Update items:

- NW Bethany Drive Update
- Reserve CDD Incorporation Update
- Injection Well (IW-2) Update

Board Agenda Item

Tuesday, August 5th, 2025

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Public Works Monthly Reports CA 1

Summary

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

Recommendation

Budget Impact

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

Available Balance: \$0.00

Board Action

Seconded by: **Action Taken:** Moved by:



St. Lucie West Services District Public Works Department June 2025

Division	Service Orders*	Work Orders**
Aquatics	72	2
Exotic Plant Removal	25	6
Storm Water	19	61
Vac Truck	3	0
Dredge Barge	0	0
Video Ray	0	0
Shop	123	0
Grand Total	242	69

Aquatics Division:

Operations & Maintenance:

Туре	Service Orders	Work Orders
Algae	21	1
Injection Treatments	1	0
Hydrilla Treatments	4	0
Midge Fly Treatments	0	0
Harvester Removal	0	0
Surface Plant Treatments	10	0
Wetland & Upland Treatments	0	0
Debris Removal	23	0
Miscellaneous	13	1

Scheduled Maintenance

• Lake Cleaning Schedule - Available Upon Request

Exotic Plant Removal Division:

Operations & Maintenance:

<u>Type</u>	Service Orders	Work Orders
Encroaching Preserves	10	6
Lygodium Treatments	0	0
Exotic Vegetation Treatments	8	n/a
Tree Removals	1	0
Preserves Maintenance	0	n/a
Vine Management	0	0
Miscellaneous	6	n/a

Scheduled Maintenance

None

Storm Water Division:

Operations & Maintenance:

<u>Type</u>	Service Orders	Work Orders
Locates	n/a	60
Street Flooding	0	1
Grate Cleaning	6	0
Improved Landscaping & Mowing	3	n/a
Miscellaneous	10	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>	Service Orders	Work Orders
Cleaning Out Pipes	1	n/a
Cleaning Out Structures	1	n/a
Miscellaneous	1	n/a

Scheduled Maintenance

None

Other Information

• 100 Estimated Footage Cleaned

• 0

none

Storm Water Division / Dredge Barge:

Operations & Maintenance:

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

Scheduled Maintenance

None

Shop Division:

Operations & Maintenance:

Туре	Service Orders	Work Orders
Vehicle Repair	29	n/a
Equipment Repair	59	n/a
Other Repair	35	n/a
Total Repairs	123	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.

Board Agenda Item

Tuesday, August 5, 2025

Item

CA 2 Monthly Report on Utilities Operations

Summary

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

Summary			ERC Water/Waste	water Update	
	WATER				
	Commercial Accounts		528		
	Residential Accounts		6,294		
	Total Plant Capacity Based on 3.6 MGD)		ERC's (Factor 25	D and)
	Water ERC's sold as of October 1st	•	12,346.00		gpu)
	Current ERC(use) including the Reserve	CDD	,	ERC's (MAX over	12 Months)
	The Reserve Commitment for 2023	, 022		ERC's	12 1116111116)
	Unsold Water ERC's as of October 1st		2,054.00	2.100	
	Sold in FY 2024 (see water table below	1		ERC's	
	Total Unsold Capacity for Water	/	2,042.90		
	Total Unused Capacity for Water		5,103.90		
	Total Ollusca Capacity for Water		,		WATER FEES
WATER		RESIDENTIAL	COMMERCIAL	THE RESERVE	COLLECTED
ERC's sold in		0.0	1.2		\$ 3,342.0
ERC's sold in		0.0			\$ -
ERC's sold in		0.0	0.0		\$ -
ERC's sold in		0.0	8.9		\$ 24,786.5
ERC's sold in		0.0	0.0	0	
ERC's sold in ERC's sold in		0.0	0.0	0	\$ - \$ -
ERC's sold in		1.0	0.0	0	
ERC's sold in		0.0	0.0	0	
ERC's sold in		0.0	0.0		\$ -
ERC's sold in		0.0	0.0	0	
ERC's sold in		0.0	0.0		\$ -
	RC's sold for FY 2025	1.0	_		\$ 30,913.5
					,
	<u>WASTEWATER</u>				
	Commercial Accounts		475		
	Residential Accounts		6,293		
	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 1	et	9,876.80		
	Current ERC(use) including the Reserve		6 447 00	ERC's (MAX over	12 Months)
	The Reserve Commitment for 2023	, 022		ERC's	12 1110111110)
	Unsold Wastewater ERC as of October	1st	523.20		
	Sold in FY 2024 (see W.Water table be			ERC's	
	Total Unsold Capacity for Wastewat		512.10		
	Total Unused Capacity for Wastewa	ter	3,941.90		
WASTEWATE	D	RESIDENTIAL	COMMERCIAL	THE RESERVE	WASTEWATER FEES COLLECTED
ERC's sold in		0.0	1.2		\$ 2,700.0
ERC's sold in		0.0	0.0		\$ 2,700.0
ERC's sold in		0.0	0.0		\$ -
ERC's sold in		0.0	8.9		\$ 20,025.0
ERC's sold in		0.0	0.0		\$ -
ERC's sold in		0.0	0.0		\$ -
ERC's sold in		0.0	0.0	0	
ERC's sold in		1.0	0.0		\$ 2,250.0
		0.0	0.0		\$ -
ERC's sold in		0.0	0.0		\$ -
		0.0	0.0		\$ -
ERC's sold in	Aug-25	0.0			
ERC's sold in ERC's sold in ERC's sold in	Sep-25	0.0	0.0		\$ -
ERC's sold in ERC's sold in ERC's sold in			0.0 10.1		
ERC's sold in ERC's sold in ERC's sold in ERC's sold in Total Wastews	Sep-25 ater ERC's sold for FY 2025	0.0			

St. Lucie West Services District Monthly Utilities Operations Report

_	ne-25		
Wa	ater Treatment Facility		
-	Total Finished Water Produced for June was	56.84	MG
-	The Finished Water Produced for the Previous Twelve Months was	714.88	MG
	The Average Daily Flow of Finished Water for June was	1.89	MG
	The Annual Average Daily Flow of Finished Water for June was	1.96	MG
	The Three Month Average Daily Flow of Finished Water for June was	1.98	MG
	The Water Treatment Plant Capacity is Operating at	52.6%	
	The Water Plant Annual Withdrawal Capacity per SFWMD WUP is at	80.0%	
Wa	Reserve CDD Service Area Incorporation Process Ongoing astewater Treatment Facility		
	Total Influent Wastewater flow for June was	41.60	MG
	Total Effluent Wastewater flow for June was	41.22	MG
	The Average Daily Flow of Influent Wastewater for June was	1.39	MG
	The Average Daily Flow of Effluent Wastewater for June was	1.37	MG
	The Annual Average Daily Flow of Influent Treated for June was	1.50	MG
	The Three Month Average Daily Flow of Influent Treated for June was	1.43	MG
-	The Wastewater Plant Capacity is Operating at	54.8%	
	astewater Treatment Plant Projects for June: Filter 1B Adjusted and Inspected		



Underground Utilities Division Work Task and Service Order Monthly Report

Count	June-2025 Description
58	New Service/Connect/Disconnect/occupant change
0	Install Permanent Meter
0	Remove Permanent Meter
1	Install Temporary Meter
0	Remove Temporary Meter
0	Lock off/Close Account
0	Lock off Return payment
2	Lock Off Temporary
98	Lock Off Non-Payment
24	Reconnection "No Fee"
21	Reconnection "Regular Hours"
	ů .
0	Reconnection "After Hours" Reconnection "Inspection"
28	Check for Leak "No Leak Found"
11 21	Check for Leak "Customers Responsibility"
0	Check for Leak "Districts Responsibility"
	Meter Reading Exception
0	Meter Maintenance
2	Read Meter pull Data Office Request
7	Meter Box
0	Follow up "Meter Swap"
0	Complaints "UGU Irrigation"
19	AMI Lock off Leak
1	Meter Change Out
1	Fire Hydrant
2	Irrigation "Checking for Leaks and Turning on Or Shutting Off Valves"
4	Sewer "Backups, Sewer Caps, or Breaks"
0	Lift station "District"
0	Read Meter Office Request
51	Locates
5	Complaints "Water Quality, Pressure, etc"
7	Follow up "Incomplete Task by District or Contractor from Previous Service Orders"
0	Read Meter pull Data Customer Request
0	AMI Code Leak
0	Lock off Failed ARR
.2	Lockoff Non Payment Office
20	Door Hanger
0	Service Action
0	AMI Leak Alarm
12	Vactor Lift Stations 35,53,49,8,31,11,23,40,41,12,29,27

^{• (1)} SIDEWALK REPAIR - Heatherwood

IRRIGATION MONTHLY REPORT- JUNE 2025

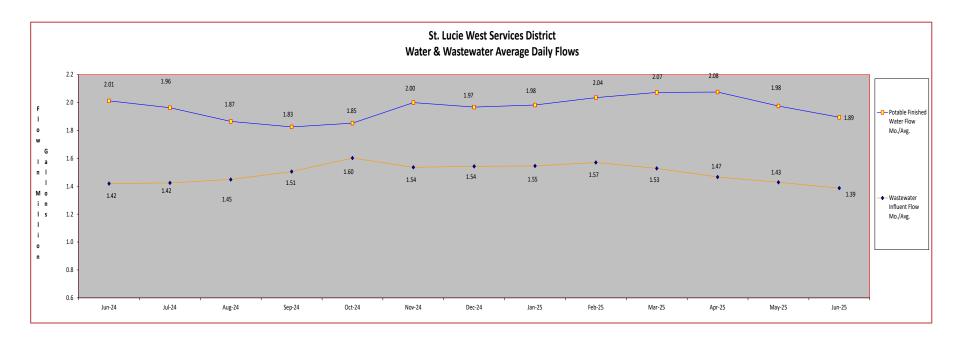
SERVICE ORDERS										
S/O DESCRIPTION	<u>TOTAL</u>									
* CHECK FOR LEAK &	13									
OPERATE VALVES	15									
IQ FOLLOW UP (ANGEL)	2									
ACREAGE MEASUREMENT	0									
COMPLAINTS	8									
TIMER CHANGE REQUEST	0									
ADDITIONAL TIME REQUEST	1									
NEW PLANTINGS	1									
* Also reported un UGU MOR										

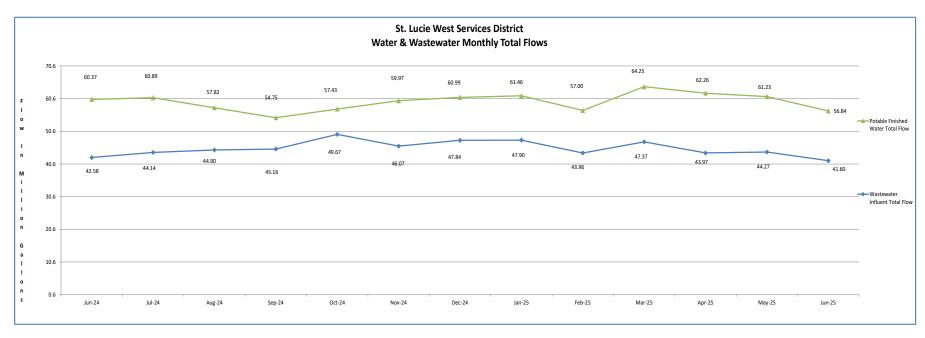
IRRIGATION FLOWS												
<u>SOURCE</u>	TOTAL (MG)	ADF (MG)	MAX DAY (MG)									
LK CHARLES	0.000	0.000	0.000									
LK ERNIE	24.269	0.809	1.942									
MAIN PUMP STATION	41.224	1.374	0.000									
STORM WATER TRANSFER	15.274	0.509	2.039									
SURFICIAL WELLS	1.672	0.056	0.763									
BRACKISH WELLS	0.535	0.018	0.037									
GOLF COURSE	4.321	0.144	0.362									

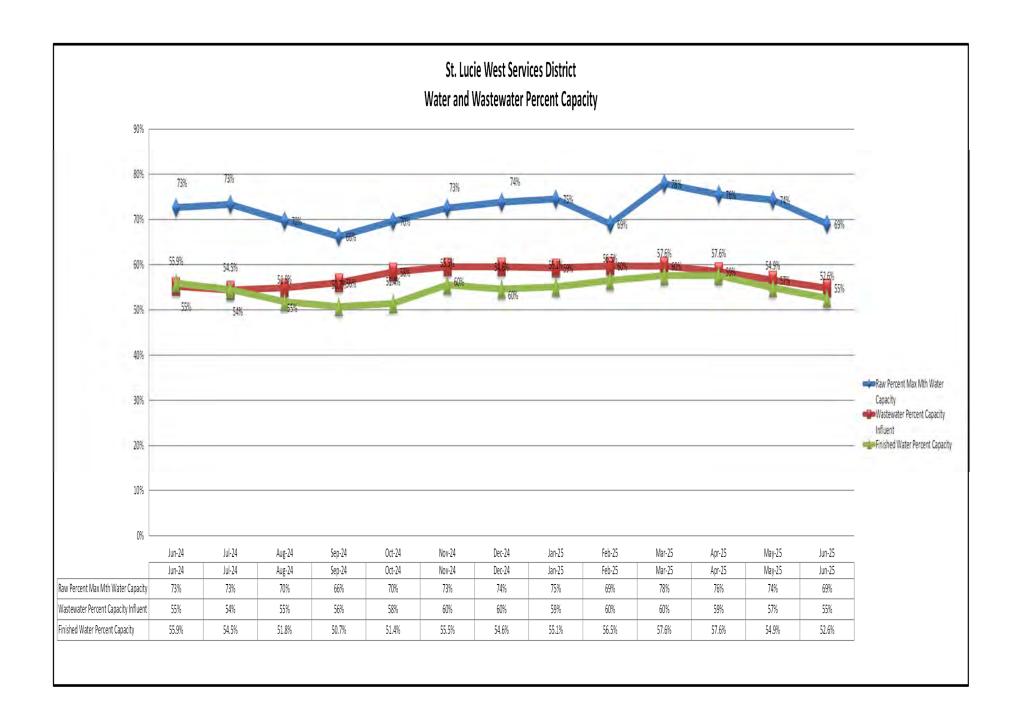
FLOWS			
	TOTAL (MG)	<u>%</u> _	MAX DAY (MG)
REUSE	41.224	51.04%	1.507
STORMWATER	39.543	48.96%	
WELLS (ALL)	2.207	2.73%	
TOTAL	80.767	102.73%	

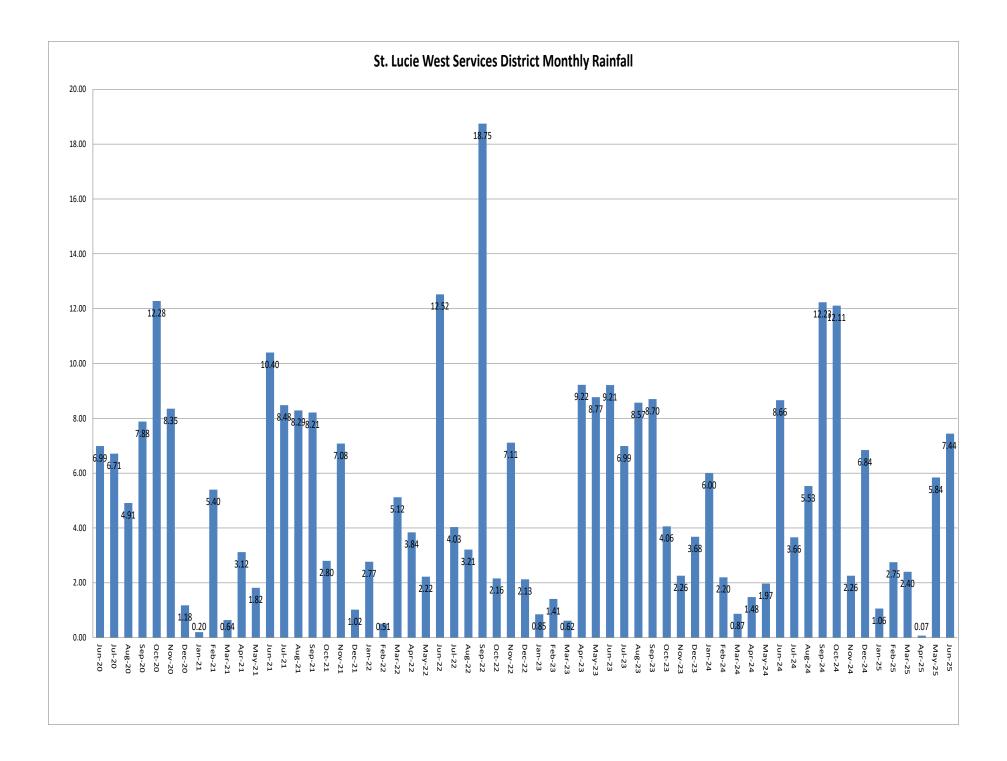
PROJECTS

MIPS Tekleen Filters inspected and pressurewashed









Board Agenda Item

Tuesday, August 5, 2025

Item

CA 3 Monthly Report on Capital Improvement Projects

Summary

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 CROM Tanks Completed
SW098	WTP Expansion Injection Well #2 Construction Began
SW098	WTP Expansion in Design Phase

PROJECT TRACKER - St Lucie West Services District

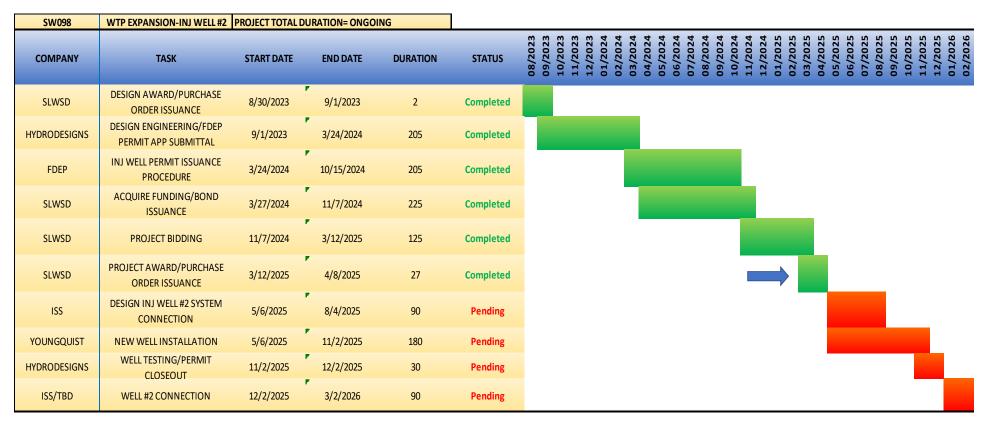
Project No.	Project Engineer	Project Manager	Contractor / Vendor	Approved Capital Budget Funds in Dollars	Encumbered / Actual Cost of Project in Dollars	Available 2025 Budget	Ongoing % Compl.	FY % Completion	Project		Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025 Apr-2025	May-2025	Jun-2025	Jul-2025	Aug-2025	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 Construction Began 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	13	13		
PROJECTS IN DESIGN PHASE	5	4	4	3	3	3	3	3	3		
PROJECTS IN BID PHASE	0	0	0	1	2	1	1	1	1		
PROJECTS IN CONSTRUCTION PHASE	0	0	0	0	0	1	1	1	1		
PROJECTS COMPLETED	0	1	1	1	0	0	0	0	0		
ONGOING CAPITAL R&R PROJECTS	8	8	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 DU	JRATION= ONGO	NG		
COMPANY	TASK	START DATE	END DATE	DURATION	STATUS	04/2025 05/2025 06/2025 07/2025 08/2025 10/2025 11/2025 11/2026 02/2026 03/2026 04/2026 05/2026 06/2026 06/2026
ISS	WTP DESIGN CRITERIA	4/8/2025	11/9/2025	215	Pending	
SLWSD	DESIGN/BUILD BIDDING	11/1/2025	12/31/2025	60	Pending	
SLWSD	PROJECT AWARD/PURCHASE ORDER ISSUANCE	1/12/2026	2/9/2026	28	Pending	
CONTRACTOR/TBD	NTP/MOBILIZATION	2/9/2026	4/10/2026	60	Pending	
CONTRACTOR/TBD	CONSTRUCTION	4/10/2026	10/7/2026	180	Pending	
CONTRACTOR/TBD	FINAL CLOSEOUT	10/7/2026	11/6/2026	30	Pending	
ISS	PERMITTING CLOSEOUT	10/7/2026	11/6/2026	30	Pending	
SLWSD	OPERATIONAL TESTING	10/7/2026	11/6/2026	30	Pending	

Board Agenda Item Tuesday August 5, 2025

Item

CA 4 Monthly Reports on Billing and Customer Service

Summary

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	45,817,790	Gallons
Sewer	44,679,480	Gallons
Sewer BOD	0.00	Gallons
Sewer TSS	0.00	Gallons

2. Amount Billed

Total Water	\$355,215.93
Total Sewer	\$409,714.59
Total Irrigation	\$133,842.12

3. Billing

Total Water	6,736
Total Sewer	6,782
Total Irrigation	6,559



fonth/Year	Jun - 2025	
122 122 22 23 24 24 24 24 24 24 24 24 24 24 24 24 24	7.411,	

Monthly Deposited Daily Form

	Date	WSI	Total Deposit /Daily	c. Total osit/Daily		Date		WSI Total eposit /Daily	c. Total osit/Daily
Mon	6/2/2025	\$	72,348.75	\$	Mon_	6/23/2025	\$	31,676.92	\$ 4
Tues	6/3/2025	\$	65,551.81	\$ 50.32	Tues	6/24/2025	\$	15,743.04	\$ - 0
Wed	6/4/2025	\$	64,471.53	\$ +	Wed	6/25/2025	\$	71,793.43	\$ -
Thur	6/5/2025	\$	386,438.13	\$ 	Thur	6/26/2025	\$	38,304.30	\$ -
Fri_	6/6/2025	\$	23,422.34	\$ 	Fri_	6/27/2025	\$	105,914.93	\$ - 1
	Total - Week	\$	612,232.56	\$ 50.32		Total - Week	\$	263,432.62	\$
Mon	6/9/2025	\$	13,536.04	\$	Mon	6/30/2025	\$	42,773.40	\$
Tues	6/10/2025	\$	85,474.65	\$ - a :	Tues		\$	-	\$
Wed	6/11/2025	\$	7,393.10	\$ = 2	Wed		\$		\$ -
Thur	6/12/2025	\$	5,044.72	\$ T 41	Thur		\$	- F	\$ -
Fri_	6/13/2025	\$	4,867.54	\$ 	Fri_		\$	9	\$
	Total - Week	\$	116,316.05	\$ 		Total - Week	\$	42,773.40	\$ -
Mon	6/16/2025	\$	8,814.98	\$					
Tues	6/17/2025	\$	11,480.82	\$				WSI	 MISC
Wed	6/18/2025	\$	15,339.71	\$ 			1		
Thur	6/19/2025	\$	12,826.20	\$	Total Mont	h Receivables	\$	1,089,611.28	\$ 50.
Fri	6/20/2025	\$	6,394.94	\$ 					

ST. LUCIE WEST SERVICES DISTRICT ACCOUNTS BILLED AND MONTLY RECEIVABLES

REPORT # 1 ACTIVE COMPANY

MONTH END SUMMARY

6/1/2025 - 6/30/2025

BALANCE TOTALS

The state of the state of	design to a						. 2005,555	BALANCE TOTALS
						BEGINNING BALANCE AS OF		6/1/2025
GENERAL LEDGER						TOTAL BEGINNING BAL.	\$	602,702.82
CHARCES		COLUNT	_	ILLED AMOUNT				
CHARGES	DESCRIPTION BASE CHARGES	COUNT	В	ILLED AMOUNT				
5-04109	IRRIGATION BASE	6459	5	182,193.46				794 906 29
5-04107	SEWER BASE	6782	\$	204,276.38			\$	784,896.28 989,172.66
5-04106	WATER BASE	6836	\$	163,970.82			\$	1,153,143.48
4.1.1.4	DISPENSED/BULK WATER		*	100,010.02				1,100,140.40
5-04046	BASE	17	\$	1,240.99			\$	1,154,384,47
5-04014	WHOLESALE WATER BASE	2	\$	1,740.36			\$	1,156,124.83
	TOTAL CHARGE		\$	553,422.01				ichesphepe
	CONSUMPTION CHARGES				CONSUMPTION BY GALLONS			
5-04009	IRRIGATION		\$	1,648.66	6,341,000		\$	1,157,773.49
5-04007	SEWER		\$	205,438.21	44,678,570		\$	1,363,211,70
5-04007	SEWER-BOD EXCESS		\$	4	0.00		\$	1,363,211.70
5-04007	SEWER-TSS EXCESS		\$	3.0.13.0	0.00		\$	1,363,211.70
5-04006	WATER		5	191,245.11	45,818,700		\$	1,554,456.81
	AVERAGE DAYS				30.90			
5-04046	TANKER TRUCK WATER		\$	85.12	20,460		5	1,554,541.93
5-04014	WHOLESALE WATER		\$	85,168.97	25,499,691		5	1,639,710.90
5-04021	WHOLESALE WASTEWATER		\$	67,013.73	18,063,000		\$	1,706,724.63
	TOTAL CHARGE		\$	550,599.80				110000000000000000000000000000000000000
	DEPOSIT CHARGE TOTAL CHARGES		\$				\$	1,706,724.63
	IRRIGATION CHARGE		\$	183,842,12				
	SEWER CHARGE		\$	476,728.32				
	WATER CHARGE		\$	443,451.37				
	TOTAL CHARGE		\$	1,104,021,81				
ADJUSTMENTS	DESCRIPTION				REVENUE WRITE OFF			
	TOTAL REVENUE CHANGES				\$ (3,619.07)		S	1,703,105,56
	TOTAL WRITE OFFS				\$		\$	1,703,105.56
PENALTY CHARGES	DESCRIPTION			AMOUNT				
5-04010	TOTAL PENALTY		5.	6,751.30			\$	1,709,856.86
MISCELLANEOUS								
CHARGES	DESCRIPTION			AMOUNT				
5-04012	TOTAL MISCELLANEOUS		\$	375.00			\$	1,710,231.86
5-04047	BACK FLOW CHARGES		\$	~				
5-04047	BACK FLOW OPT OUT CHARGES		\$	8				
METER SET FEES	DESCRIPTION			AMOUNT				
5-04018	METER FEE		\$	400				
5-04012	INITIAL CONNECTION METER FEI	3	\$	8				and and the same land
Na meuro metr	TOTAL METER FEES		5				\$	1,710,231.86
MPACT FEES	DESCRIPTION			AMOUNT				
5-04033	WATER IMPACT (AFPI)		\$	-			\$	1,710,231.86
5-04035	SEWER IMPACT (AFPI)		\$	~			\$	1,710,231.86
	TOTAL IMPACT (AFPI)		\$	~				

ST. LUCIE WEST SERVICES DISTRICT ACCOUNTS RECEIVABLE SUMMARY

REPORT # 2 ACTIVE COMPANY 6/1/2025 - 6/30/2025

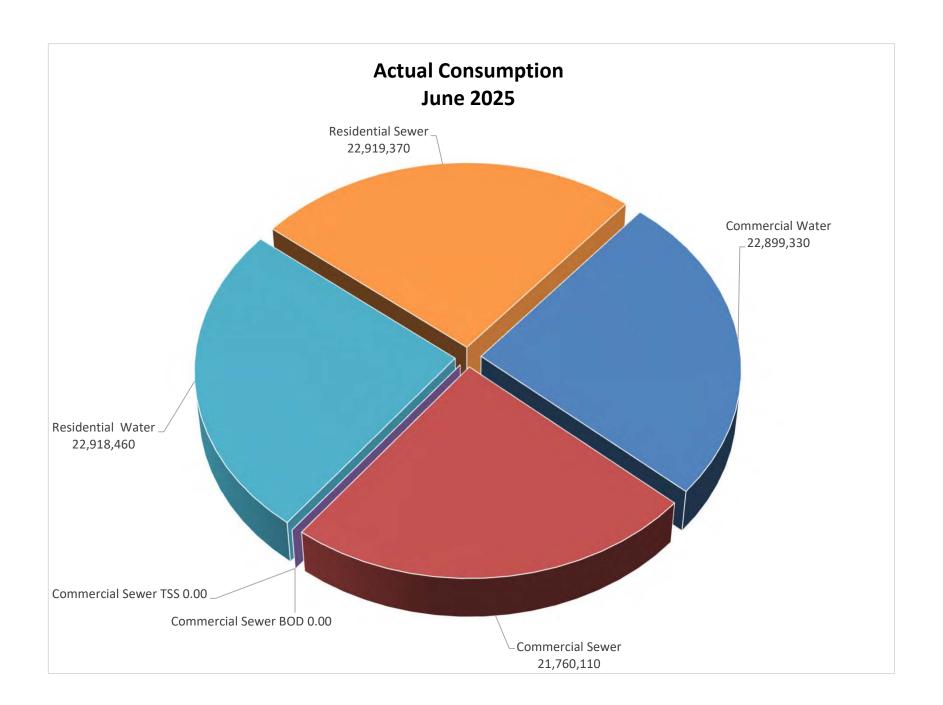
GENERAL LEDGER				CONTIN	BAL NUED BALANCE REI	ANCE TOTALS
				OOM	\$	1,710,231.86
PAYMENTS	DESCRIPTION		AMOUNT		*	1,7 10,231.00
5-01025	WATER CONSUMPTION	\$	151,505.45		\$	1,558,726.41
5-01025	WATER BASE	\$	161,976.31		\$	1,396,750.10
5-01025	IRRIGATION	\$	187,575.99		\$	1,209,174.11
5-01025	SEWER CONSUMPTION	\$	161,529.65		¢	1,047,644.46
5-01025	SEWER BASE	S	201,646.27		\$	845,998.19
5-01025	DISPENSED WATER	\$	747.87		\$	845,250.32
5-01025	PENALTY	\$	7,525.19		\$	
5-01025	MISCELLANEOUS	\$	(922.51)			837,725.13
5-01025	MISCELLANEOUS	\$	394.51		\$	838,647.64
0.01020	CREDIT BALANCE CHANGE	4	57,309.50		\$ \$	838,253.13
5-04047	BACK FLOW CHARGES	\$	57,509.50		\$	780,943.63
5-04049	BACK FLOW OPT OUT CHARGES	*				780,943.63
0.01010	BILL ADJUSTMENT	\$			\$	780,943.63
	SILL / IDOO I IIILI II	9	3		5	780,943.63
		8			Þ	780,943.63
		\$	2.0		e.	700 040 00
	SUBTOTAL	4	929,288.23		\$	780,943.63
5-04014	WHOLESALE WATER	\$	85,168.97		•	005 774 00
5-04014	WHOLESALE WATER BASE	4	1,740.36		\$	695,774.66
5-04021	WHOLESALE WASTEWATER	4	67,013.73		\$	694,034.30
5-04033	WATER IMPACT (AFPI)	.0	67,013.73		\$	627,020.57
5-04035	SEWER IMPACT (AFPI)	Φ	-		\$	627,020.57
5-04018	METER FEE	9	7		\$	627,020.57
5-04012	INITIAL CONNECTION METER FEE	\$			\$	627,020.57
5-04012		9	4 000 044 00		\$	627,020.57
	TOTAL PAYMENTS	\$	1,083,211.29			
REVERSE PAYMENTS	DESCRIPTION					
THE TENTO THE THE TENTO	POSTING ERRORS	\$				
5-01025	REVERSE PAYMENT/BAL TRANSFER	\$	35,192.68			
0.01020	RETURN PAYMENTS	\$	959.80			
	TOTAL	\$	36,152.48		•	CC2 472 OF
	TOTAL	4	30,132.40		\$	663,173.05
REVERSE PENALTIES	DESCRIPTION					
5-01025	REVERSE PENALTIES	\$	(1,141.69)			200 004 00
0 0,020	THE VERTOL I ENVIENCE	φ	(1,741.69)		\$	662,031.36
BILL ADJUSTMENT	DESCRIPTION					
5-01025	BILL - VOID/ADJUSTMENT/REVERSAL				\$	662,031.36
DEBOOK DESIGNED						120425 (1256
DEPOSIT REFUNDS	DESCRIPTION					
	DEPOSIT REFUNDS	\$	(9,000.00)		\$	653,031.36
	DESCRIPTION				\$	
REVERSE DEPOSIT	REVERSE DEPOSIT	\$			\$	653,031.36
1		7			Ψ	000,001.00
			Page 74			Page 2 - 8
			O			-0

ST. LUCIE WEST SERVICES DISTRICT ACCOUNTS RECEIVABLE SUMMARY

REPORT # 2 ACTIVE COM	PANY				MONTH END SUMMARY	6/1/2025	- 6/30/20	25
REFUNDS	DESCRIPTION CONTROL TOTAL REFUND CHECKS	10	\$	AMOUNT 1,187.87			\$	654,219.23
TRANSFER BALANCE	DESCRIPTION		1	NET AMOUNT				
	RECEIVABLES ADJUSTED		\$	(1,209.66)			\$	653,009.57
	RECEIVABLES RE-APPLIED		\$	1,209.66			\$	654,219.23
PREVIOUS END MONTH DIFF. ADJ.	ENDING BALANCE DIFFERENCE PR MONTH ADJUSTMENT 601,889.83	REVIOUS	\$	(812.99)			\$	653,406.24
DEPOSIT ACTIVITY	DESCRIPTION BEGINNING DEPOSIT BALANCE		6	AMOUNT				
	BILLED DEPOSITS		\$	180,450.00				
5-02030	NEW DEPOSITS		\$	5,400.00			ENDING BA	LANCE AS OF
	REFUNDS		\$	(9,000.00)			-y with control of the	3/30/2025
	REVERSE REFUNDS		\$	A.,			\$	653,406.24
	REVERSE DEPOSITS		\$	100	unpai	d Reserve invoice	\$	-
	TOTAL DEPOSIT ENDING BALANCE	E	\$	176,850.00		Ending Balance	\$	653,406.24
MISC. PAYMENTS	DESCRIPTION MISCELLANOUS PAYMENTS)	
	RECEIVED		\$	50.32				

ST LUCIE WEST SERVICES DISTRICT AGED DEBT SUMMARY

MONTH/YEAR	Curr	ent Amount 1-30 DAYS	Amo	unt 31-60 DAYS	Amo	ount 61-90 DAYS	Amou	nt 91-120 DAYS	A	Amount > 120 DAYS		BALANCE
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
May 2025	\$	567,568.35	\$	26,494.62	\$	1,988.43	\$	294.45	\$	6,356.97	\$	602,702.82
lune 2025	\$	643,341.14	\$	1,769.21	\$	1,093.96	\$	566.08	\$	6,635.85	\$	653,406.24
luly 2025	\$	2.1	\$	9	\$	-	\$		\$	1-)	\$	- 3



CONSUMPTION BY GALLO	<u>ONS</u>
Commercial:	
Water	22,899,330
Sewer	21,760,110
Sewer- BOD	0.00
Sewer- TSS	0.00
Single:	
Water	19,860,290
Sewer	19,861,200
Multi:	
Water	3,058,170
Sewer	3,058,170
AMOUNT BILLED/TOTAL	CHARGES:
Commercial:	<u> </u>
Water	\$143,420.47
Sewer	\$158,005.08
IQ	\$3,395.51
TOTAL:	\$304,821.06
	, ,
Single:	
Water	\$178,509.40
Sewer	\$211,836.58
IQ	\$114,686.90
TOTAL:	\$505,032.88
Multi:	
Water	\$33,286.06
Sewer	\$39,872.93
IQ	\$15,759.71
TOTAL:	\$88,918.70
TOTAL BILL COUNT	
Commercial:	
Water	527
Sewer	474
IQ	250
Single:	
Water	5,191
Sewer	5,192
IQ	5,193
Multi	
Multi:	1.010
Water Sewer	1,018
	1,116
IQ	1,116

CONSUMPTION	
Water	45,817,790
Sewer	44,679,480
Sewer- BOD	0.00
Sewer- TSS	0.00
AMOUNT BILLED	
Water	\$355,215.93
Sewer	\$409,714.59
IQ	\$133,842.12
BILLS	
Water	6,736
Sewer	6,782
IQ	6,559

St. Lucie West Services District

Board Agenda Item

Tuesday, August 5, 2025

Item

CA 5 Public Information Officer Monthly Report

Summary

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 & Media Relations

1) City of PSL Hurricane Expo

a. Attended the City of Port St. Lucie Hurricane Expo at the Florida MIDFLORIDA Event Center, representing the St. Lucie West Services District along with two other staff members. The event drew over 2,000 attendees from across St. Lucie County. Handout out SLWSD branded products, such as Hurricane Preparedness magnets and Stormwater informational pamphlets.

2) City of PSL Council and St. Lucie County Board of County Commissioners Meetings

a. Attended monthly public meetings of the City of Port St. Lucie Council and the St. Lucie County Board of County Commissioners on behalf of SLWSD to monitor and gather information relevant to the district.

3) Press Release: SLWSD Begins Construction of Second Deep Injection Well

a. Submitted a press release to local media and posted it on our website titled "SLWSD Begins Construction of Second Deep Injection Well." The article announces the \$7.7 million project at the Water Treatment Facility, which will safely dispose of reverse osmosis concentrate. Set for completion by the end of 2025, the project supports SLWSD's ongoing infrastructure improvements to meet growing demand and ensure reliable, compliant service. Nearby residents are advised of potential construction noise. The article also mentions the project as being directly tied to our utility rate increases.

4) St. Lucie Voice Newspaper

a. Connected with another reporter at the St. Lucie Voice newspaper (from prior articles) to work on potential future articles highlighting the District's projects and efforts in the community.

Internal & External Communications

- 1) **SLWSD Monthly Newsletter**: The June Newsletter edition featured information to residents regarding:
 - a. Irrigation
 - b. Online Billing Leak and Usage Notifications (New Feature called *Manage Alerts*).
 - c. Reserve CDD Integration article titled "Reserve CDD to Fund Utilities Integration With SLWSD," which also clarified that the utility rate increases are not related to this project.
- 2) New Website: Continued development of SLWSD's new website with Granicus (new platform, provider). Key milestones completed this month include:
 - a. Participated in Admin training for **OpenForms**, a new platform for creating digital forms on SLWSD's upcoming website. This tool will improve customer service by allowing residents to submit forms online, such as new account requests, rebate applications, and job applications.
 - b. Continued work with Granicus on the new website's overall visuals.
- 3) Irrigation Trifold: Produced an Irrigation Informational trifold to help answer common resident questions raised during HOA meetings. The pamphlet explains where irrigation water comes from

and outlines who to contact for irrigation issues; as well as providing general tips, including a breakdown of system responsibilities.

4) GovDelivery Messages Analytics:

CATEGORY Title	Date Sent	Message Method	Number Of Views
NOTICE SLWSD Main Office Closure July 3	June 24	Email	4,536
to 6 - Independence Day Weekend.			
INFOGRAPHICS Helpful Irrigation Tips and	June 23	Email	4,343
General Information.			
NEWS ARTICLE SLWSD Begins	June 6	Email	5,046
Construction of Second Deep Injection Well.			
NOTICE Irrigation Water Update for St. Lucie	June 4	Email	4,756
West Services District Residents.			
NEWSLETTER June 2025 Newsletter.	June 3	Email	4,295
EVENT INFO. City of Port St. Lucie	June 2	Email	4,976
Hurricane Preparedness Expo – Saturday, June			
7 at 10:00 a.m.			

St. Lucie West Services District

Board Agenda Item

Tuesday, August 5, 2025

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CA 6	Financial S	Statements	for June	30.	2025

Summary

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

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

Recommendation			
No Action Required.			
Budget Impact			
None.			
Board Action			
Moved by:	Seconded by:	Action Taken:	

St Lucie West Service District (General Fund) Income Statement Budget vs. Actual June 2025

	Oct 24-Jun 25	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
1-04000 · GF SLWSD GENERAL FUND REVENUE	3,782,951.29	3,973,497.03	-190,545.74	95.21%	4,013,039.00
Total Income	3,782,951.29	3,973,497.03	-190,545.74	95.21%	4,013,039.00
Gross Income	3,782,951.29	3,973,497.03	-190,545.74	95.21%	4,013,039.00
Expense					
1-05000 · GF BOARD OF DIRECTORS	8,805.15	11,778.75	-2,973.60	74.76%	15,705.00
1-06000 · GF DISTRICT MANAGER	8,773.33	33,987.27	-25,213.94	25.81%	41,829.00
1-07000 · GF FINANCE	183,632.27	233,299.76	-49,667.49	78.71%	248,429.00
1-12000 · GF GRANT MANAGEMENT	0.00	1,111.50	-1,111.50	0.0%	1,482.00
1-13000 · GF CLERK TO THE BOARD	8,377.91	11,644.51	-3,266.60	71.95%	15,526.00
1-14000 · GF AQUATICS DIVISION-PERSNL	218,636.67	322,931.34	-104,294.67	67.7%	430,575.12
1-15000 · GF ADMINISTRATION DIV-PERSNL	845,655.99	957,399.08	-111,743.09	88.33%	1,276,532.12
1-16000 · GF STORM WATER MGMT-PERSNL	356,226.38	435,415.59	-79,189.21	81.81%	580,554.12
1-17000 · GF EXOTIC PLNT RMVL DIV-PERSNL	212,169.36	266,865.75	-54,696.39	79.5%	355,821.00
1-18000 · GF SHOP OPERATIONS-PERSNL	52,569.53	71,066.25	-18,496.72	73.97%	94,755.00
1-19000 · GF GENERAL COUNSEL	29,233.04	24,173.24	5,059.80	120.93%	32,231.00
1-23000 · GF SPECIAL COUNSEL	4,800.00	2,954.25	1,845.75	162.48%	3,939.00
1-26000 · GF ENGINEERING	18,060.35	37,570.50	-19,510.15	48.07%	50,094.00
1-29000 · GF POLLUTION CONTROL	0.00	2,045.25	-2,045.25	0.0%	2,727.00
1-31000 · GF AQUATICS DIVISION-OPERATING	79,058.84	139,991.19	-60,932.35	56.47%	178,654.92
1-33000 · GF ADMINISTRATION DIV-OPERATING	192,792.62	227,079.38	-34,286.76	84.9%	296,105.84
1-34000 · GF STORM WATER MGMT-OPERATING	198,787.75	254,700.44	-55,912.69	78.05%	312,933.92
1-35000 · GF EXOTIC PLANT RMVL-OPERATING	32,232.47	50,186.97	-17,954.50	64.23%	66,915.96
1-36000 · GF SHOP OPERATIONS-OPERATING	15,755.72	26,841.22	-11,085.50	58.7%	34,954.96
1-46000 · GF RENEWAL & REPLACEMENT	224,085.51	267,460.00	-43,374.49	83.78%	267,460.00
Total Expense	2,689,652.89	3,378,502.24	-688,849.35	79.61%	4,307,224.96
Net Ordinary Income	1,093,298.40	594,994.79	498,303.61	183.75%	-294,185.96
Net Income	1,093,298.40	594,994.79	498,303.61	183.75%	-294,185.96

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

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	Oct 24 - Jun 25	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
2-04000 · WB WTR MGMT BEN SRS 1999A REV	2,340,695.65	2,414,024.22	-73,328.57	%96.96	2,608,654.96
2-07000 · DS WMB OTHER INCOME	00.00	0.00	0.00	%0.0	0.00
Total Income	2,340,695.65	2,414,024.22	-73,328.57	%96'96	2,608,654.96
Gross Income	2,340,695.65	2,414,024.22	-73,328.57	%96.96	2,608,654.96
Expense					
2-05000 · WB WTR MGMT BEN SRS 1999A DS	2,252,461.36	2,219,707.47	32,753.89	101.48%	2,429,611.96
Total Expense	2,252,461.36	2,219,707.47	32,753.89	101.48%	2,429,611.96
Net Ordinary Income	88,234.29	194,316.75	-106,082.46	45.41%	179,043.00
Net Income	88,234.29	194,316.75	-106,082.46	45.41%	179,043.00

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

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	Oct 24 - Jun 25	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
4-04000 · CP WMB CAP PROJECTS REVENUE	6,322.88	3,749.94	2,572.94	168.61%	5,000.00
4-07000 · CP WMB OTHER INCOME	00.00	0.00	0.00	%0.0	0.00
Total Income	6,322.88	3,749.94	2,572.94	168.61%	5,000.00
Gross Income	6,322.88	3,749.94	2,572.94	168.61%	5,000.00
Expense					
4-06000 · CP WMB CAPITAL PROJECT EXPENSES	00.00	73,348.00	-73,348.00	%0.0	73,348.00
Total Expense	00.00	73,348.00	-73,348.00	%0.0	73,348.00
Net Ordinary Income	6,322.88	-69,598.06	75,920.94	%60.6-	-68,348.00
Net Income	6,322.88	-69,598.06	75,920.94	%60'6-	-68,348.00

St Lucie West Service District (Water & Sewer Fund) Income Statement Budget vs. Actual June 2025

	Oct 24-Jun 25	Budget YTD	\$ +/- of Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
5-04000 · WS SLWSD WATER & SEWER REVENUE	8,150,851.83	7,593,851.70	557,000.13	107.34%	11,272,529.04
Total Income	8,150,851.83	7,593,851.70	557,000.13	107.34%	11,272,529.04
Gross Income	8,150,851.83	7,593,851.70	557,000.13	107.34%	11,272,529.04
Expense					
5-05000 · WS BOARD OF DIRECTORS	9,068.38	11,599.47	-2,531.09	78.18%	15,465.96
5-06000 · WS DISTRICT MANAGER	663.88	15,775.97	-15,112.09	4.21%	30,676.96
5-07000 · WS FINANCE	392,411.46	447,457.06	-55,045.60	87.7%	480,242.08
5-09000 · WS PROPERTY CONTROL	20,030.63	37,734.66	-17,704.03	53.08%	50,312.88
5-11000 · WS UTILITY RATE CONSULTANT	24,368.75	31,508.28	-7,139.53	77.34%	42,011.04
5-13000 · WS CLERK TO THE BOARD	14,428.99	15,354.00	-925.01	93.98%	20,472.00
5-14000 · WS ADMIN DVSN-PERSNL	1,109,482.10	1,199,395.53	-89,913.43	92.5%	1,599,194.04
5-15000 · WS WATER TRTMNT PLANT-PERSNL	348,671.99	390,879.63	-42,207.64	89.2%	521,172.84
5-16000 · WS WASTEWATER TRTMT PL-PERSNL	315,826.29	398,307.06	-82,480.77	79.29%	531,076.08
5-17000 · WS UNDERGROUND UTIL-PERSNL	749,434.31	832,233.69	-82,799.38	90.05%	1,109,644.92
5-18000 · WS IRRIGATION DIV-PERSNL	49,439.83	56,301.66	-6,861.83	87.81%	75,068.88
5-40000 · WS SHOP DIV - PERSNL	133,191.05	140,718.69	-7,527.64	94.65%	187,624.92
5-19000 · WS GENERAL COUNSEL	28,991.92	31,788.72	-2,796.80	91.2%	42,384.96
5-23000 · WS SPECIAL COUNSEL	28,810.00	730.58	28,079.42	3,943.44%	730.58
5-26000 · WS ENGINEERING	94,698.00	76,349.97	18,348.03	124.03%	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	510,950.25	510,950.25	0.00	100.0%	681,267.00
5-29000 · WS ADMIN DIV-OPERATING	418,348.11	611,887.81	-193,539.70	68.37%	787,517.08
5-30000 · WS WATER TRTMNT PLANT-OPER	609,582.54	848,697.78	-239,115.24	71.83%	1,112,597.04
5-31000 · WS WASTEWATER TRTMT PL-OPER	619,846.24	782,337.75	-162,491.51	79.23%	993,117.00
5-32000 · WS UNDERGROUND UTIL-OPERATING	455,387.55	473,605.97	-18,218.42	96.15%	614,807.96
5-33000 · WS IRRIGATION DIV-OPERATING	115,135.89	240,084.72	-124,948.83	47.96%	320,112.96
5-41000 · WS SHOP DIV - OPER	66,880.42	73,331.25	-6,450.83	91.2%	82,275.00
Total Expense	7,945,630.85	7,602,168.50	343,462.35	104.52%	11,964,848.14
Net Ordinary Income	205,220.98	-8,316.80	213,537.78	-2,467.55%	-692,319.10
Net Income	205,220.98	-8,316.80	213,537.78	-2,467.55%	-692,319.10

St Lucie West Service District (W&S Capital Outlay) Income Statement Budget vs. Actual June 2025

	Odiic 2020		\$ +/- Budget	% of Budget	
	Oct 24-Jun 25	Budget YTD	YTD	YTD	Total Budget
Ordinary Income/Expense					
Income					
5-36000 · WS CAP REVENUES					
5-36001 · INTEREST - R&R	44,585.90				
5-36002 · INTEREST - WWCF	14,839.23				0.00
5-36003 · INTEREST - BOND CONST	649,901.21				0.00
5-36004 · INTEREST - WCF	28,901.95				0.00
5-36005 · WATER IMPACT FEES	27,529.00	2,873.97	24,655.03	957.87%	3,831.96
5-36006 · WW IMPACT FEES	21,423.00	2,156.94	19,266.06	993.21%	2,875.92
5-36007 · R&R TRANS FROM W&S OPERATING	510,950.25	510,950.25	0.00	100.0%	681,267.00
Total 5-36000 ⋅ WS CAP REVENUES	1,298,130.54	515,981.16	782,149.38	251.59%	687,974.88
Total Income	1,298,130.54	515,981.16	782,149.38	251.59%	687,974.88
Gross Income	1,298,130.54	515,981.16	782,149.38	251.59%	687,974.88
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	3,469.69	33,660.00	-30,190.31	10.31%	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	828.50	5,000.00	-4,171.50	16.57%	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
5-37047 · CAPITAL PROJECTS SW099	33,848.00				160,000.00
Total 5-37000 · WS RENEWAL & REPLACEMENT CIP	566,983.41	1,363,654.22	-796,670.81	41.58%	1,523,654.22
5-38000 · WS WATER CONNECT FEE CIP					
5-38015 · CAPITAL PROJECTS SW098	289,958.25	50,000.00	239,958.25	579.92%	50,000.00
Total 5-38000 ⋅ WS WATER CONNECT FEE CIP	289,958.25	50,000.00	239,958.25	579.92%	50,000.00
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
Total 5-39000 · WS WASTEWATER CONNECT FEE CIP	0.00	0.00	0.00	0.0%	0.00
Total Expense	856,941.66	1,413,654.22	-556,712.56	60.62%	1,573,654.22
Net Ordinary Income	441,188.88	-897,673.06	1,338,861.94	-49.15%	-885,679.34
Net Income	441,188.88	-897,673.06	1,338,861.94	-49.15%	-885,679.34
	, . 30.00	331,010.00	.,555,55110-7		300,010.04

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

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	 TRUIST (GF operating) #1363 		
	KYLE BRADSHAW	LEADERSHIP/MANAGEMENT TRAINING	750.00
		INV#REG04-43736	65.55
	BRIDGESTONE HOSEPOWER LLC	INV#50887301-00	848.30
	_		1,428.63
	FLORIDA DEPARTMENT OF HEALTH		240.00
		INV#27758	7,500.00
	_	INV#1377331	15,180.77
•	_	INV#014	1,683.07
06/05/2025 13193	INTEGRATION SERVICES, INC.	INV#I2025-01-10	2,549.56
06/05/2025 13194	_	INV#55V1439065	17,271.74
~	_	INV#47636	150.00
`		INV#2025-0813	125.00
`	MULLI	INV#159605	23.53
_		ACCT#5508	3,966.28
_		ACCT#396	1,162.09
06/05/2025 13200		INV#3262454	368.00
06/05/2025 13201		INV#060225-1	00.099
06/05/2025 13202		PO#87426	148.00
06/05/2025 13203		INV#6113150821	858.98
_		INV#105124873	10,154.40
06/05/2025 13205		INV#6114632537	1,226.09
		457 PR Check Date 06/11/25 (05/24/25-06/06/25)	2,144.27
_			12,522.86
_		INV#22399	7,944.84
_	CINTA		709.48
_		INV#FCCFL/25/1039948	435.77
_		5685005356	52,356.61
		SEP PAYROLL 06.11.25	11,664.59
	MIKE'9	INV#2025-0855	725.00
		ACCT#5653	165.25
06/12/2025 13214		INV#154530840-001	221.14
		INV#PS-INV1049406	118.70
06/12/2025 13216		ACCT#STLUWE	26,629.61
06/17/2025 13217		INV#53512	40.05
06/17/2025 13218		INV#24306957	2,200.00
		INV#55V1439696	16.56
		INV#9900 682872 9	2.176.23
•		INV#FE1324-4063480	00'06
•		STATEMENT #325728	11 404 96
		INV#10738	246.62
_		INV#07668-I	1,150.00
		PR Check Date 06/25/25 (06/07/25-06/20/25) 457	2,134.55
`		INV#693577538	1,637.50
•	-	INV#53512	4.45
06/26/2025 13227	CINTA	NV#4228393392 	448.20
_		HEALTH INSURANCE-GROOP NO. 41963 JULY 2	102,507.43

Date	Num	Name	Мето	Credit
06/26/2025 06/26/2025 06/26/2025 06/26/2025 06/26/2025 06/26/2025 06/26/2025 06/26/2025 06/26/2025 06/30/2025 06/30/2025 06/30/2025	13229 13230 13231 13232 13233 13234 13236 13238 13238 13238 13238 13240 13242 13240	FLORIDA COAST EQUIPMENT FRANKLIN TEMPLETON BANK AND TR GUARDIAN HELENA CHEMICAL CO HOME DEPOT CREDIT SERVICES MIKE'S ORGANIC TOP SOIL PALMDALE OIL COMPANY, INC PAT'S PUMP & BLOWER, LLC SPECIAL DISTRICT SERVICES, INC. SUN LIFE UNIVERSAL SIGNS & ACCESSORIES BARTLETT BROS. SECURITY, INC DIVINE DESIGN TREE MGMT&LANDSCAPE D ELPEX TIRE VERIZON WIRELESS	INV#P3510602 SEP PAYROLL 06.22.25 GROUP ID 00563384- JULY 2025 ACCT#6035 3225 3921 0744 INV#2025-0923 INV#11007 INV#11007 INV#11007 INV#2025-0801 INV#2025-0801 INV#20901909 INV#20901909 INV#20151 INV#201589	485.10 11,556.71 4,839.19 3,115.00 890.85 80.00 1,090.90 851.95 2,085.61 9,437.77 3,538.70 424.00 300.00 1,450.00 186.54 859.26
	Total 1-00	Total 1-00001 · TRUIST (GF operating) #1363		347,246.24
. [1-00002 • Fotal 1-00	1-00002 - TRUIST (GF R&R Fund) # 3968 Total 1-00002 · TRUIST (GF R&R Fund) # 3968		
5-00002 06/05/2025 14734 06/12/2025 14735 06/12/2025 14736 06/12/2025 14737 06/12/2025 14737 06/12/2025 14737 06/12/2025 14740 06/12/2025 14741 06/12/2025 14744 06/12/2025 14744 06/26/2025 14745 06/26/2025 14747 06/26/2025 14747 06/26/2025 14747 06/26/2025 14747 06/26/2025 14747 06/26/2025 14747 06/26/2025 14748	5-00002 - TR UIST 0025	5-00002 · TRUIST (WS Operating) #7918 14733 RUSSELL STOLTMANN 14734 SHERRY ALLEN-BERRY 14736 CASCADES AT ST. LUCIE WEST 14736 DEBORAH BARRA 14737 FRANK MARTINEZ 14738 JENNIFER JANE RODRIGUEZ 14740 KEVIN DONNELLY 14741 LARS WEIG 14742 LYNN CASEY 14744 MAX GLICKMAN 14745 DAVID WEBB JR 14746 FRANK WHALEN 14746 FRANK WHALEN 14747 PATRICIA ANN CARADONNA 14747 PATRICIA ANN CARADONNA 14748 VIRGIANA PISCAZZI Total 5-00002 · TRUIST (WS Operating) #7918 Checking/Savings	WATER CONSERVATION REBATE 2024-25 38 WATER CONSERVATION REBATE 2024-25 41 CUSTOMER REFUND 1 TEMP METER CUSTOMER REFUND 576 SW ST KITTS CV CUSTOMER REFUND 174 SW HIDDEN COVE W CUSTOMER REFUND 839 NW GRANVILLE ST CUSTOMER REFUND 839 NW GRANVILLE ST CUSTOMER REFUND 839 WW GRANVILLE ST CUSTOMER REFUND 829 SW ROCKY BAYOU T WATER CONSERVATION REBATE 2024-25 43 CUSTOMER REFUND 7 TEMP METER CUSTOMER REFUND 983 NW TUSCANY DR CUSTOMER REFUND 1311 SW COTTONWOOD D CUSTOMER REFUND 1268 SW BRIARWOOD DR	100.00 99.00 590.19 31.27 11.04 251.93 87.34 64.08 34.11 4.17 100.00 200.00 200.00 29.79 29.79 29.79 29.79 349,468.70 349,468.70
LIABILITIES & EQUITY TOTAL LIABILITIES & EQUITY	QUITY IES & EQ	UITY		

St Lucie West Service District **Checks Over \$35,000**

As of June 30, 2025

Date ASSETS

5685005356 HEALTH INSURANCE-GROUP NO. 41965 JULY 2025 Memo **5-00002 • TRUIST (WS Operating) #7918**Total 5-00002 • TRUIST (WS Operating) #7918 Total 1-00001 · TRUIST (GF operating) #1363 Name **1-00001 · TRÜIST (GF operating) #1363**25 13210 FPL
25 13228 FLORIDA BLUE FPL FLORIDA BLUE LIABILITIES & EQUITY TOTAL LIABILITIES & EQUITY Total Checking/Savings Checking/Savings Num Total Current Assets **Current Assets** TOTAL ASSETS 06/12/2025 06/26/2025

52,356.61 102,507.43

Credit

154,864.04

154,864.04 154,864.04 154,864.04

St Lucie West Service District Balance Sheet

As of June 30, 2025

ASSETS Current Assets Checking/Savings 1072 · Bill.com Money Out Clearing D-ACCNT	
Checking/Savings 1072 · Bill.com Money Out Clearing	
1-00001 · TRUIST (GF operating) #1363 1-00002 · TRUIST (GF R&R Fund) # 3968 5-00001 · TRUIST (WS Deposit) #1355 5-00002 · TRUIST (WS Operating) #7918	-14,964.44 -863.60 0.06 1,360,740.02 552,618.50 -83,256.41 6,015,162.06
Total Checking/Savings Other Current Assets	7,829,436.19
1-02000 · GF SLWSD GENERAL ASSETS	425,066.14
2-01000 · WB WTR MGMT BEN 1999A ASSETS	1,144,627.00
4-03000 · CP WMB CAP PROJECTS ASSETS	194,453.13
5-01000 · WS SLWSD WATER & SEWER ASSETS	88,740,736.78
Total Other Current Assets	90,504,883.05
Total Current Assets	98,334,319.24
Other Assets 000000 · Journal Entry Exchange	2,465.25
Total Other Assets	2,465.25
TOTAL ASSETS	98,336,784.49
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 20000 · Accounts Payable	-64.12
Total Accounts Payable	-64.12
Other Current Liabilities 1-03000 · GF SLWSD GENERAL LIAB	176,895.54
$2\text{-}02000 \cdot \text{WB WTR MGMT BEN } 1999 \text{A LIAB}$	52,606.83
5-02000 · WS SLWSD WATER & SEWER LIAB	57,150,849.61
Total Other Current Liabilities	57,380,351.98
Total Current Liabilities	57,380,287.86
	57,380,287.86
Total Liabilities	
Total Liabilities Equity 1-01000 · GF SLWSD GENERAL FND BAL	827,947.27
Equity	827,947.27 3,364,957.58
Equity 1-01000 · GF SLWSD GENERAL FND BAL	
Equity 1-01000 · GF SLWSD GENERAL FND BAL 2-03000 · WB WTR MGMT BEN 1999A FND BAL	3,364,957.58
Equity 1-01000 · GF SLWSD GENERAL FND BAL 2-03000 · WB WTR MGMT BEN 1999A FND BAL 3-03000 · CB CASCADES SRS 1998 FND BAL 32000 · Retained Earnings	3,364,957.58 352,271.63 21,663,240.02
Equity 1-01000 · GF SLWSD GENERAL FND BAL 2-03000 · WB WTR MGMT BEN 1999A FND BAL 3-03000 · CB CASCADES SRS 1998 FND BAL 32000 · Retained Earnings 4-02000 · CP WMB CAP PROJECTS FUND BAL	3,364,957.58 352,271.63 21,663,240.02 3,188,817.19
Equity 1-01000 · GF SLWSD GENERAL FND BAL 2-03000 · WB WTR MGMT BEN 1999A FND BAL 3-03000 · CB CASCADES SRS 1998 FND BAL 32000 · Retained Earnings 4-02000 · CP WMB CAP PROJECTS FUND BAL 5-03000 · WS SLWSD WATER & SEWER FND BAL	3,364,957.58 352,271.63 21,663,240.02 3,188,817.19 9,725,133.02

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

G/L #	Account Name	Bank	Account #	Statement EOM Balance	In Transit	Reconciled Statement Balance	G/L Balance	Reconc
				OPERATING	a ,			
0001	Operating Checking	TR	1000104111363	1,634,341.39	(921,393.41)	712,947.98	712,947.98	* Yes
002	Operating Checking R&R Fund	TR	1000104113968	552,618.50		552,618.50	552,618.50	* Yes
002	Operating Checking Escrow Fund	TR	1000104118740	302,0			•	Yes
		-87						
022	Surplus Funds - SBA	SBA	271912	7,555.64		7,555.64	7,555.64	Yes
				TOTAL OPERATIN	G	\$ 1,273,122.12	\$ 1,273,122.12	
				WATER MANAGEMENT	BOND FUNDS			
ACI (0)	15	Tue	Toooooooo T	700 701 Ot I		733,781.21	733,781.21	Yes
060	Revenue Fund-WMB 2013	US	203823000	733,781.21		133,161.21	730,701.21	Yes
061	Interest Account-WMB 2013 Sinking Account-WMB 2013	US	203823001	8,044.33		8,044,33	8,044.33	Yes
62	Redemption Account-WMB 2013	US	203823002	0,044.00		0,044.00	5,0 11.00	Yes
64	Reserve Fund-WMB 2013	US	203823004	183,079.30		183,079.30	183,079.30	Yes
165	COI Fund-WMB 2013	US	203823005	100,070.00		-		Yes
70	Revenue Fund-WMB 2014	US	213449000	18,865.92		18,865.92	18,865.92	Yes
71	Interest Account-WMB 2014	US	213449001	-			*2	Yes
072	Sinking Account-WMB 2014	US	213449002			. 7		Yes
073	Redemption Account-WMB 2014	US	213449003			5.1		Yes
74	Reserve Fund-WMB 2014	US	213449004	200,000.00		200,000.00	200,000.00	Yes
75	Acquasition Fund-WMB 2014	US	213449005					Yes
76	COI Fund-WMB 2014	US	213449006	9.1			9.	Yes
080	Revenue Fund-WMB 2021	US	242655000	856.24		856.24	856.24	Yes
081	Interest Account-WMB 2021	US	242655001			.*1_1		Yes
082	Sinking Account-WMB 2021	US	242655002			2		Yes
083	Prepayment Account-WMB 2021	US	242655003	- V		P	9	Yes
085	Cap I Fund-WMB 2021	US	242655005	E			A	Yes
048	Acq & Con Fund-WMB 2021	US	242655004	194,153.13		194,153.13	194,153.13	Yes
049	COI Fund-WMB 2021	US	242655006	· · ·				Yes
			WAT	ER MANAGEMENT BOND FL	200175-00-01-00-01-00-01	\$ 1,338,780.13	\$ 1,338,780.13	
		(1700)		WATER AND SEWER	ACCOUNTS			• [6]
001	Water & Sewer Cash Depositary	TR	1000104111355	WATER AND SEWER A	ACCOUNTS 468,075.93	608,567.76	608,567.76	* Yes
	Water & Sewer Cash Depositary Water & Sewer Operating Checking	TR TR		WATER AND SEWER	ACCOUNTS			* Yes
		TR	1000104111355 1000104117918	WATER AND SEWER A	ACCOUNTS 468,075.93	608,567.76	608,567.76	162
002	Water & Sewer Operating Checking	TR	1000104111355	WATER AND SEWER / 140,491.83 6,042,846.57	ACCOUNTS 468,075.93	608,567.76 5,867,026.71	608,567.76 5,867,026.71	* Yes
101	Water & Sewer Operating Checking Revenue Fund	TR	1000104111355 1000104117918 Reserve Escrow	WATER AND SEWER / 140,491.83 6,042,846.57 1,000,000.00	ACCOUNTS 468,075.93	608,567,76 5,867,026,71 1,000,000.00	608,567.76 5,867,026.71 1,000,000.00	* Yes
101	Water & Sewer Operating Checking Revenue Fund Rate Stabilization	ES TR	1000104111355 1000104117918 Reserve Escrow 7998197	WATER AND SEWER A 140,491.83 6,042,846.57 1,000,000.00 277,033.03	ACCOUNTS 468,075.93	608,567.76 5,867,026.71 1,000,000.00 277,033,03	608,567.76 5,867,026.71 1,000,000.00 277,033.03	* Yes Yes Yes
002 001 102 103	Water & Sewer Operating Checking Revenue Fund Rate Stabilization Renewal & Replacement	TR ES TR TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203	WATER AND SEWER / 140,491.83 6,042,846.57 1,000,000.00 277,033.03 654,203.39	ACCOUNTS 468,075.93	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39	* Yes Yes Yes Yes
101 102 103	Revenue Fund Rate Stabilization Renewal & Replacement Wastewater Connection	TR ES TR TR TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203 7998207	WATER AND SEWER A 140,491.83 6,042,846.57	ACCOUNTS 468,075.93	608,567,76 5,867,026,71 1,000,000.00 277,033,03 654,203,39 1,952,817,15 548,104.97 350,36	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36	Yes
101 102 103 104	Water & Sewer Operating Checking Revenue Fund Rate Stabilization Renewal & Replacement	TR ES TR TR TR TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203 7998207 7998207	140,491.83 6,042,846.57	ACCOUNTS 468,075.93	608,567.76 5,867,026.71 1,000,000.00 277,033,03 654,203,39 1,952,817.15 548,104,97	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00	Yes
101 102 103 104 105 106	Revenue Fund Rate Stabilization Renewal & Replacement Wastewater Connection Operating/Maintenance Interest	ES TR TR TR TR TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203 7998207 7998208 7998209	WATER AND SEWER A 140,491.83 6,042,846.57	ACCOUNTS 468,075.93	608,567,76 5,867,026,71 1,000,000.00 277,033,03 654,203,39 1,952,817,15 548,104.97 350,36	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36	Yes
101 102 103 104 105 106 107	Revenue Fund Rate Stabilization Renewal & Replacement Wastewater Connection Operating/Maintenance	ES TR TR TR TR TR TR TR TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203 7998207 7998208 7998209 7998210	WATER AND SEWER / 140,491.83 6,042,846.57 . 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00	ACCOUNTS 468,075.93	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,1047 350.36 1,112,659.00 1,239,116.10	Yes
101 102 103 104 105 106 107	Revenue Fund Rate Stabilization Renewal & Replacement Wastewater Connection Operating/Maintenance Interest Principal Account	TR ES TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203 7998207 7998208 7998209 7998210 7998210	WATER AND SEWER / 140,491.83 6,042,846.57 . 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00	ACCOUNTS 468,075.93	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00 1,239,116.10	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00 1,239,116.10	Yes
101 102 103 104 105 106 107 108 109	Revenue Fund Rate Stabilization Renewal & Replacement Wastewater Connection Operating/Maintenance Interest Principal Account Redemption Account	ES TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203 7998207 7998208 7998209 7998210 7998213 7998213	WATER AND SEWER A 140,491.83 6,042,846.57	ACCOUNTS 468,075.93	608,567,76 5,867,026,71 1,000,000.00 277,033.03 654,203.39 1,952,817,15 548,104,7 350.36 1,112,659.00 1,239,116.10	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,1047 350.36 1,112,659.00 1,239,116.10	* Yes
101 102 103 104 105 106 107 108 109	Revenue Fund Rate Stabilization Renewal & Replacement Wastewater Connection Operating/Maintenance Interest Principal Account Redemption Account Water Connection	ES TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203 7998207 7998208 7998209 7998210 7998213 7998214 7998214	WATER AND SEWER / 140,491.83 6,042,846.57 . 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00 1,239,116.10 . 1,061,965.45	ACCOUNTS 468,075.93	608,567,76 5,867,026,71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104,97 350.36 1,112,659.00 1,239,116.10 1,061,965.45 3,408,492.43	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,1104.97 350.36 1,112,659.00 1,239,116.10 1,061,965.45 3,408,492.43	* Yes
00001 00002 00002 00002 00000 00000 00000 00000 00000 00000 0000	Water & Sewer Operating Checking Revenue Fund Rate Stabilization Renewal & Replacement Wastewater Connection Operating/Maintenance Interest Principal Account Redemption Account Water Connection Surplus Fund	ES TR	1000104111355 1000104117918 Reserve Escrow 7998197 7998203 7998207 7998208 7998209 7998210 7998213 7998214 7998215 7998215	WATER AND SEWER / 140,491.83 6,042,846.57 . 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00 1,239,116.10 . 1,061,965.45	ACCOUNTS 468,075.93	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00 1,239,116.10	608,567.76 5,867,026.71 1,000,000.00 277,033.03 654,203.39 1,952,817.15 548,104.97 350.36 1,112,659.00 1,239,116.10	* Yes

GRAND TOTAL	\$ 54,753,307.35 \$	54,753,307.35

585.50

WATER AND SEWER ACCOUNTS TOTAL \$

SBA

Surplus Funds - SBA

271911

COMPLETED BY:

Michael McElligott - Assistant Finance Director

52,141,405.10 \$ 52,141,405.10

DATE:

^{*} Note: These checking accounts (1363, 3968, 1355, & 7918) are reconciled to 7/28/25, not to the end of the month, due to the software's "in transit" calculation.

St. Lucie West Services District

Board Agenda Item

Tuesday, August 5, 2025

-		
	ton	٠
	1611	ı

CA 7 Consider Approval to Transfer Funds for the R&R Account and UC Account Requisitions for Fiscal Year 2025

Summary

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 2025 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.

- \$1,196.50 Renewal & Replacement Account
- \$58,538.96 Utility Construction Account

All Invoices for this requisition are attached for your review.

Recommendation

Staff recommends Board approval to transfer funds from the R&R Account for FY 2025 \$1,196.50 and UC Account for FY 2025 \$58,538.96 to the Public Fund Checking account for reimbursement for payments made that have been budgeted to be funded by this account.

Budget Impact		
None.		
Board Action		
Moved by:	Seconded by:	Action Taken:

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:

2025-16

(B) Name of Payee:

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

(C) Amount Payable:

\$1,196.50

(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,

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.

Ву:	
	Authorized District Officer

ST. LUCIE WEST SERVICES DISTRICT

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.

Consulting Engineer

St Lucie West Service District Transaction Detail By Account

June 2025

ccrual Basis

2:12 PM 7/28/25

MuM	Name	Memo	Debit	Credit	Balance
5-37000 · WS RENEWAL & REPLACEMENT CIP 5-37031 · CAPITAL PROJECTS SW084 Bill 06/26/2025 1356005	FERGUSON ENTERPRISES	INV#1356005	221.70		221.70
355753	FERGUSON ENTERPRISES	INV#1355753	08.909		828.50
Total 5-37031 · CAPITAL PROJECTS SW084			828.50	0.00	828.50
	CORE & MAIN	X131618	368.00		368.00
Total 5-37047 · CAPITAL PROJECTS SW099			368.00	0.00	368.00
Total 5-37000 · WS RENEWAL & REPLACEMENT CIP			1,196.50	0.00	1,196.50
			1,196.50	0.00	1,196.50

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:

2025-17

(B) Name of Payee:

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

(C) Amount Payable:

\$58,538.96

(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.

Ву:	
×	Authorized District Officer

ST. LUCIE WEST SERVICES DISTRICT

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.

4	
	Consulting Engineer

St Lucie West Service District Transaction Detail By Account June 2025

2:14 PM 7/28/25

ccrual Basis			June 2025				
Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-38000 · WS WATER CONNECT FEE CIP	LECT FEE CIP						
5-38015 · CAPITAL PROJECTS SW098	JECTS SW098			9 3 3 3 3 4 1 1			0000
Bill	06/05/2025	6700050403	EUROFINS FLOWERS	PO#87438	808.00		808.0
Bill	06/05/2025	12025-01-05	INTEGRATION SERVICES, INC.	PO#87421	12,540.00		13,348.0
Bill	06/05/2025	004	AWB Trucking	PO#87451	6,775.00		20,123.0
Bill	06/12/2025	005	INFRASTRUCTURE SOLUTION SERVICES	INV#002	36,526.00		56,649.0
	06/26/2025	B1101443	AQUEOUS VETS, LLC	R1101443	1,500.00		58,149.0
General Journal	06/30/2025			S. MILLIGAN MAY 2025	389.96		58,538.9
Total 5-38015 · CAPITAL PROJECTS SW098	PROJECTS SW098				58,538.96	0.00	58,538.9
Total 5-38000 · WS WATER CONNECT FEE CIP	CONNECT FEE CIP				58,538.96	00.00	58,538.9
OTAL					58,538.96	0.00	58,538.9
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Supervisors' Requests



Adjournment