

ST. LUCIE WEST SERVICES DISTRICT



**BOARD OF SUPERVISORS'
REGULAR BOARD MEETING
& PUBLIC HEARING'S
AUGUST 26, 2025
9:00 A.M.**

AGENDA
ST. LUCIE WEST SERVICES DISTRICT
BOARD OF SUPERVISORS'
REGULAR BOARD MEETING & PUBLIC HEARING'S
August 26, 2025
9:00 a.m.
450 SW Utility Drive
Port St. Lucie, Florida 34986
CALL IN 1-800-743-4099 PARTICIPANT CODE 400494

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Approval of Minutes

1. August 4, 2025, Workshop
2. August 5, 2025, Regular Board Meeting

E. Public Comment

F. Public Hearing 1

1. **Call to Order**
2. **Roll Call**
3. **Receive Public Comments** on Fiscal Year Ending September 30, 2026 for the District; Providing Authority for the District Manager to Expend Funds on Behalf of the District
 - **PH 1** – Consider Resolution No. 2025-02 – Adopting the Budgets for Fiscal Year 2026
4. **Close the Public Hearing**

G. Public Hearing 2

1. **Call to Order**
2. **Roll Call**
3. **Receive Public Comments** on Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2025, through September 30, 2026
 - **PH 2** – Consider Resolution No. 2025-03 – Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2025, Through September 30, 2026
4. **Close the Public Hearing**

H. Public Hearing 3

1. **Call to Order**
2. **Roll Call**
3. **Receive Public Comments** on Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges and Operating Policies for the Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments
 - **PH 3** – Consider Resolution No. 2025-04 – Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges and Operating Policies for the Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments
4. **Close the Public Hearing**

I. District Attorney

DA 1 – Status Report/Updates

J. District Engineer

DE 1 – Status Report/Updates

K. District Manager

Action Items

DM 1 – Consider Authorization to Approve General Liability Insurance and Workers Compensation Insurance Provided by Egis Insurance & Risk Advisors

DM 2 – Other Items

L. 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 July, 2025

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

CA 8 – Surplus Items

M. Supervisors' Requests

N. Adjournment

St. Lucie West Services District
Workshop Meeting
August 4, 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 – via telephone

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
Searg Davidian – Assistant Public Works Director – in-person
Andy Bomjardim – Public Information Officer – 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
Stephanie Brown, SDS – in-person

Also present was Cameron Schwartz, Chairman Graci’s grandson.

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

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

E. Public Comment

There was no public comment at this time.

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

Mr. Miller noted that the attorney's report was provided in the meeting materials and was standard. He further noted that #2 on the list, CGI Golf Course Agreement Renewal, was being presented under Agenda Item DM 5.

There was no discussion regarding this item.

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

Mr. Miller presented the report indicating that District Engineer, Fairborz Zanganeh, had formally retired from Infrastructure Solution Services. Mr. Miller noted that attendance at District meeting would be between Rob Lee and Neako Villamil and that both were up to speed with the District's engineering needs.

That concluded discussion on this matter.

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

Mr. Miller presented the work authorization noting that it was for the construction of a 9.09-acre development on Lot of SLW Plat No. 178 and was located on the northeast corner of NW Cashmere Boulevard and Old Inlet Drive, which was heavily vegetated at this time. Mr. Miller indicated that the applicant proposes constructing 7-, 8- and 9-unit townhome buildings with associated driveways and parking spaces, equaling 72 total units. Staff are recommending approval of this work authorization with the following two (2) special conditions:

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

There was no further discussion regarding this item.

**H. District Manager
Actions Items**

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

Mr. Miller presented Resolution No. 2025-06, entitled:

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.

Mr. Miller presented the proposed meeting schedule and noted that it reflected the same scheduling as in years past.

There was no discussion on this item.

DM 2 – Consider District’s Holiday Schedule for the 2026 Calendar Year

Mr. Miller presented the schedule, noting that there was nothing different than last year’s schedule.

There was no discussion regarding this item.

DM 3 – District Manager Annual Performance 2025

Mr. Miller indicated, pursuant to Condition 13 of the District Manager’s employment agreement, that the Board needed to determine whether the District Manager’s performance is overall satisfactory and if they wish to extend the term of the employment agreement according to subparagraph 14(a), 14(b) or 14(c).

A brief discussion took place regarding the need to review this agreement annually.

DM 4 – Annual Engineering Certification of the Utility Systems

Mr. Miller presented the Annual Engineering Certification of the Utility Systems, as submitted by Biran Stahl of Infrastructure Solution Services, noting that there were no significant differences from last year’s report.

There was no further discussion regarding this item.

DM 5 – Consider Golf Course Irrigation Agreement with CGI St. Lucie, LLC

Mr. Miller presented the Irrigation Quality Water Supply Agreement with CGI St. Lucie, LLC, noting that it is to supply irrigation water from the District’s onsite irrigation pond to the neighboring golf course. Mr. Miller further noted that this

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

Mr. Miller went on to indicate that the golf course had its own pump station which draws water from the District's pond and that the District owns and maintains an 8-inch water meter which is used for monthly billing purposes.

Mr. Miller also assured the Board that the golf course irrigation pump station is monitored and inspected by the District and is included within the FDEP operating permit reporting requirements.

A brief discussion ensued.

DM 6 – Consider Piggyback Agreement with Odyssey Manufacturing

Mr. Miller presented the Piggyback Agreement with Odyssey Manufacturing, noting that the company had its principal office in Tampa and that they had been the sodium hypochlorite provider for the District since 2008, which services are vital in keeping the treatment plants in compliance with State guidelines. The piggyback agreement is with the Bay County Utilities Contract, Bid No. 22-72 and will be for a term of twelve (12) months at a cost of \$1.69 per gallon, which is up from the current delivery price of \$1.65 per gallon. Mr. Miller noted that this service would be funded out of the Water & Wastewater Treatment Plant Operational Budget and was within the budget for FY 2026.

A brief discussion regarding this item ensued.

DM 7A – Consider Eighteen (18) Month Payment Agreement Option for Capacity Fees with LL of St. Lucie “Little Italy”

Mr. Miller presented the walk-on item, indicating that the local restaurant, Little Italy, was using more capacity than the existing 1.0 ERC and was required to purchase 6.5 more ERCs. Mr. Miller indicated that Little Italy (Manager, Petra Demko) was requesting a longer payment plan than the 12-month option the District previously approved for other customers in the past. Mr. Miller noted, after careful consideration between staff and the District's Attorney, approval of this extended payment option is recommended.

A lengthy discussion ensued regarding setting a precedent for other customers.

Chairman Graci asked Mr. Miller to request Ms. Denko's attendance at tomorrow's meeting.

DM 7 – Other Items

Mr. Miller noted that the NW Bethany Drive work was still one year due to delays.

Mr. Miller gave an update on the Reserve CDD, indicating that they had received a proposal from their engineer and were hoping to go out to bid for the 2 lines going under I-95 by the end of fall, February the latest.

Regarding the injection well, Mr. Miller noted that the drilling rig you see on your way to the District's offices was moving fast and was approximately 35% completed (approximately 600 feet down) two weeks into the project. They are going 3,300 "feet-ish" down.

Lastly, Mr. Miller advised of a sewer line break at Wendy's due to a drill going through it while trying to install a fiber optic, noting that the District would send them an invoice for the repairs to the District's line.

That concluded Mr. Miller's updates.

I. Consent Agenda

CA 1 – Monthly Report on Public Works

CA 2 – Monthly Report on Utilities Operations

CA 3 – Monthly Report on Capital Improvement Projects

CA 4 – Monthly Report on Billing and Customer Service

CA 5 – Public Information Officer Monthly Report

CA 6 – Financial Statements for June 2025

CA 7 – Consider Transfer of Funds for the R&R & UC Accounts

Mr. Miller presented Consent Agenda Items CA 1 through CA 7 and asked if there were any questions.

Mr. Miller highlighted the Unsold and Unused capacity numbers on Page 60 of the meeting book, noting that they use these numbers as their base.

Vice Chairman Ney asked Mr. Bomjardim for a summary of his Public Information Officer Monthly Report.

Mr. Bomjardim noted that he had attended the City of Port St. Lucie Hurricane Expo along with 2 other District staff, noting that the event drew over 2,000 participants. They handed out some District branded products, such as Hurricane Preparedness magnets and Stormwater Informational pamphlets.

Mr. Bomjardim also noted that he had submitted a press release to local media and posted it on the District's website entitled, "SLWSD Begins Construction of Second Deep Injection Well," which announces the \$7.7 Million project at the Water

Treatment Facility, which will safely dispose of reverse osmosis concentrate and is set for completion by the end of 2025. He also pointed out that the article indicates that the project as being directly tied to the utility rate increases.

Mr. Bomjardim advised that he had connected with another reporter from the *St. Lucie Voice* newspaper to work on potential articles highlighting the District's projects.

There was no further discussion regarding the Consent Agenda items.

J. Supervisor Requests

Supervisor Carvelli had nothing further.

Secretary Haseltine had nothing further.

Supervisor Dolan had nothing further.

Vice Chairman Ney noted that he had recently installed a low-flow toilet and would be receiving a \$100 credit. He recommended publicizing this project more.

Discussion ensued regarding the publishing of a customer's e-mail address to which Mr. Bomjardim indicated that he had previously asked the customer's permission who told him that was okay.

Chairman Graci praised District staff telling them to keep up the good work.

There were no further Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:49 a.m. There were no objections.

Workshop Meeting Minutes Signature Page

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

St. Lucie West Services District
Regular Board Meeting
August 5, 2025, at 9:00 a.m.

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

Board Members Present

Dominick Graci – Chairman – in-person
Gregg Ney – Vice Chairman – in-person
Diane Haseltine – Secretary – 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
Neako Villamil, District Engineer, Infrastructure Solution Services. – in-person
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. (“SDS”) – via phone
Laura Archer, Recording Secretary, SDS – in-person
Stephanie Brown, SDS – in-person

Also present were Petra Demko of the restaurant, “Little Italy;” and Donna Rhoden of the City of Port St. Lucie.

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 Supervisors were present with the exception of Rose Carvelli.

D. Approval of Minutes

1. July 7, 2025, Workshop

2. July 8, 2025, Regular Board Meeting

The minutes of July 7, 2025, Workshop and the July 8, 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 July 7, 2025, Workshop, as presented, and the minutes of the July 8, 2025, Regular Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried 4 to 0.

E. Public Comment

There was no public comment at this time.

F. District Attorney DA 1 – Status Report/Updates

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

There was a brief discussion regarding several items within the report.

G. District Engineer DE 1 – Status Report/Updates

Mr. Villamil presented the report, highlighting several items.

Supervisor Rose Carvelli arrived at the meeting location at approximately 9:07 a.m.

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

Mr. Villamil presented the item, indicating that this was for the construction of a 9.09-acre development on Lot of SLW Plat No. 178 and was located on the northeast corner of NW Cashmere Boulevard and Old Inlet Drive, which was heavily vegetated at this time. Mr. Miller indicated that the applicant proposes constructing 7-, 8- and 9-unit townhome buildings with associated driveways and parking spaces, equaling 72 total units. Staff are recommending approval of this work authorization with the following two (2) special conditions:

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

He recommended approval.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine approving Work Authorization No. WA-5-2506-SU between the St. Lucie West Services District and Home Dynamics Corporation of Boca Raton, Florida with the following 2 special conditions:

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

Upon being put to a vote, the **MOTION** carried 5 to 0.

H. District Manager Action Items

As a courtesy to local business owner, Petra Demko, Manager of Little Italy of St. Lucie, Mr. Miller took this item out of agenda order to accommodate her schedule.

DM 7A – Consider Eighteen (18) Month Payment Agreement Option for Capacity Fees with LL of St. Lucie “Little Italy”

A lengthy discussion ensued after which Ms. Demko was asked to approach the podium. Ms. Demko acknowledged owing the money to the District, she just would like to spread the payments over a period of 18 months instead of the proposed 12-month period.

Chairman Graci suggested even lowering the ERC fees. Mr. Miller stated that he would do what he could within the Tariff.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously approving the 18-month payment plan for 6.5 more ERCs, as presented.

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

Mr. Miller presented Resolution No. 2025-06, entitled:

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.**

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously adopting Resolution No. 2025-06, as presented.

DM 2 – Consider District’s Holiday Schedule for the 2026 Calendar Year

Mr. Miller noted this schedule was the same as last year's and recommended approval.

A **MOTION** was made by Supervisor Dolan, seconded by Vice Chairman Ney and passed unanimously approving the District’s Holiday Schedule for the 2026 Calendar Year, as presented.

DM 3 – District Manager Annual Performance 2025

Mr. Miller presented the item and requested Board action.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously determining that the District Manager’s overall performance was satisfactory and he shall be eligible for a pay increase pursuant to the conditions set forth in subparagraph 4(b) of the District Manager’s Employment Agreement, choosing subparagraph 14(b) Taking action to extend this Agreement for one addition year beyond its then-current term.

DM 4 – Annual Engineering Certification of the Utility Systems

Mr. Miller presented the item and noted that pursuant to the bond indenture, this is required to be brought to the Board every 2 years, but the District presents it to the Board annually, as an administrative item. He recommended acceptance.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously accepting the Annual Engineering Certification of the Utility Systems, as presented by Infrastructure Solution Services (ISS).

DM 5 – Consider Golf Course Irrigation Agreement with CGI St. Lucie, LLC

Mr. Miller presented the agreement, and a brief discussion took place.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan and passed unanimously approving the Irrigation Quality Water Supply Agreement with CGI St. Lucie LLC, as presented.

DM 6 – Consider Piggyback Agreement with Odyssey Manufacturing

Mr. Miller presented the agreement and recommended approval. A brief discussion ensued.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan and passed unanimously approving the piggyback agreement with Odyssey Manufacturing for a twelve (12) month term for delivery of liquid sodium hypochlorite at a cost of \$1.69 per gallon, as presented.

DM 7 – Other Items

Mr. Miller indicated that the Bethany Drive project was about one year out, as the construction approval process had been delayed. There was a brief discussion regarding responsibilities.

Mr. Miller reiterated yesterday's information regarding the Reserve CDD incorporation update, noting that the timeline indicates that the 2 lines going under I-95 was expected to go out for bid by February 2026, but he is hopeful that it will be sooner than that.

Mr. Miller opined that the drilling rig was quiet and approximately 35% completed. He noted that December 10, 2025, was their approximate demobilization date.

That concluded Mr. Miller's updates.

I. Consent Agenda

CA 1 – Monthly Report on Public Works

CA 2 – Monthly Report on Utilities Operations

CA 3 – Monthly Report on Capital Improvement Projects

CA 4 – Monthly Report on Billing and Customer Service

CA 5 – Public Information Officer Monthly Report

CA 6 – Financial Statements for June 2025

CA 7 – Consider Transfer of Funds for the R&R & UC Accounts

Consent Agenda Items CA-1 through CA-7 were presented for Board consideration.

Vice Chairman Ney asked Mr. Bomjardim about the pamphlet created to encourage residents to not dispose of FOG (Fat, Oil & Grease) down drains. Discussion ensued.

Discussion then ensued about whether “flushable wipes” were really flushable. Mr. Miller noted that they get caught in the District’s pumps and pipes along with the biggest issue being dental floss.

A **MOTION** was made by Secretary Haseltine, seconded by Vice Chairman Ney approving Consent Agenda items CA 1 through CA 7, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

J. Supervisor Requests

Supervisor Carvelli had no requests at this time.

Supervisor Dolan had no requests at this time.

Vice Chairman Ney had no requests at this time.

Secretary Haseltine asked if there had been any feedback from the public regarding the proposed increase of fees. Mr. Miller indicated that there would be a turnout at the August 26, 20205, Public Hearings.

Secretary Haseltine also asked about fluoride. Mr. Miller indicated it was a thing of the past.

Chairman Graci expressed his gratitude for District staff.

That concluded Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:47 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

St. Lucie West Services District

Board Agenda Item

Tuesday, August 26, 2025

Item

PH 1 Public Hearing to Consider Adoption of Resolution No. 2025-02, of the St. Lucie West Services District Fiscal Year Ending September 30, 2026, for the District; Providing Authority for the District Manager to Expend Funds on Behalf of the District; Providing an Effective Date.

Summary

Attached is Resolution 2025-02 required to enact the proposed budgets for the St. Lucie West Services District.

The proposed budget was presented and reviewed at the Budget Workshop on May 6, 2025.

A complete copy of the Budget including all funds has been distributed and is Exhibit B to Resolution 2025-02.

Recommendation

Staff recommend approval of the FY 2026 Operating, Debt Service, and Capital Projects Budgets through adoption of Resolution 2025-02.

District Manager: Joshua Miller

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:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT ADOPTING THE BUDGETS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026 FOR THE DISTRICT; PROVIDING AUTHORITY FOR THE DISTRICT MANAGER TO EXPEND FUNDS ON BEHALF OF THE DISTRICT; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE ST. LUCIE WEST SERVICES DISTRICT:

SECTION I - AUTHORITY

(A) Pursuant to Section 190.008(2)(a), Florida Statutes, the Board of Supervisors of the St. Lucie West Services District (the "Board") has the power to carry out the purposes of the District. Such powers include the authority to acquire, construct, own, manage and operate, contract for management and operational services, dispose of, improve, expand and to have exclusive control and jurisdiction over water and wastewater utility production, treatment, collection, distribution and disposal facilities and systems within the State of Florida.

(B) The District Manager has been engaged to provide management services to the St. Lucie West Services District (the "District").

(C) Notice of the meeting in which the annual budget is to be adopted was published on August 6, 2025 and August 13, 2025. The proof of publication is attached hereto as Exhibit A.

SECTION II - ADOPTION OF THE BUDGET AND AUTHORIZATION TO EXPEND FUNDS

(A) The St. Lucie West Services District General Fund and Water & Sewer Operating Budgets, Debt Service Budget, and Capital Improvement Program Budget for the Fiscal Year ending September 30, 2026 attached hereto as Exhibit B is incorporated herein and are hereby adopted. Collectively, the Operating Budget, Debt Service Budget, and the Capital Improvement Program Budget shall be hereinafter known as the "Budgets."

(B) Subject to the rules of the Board, the District Manager is hereby authorized to expend funds of the District for official purposes in the operation, maintenance, billing, customer services, construction, debt service payment, capital improvements and other business activities of the District in accordance with the adopted Budgets.

(C) No contract or other commitment of funds, written or verbal shall be entered into without the approval of the District Treasurer, as to availability of sufficient budget and current or projected availability of cash. When such approval is given, the District Treasurer shall so indicate this action in the financial records of the District so as to restrict those funds from being used for other expenditures prior to the completion of a commitment for which the funds were approved. The District Treasurer may adjust the actual restricted amount as he determines that such a change is warranted due to the activities related to the commitment.

(D) The Operating Budget contains the following categories: Operating Revenue, Operating Expenses and Non-Operating Expenses. The amounts shown within such categories are established as a target level for each specific type of revenue or expenditure indicated. Recognizing that the items listed in the Budget may actually be higher or lower than those estimated, the District Treasurer is authorized to reallocate the adopted Budgets within each category. Allocation of funds from one category to another is prohibited. Unless otherwise provided herein, or by an amending resolution adopted by the Board, only the Board is authorized to increase the budgeted amounts for a category.

(E) Expenditures in the Operating Budget, Debt Service Transfer line item and Debt Service Budget may exceed the adopted Budget, without Board approval, if the required debt service has increased.

(F) Expenditures in the Operating Budget Renewal and Replacement Transfer line item may exceed the Budget if it is necessary to do so to be in compliance with bond covenants.

(G) Subject to the rules of the Board, the District Manager is authorized to spend funds not in the Budgets in the event of an emergency related to the District which is reasonably believed may result in danger or injury to persons, damage to assets of the District, or the material loss of the District to provide services. As quickly as possible, the Manager or District Treasurer shall report to the Chairman any such actions taken or to be taken in such circumstances. However, such communication shall occur as soon as possible but in no event later than 24 hours after such actions or events.

(H) The District Treasurer shall notify the Board when he determines that the actual revenues of a utility system are likely to be significantly less than those indicated in the adopted Budgets and shall also prepare proposed revised Budgets for the Board's review and consideration. The District Treasurer shall also be responsible to assure that the District always complies with bond covenant requirements, and shall notify the Board if any action or situation may violate those requirements.

(I) The Board authorizes the Manager and the District Treasurer do all acts and duties required of them by this Resolution and the Budget, for the full, punctual and complete performance thereof, and the Chairman, Vice Chairman and each member of the Board, officers, attorneys and other agents of the District are hereby authorized and directed to execute and deliver any and all papers instruments and to do and cause to be done all acts and things necessary or proper for carrying out the Budgets and transactions contemplated by this Resolution.

SECTION III - EFFECTIVE DATE

This Resolution shall be liberally construed to effect the purposes hereof and shall take effect on October 1, 2025.

PASSED AND DULY ADOPTED at the meeting of the Board of Supervisors of the St. Lucie West Services District, on the 26th day of August, 2025.

ST. LUCIE WEST SERVICES DISTRICT

Attest:

Secretary

By:

Chairman
Board of Supervisors

EXHIBIT A
PROOF OF PUBLICATION

Publication Date
2025-08-13

Subcategory
Miscellaneous Notices

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF THE FISCAL YEAR 2026 BUDGET FOR THE ST. LUCIE WEST SERVICES DISTRICT AND REGULAR BOARD MEETING

The Board of Supervisors (Board) of the St. Lucie West Services District (District) will hold a public hearing on Tuesday, August 26, 2025, at 9:00 a.m., or as soon thereafter as can be heard, in the Board Meeting Room located at 450 SW Utility Drive, Port St. Lucie, Florida 34986, for the purpose of hearing public comment and objections to the adoption by Resolution pursuant to Sections 190.008(2)(a), Florida Statutes, of the Fiscal Year 2026 Budget for the District. A Regular Board Meeting will also be held in conjunction with the public hearing.

If adopted by the Board, the proposed budget for Fiscal Year 2026 shall be effective commencing with the start of the Fiscal Year on October 1, 2025, and proceeding through September 30, 2026. A copy of the proposed budget will be available at the District Office, 450 SW Utility Drive, Port St. Lucie, Florida 34986. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

Joshua Miller, District Manager
ST. LUCIE WEST SERVICES DISTRICT
ST. LUCIE WEST SERVICES DISTRICT
www.slwsd.org
Pub: Aug 6 & 13, 2025
TCN11554141

EXHIBIT B

**GENERAL FUND AND WATER & SEWER OPERATING BUDGETS, DEBT
SERVICE BUDGET, AND CAPITAL IMPROVEMENT PROGRAM BUDGET
FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025**

St. Lucie West Services District

Board Agenda Item Tuesday, August 26, 2025

Item

PH 2 Public Hearing to Adopt Resolution 2025-03 to Levy a Non-Ad Valorem Assessment for Water Management Bonds, and Operations and Maintenance Costs, within the St. Lucie West Services District for the Period October 1, 2025, through September 30, 2026.

Summary

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

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

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

Recommendation

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

District Manager: Joshua Miller

Public Works Director/Asst 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:

RESOLUTION NO. 2025-03

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

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

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

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

Section 1.

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

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

Section 2.

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

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

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

ATTEST:

ST. LUCIE WEST SERVICES DISTRICT

By:_____ **By:**_____

Secretary/Assistant Secretary

Chairman/Vice Chairman



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Slw Services District
St Lucie West Services District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/25/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/25/2025

Legal Clerk

Kaymy Law
Denise Roberts

Notary, State of WI, County of Brown

4-6-21

My commission expires

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DENISE ROBERTS
Notary Public
State of Wisconsin

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

NOTICE IS HEREBY GIVEN that the St. Lucie West Services District (the "District") will continue using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments to collect (i) benefit special assessments, pursuant to Section 190.022, Florida Statutes, and (ii) maintenance special assessments, pursuant to Section 190.021, Florida Statutes. The property subject to non-ad valorem assessments is the entire District, as depicted in the map at the end of this notice. The purpose of the benefit special assessment is to amortize the cost of constructing (repay bonds that financed) the District's stormwater management system. The purpose of the maintenance special assessment is to maintain and preserve the facilities and projects of the District. For fiscal year 2026, the District has established (i) a benefit special assessment of \$172.51 and (ii) a maintenance special assessment of \$206.00 for a total non-ad valorem assessment of \$378.51 for each benefit unit.

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

Fiscal Year 2026
Benefit Special Assessment (per Benefit Unit) \$172.51
Maintenance Special Assessment (per Benefit Unit) \$206.00
Total Special Assessment (per Benefit Unit) \$378.51

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

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

All affected property owners have the right to appear and be heard at a public hearing before the Board of Supervisors of the District and have the right to file written objections with the District Manager within twenty (20) days of the date of publication of this notice, pursuant to Section 190.006(2)(a), Florida Statutes. You may direct inquiries to (772) 340-0220 weekdays between 9:00 a.m. and 4:00 p.m. Written objections should be filed with the District Manager at 450 SW Utility Drive, Port St. Lucie, Florida 34986.

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

Dated this 3rd day of June, 2025.
Board of Supervisors
St. Lucie West Services District
ST. LUCIE WEST SERVICES DISTRICT
www.slwcd.org
PUBLISHED - ST. LUCIE NEWS TRIBUNE 07/25/25; TCN11507199

St. Lucie West Services District

Board Agenda Item

Tuesday, August 26, 2025

Item

PH 3 Consider Adoption of Resolution 2025-04 Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges and Operating Policies for the Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments; Providing an Effective Date.

Summary

Provided for your review and consideration is the Adoption of Resolution 2025-04 Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges, and Operating Policies for Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments; Providing an Effective Date.

The Public Hearing was advertised in the St. Lucie News Tribune on July 25, 2025, displayed on the SLWSD Website, included in the Monthly Newsletters, and a note on the bill was placed.

The attached affidavit of publication verifies that the advertisement of this public hearing was published within the general circulation at least 28 days prior to the public hearing on August 26, 2025.

Recommendation

Staff recommend that the Board of Supervisors adopt Resolution 2025-04 amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges, and Operating Policies for Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments; Providing an Effective Date.

District Manager: Joshua Miller

Public Works Director/Asst District Manager: Gerard Rouse

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:

RESOLUTION NO. 2025-04

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

(AMENDMENT XXIX TO CHAPTER III)

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

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

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

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

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

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

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

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

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

APPROVED AND ADOPTED this 26th day of August 2025.

ST. LUCIE WEST SERVICES DISTRICT

Attest:

Secretary

By: _____
Dominick Graci, Chairman
Board of Supervisors

SCHEDULE A

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

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

SCHEDULE D

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

Irrigation Water Service:

Residential per month per lot:

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

Industrial/Commercial and Common Areas:

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

Charge per 1,000 gallons used:	\$ 0.2600	\$ 0.2800
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AFFIDAVIT OF PUBLICATION

Laura Archer
Slw Services District
St Lucie West Services District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

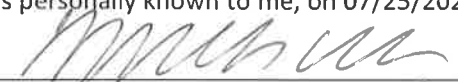
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07/25/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

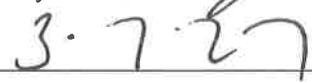
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/25/2025



Legal Clerk



Notary, State of WI, County of Brown

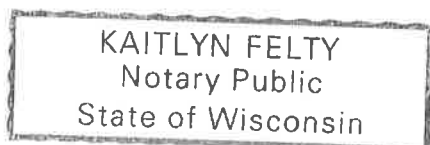


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**NOTICE OF PUBLIC HEARINGS TO CONSIDER THE
ADOPTION OF AN AMENDMENT OF THE ST LUCIE WEST
SERVICES DISTRICT'S RULES ESTABLISHING WATER,
WASTEWATER, AND IRRIGATION WATER SYSTEM RATES,
FEES, AND CHARGES**

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

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

SCHEDULE A

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

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

Monthly Commodity Charge

Charge per 1,000 gallons of metered water service:	\$ 4.63	\$ 5.05
<u>Bulk Wastewater</u>		
Charge per 1,000 gallons of metered use:	\$ 3.99	\$ 4.35

SCHEDULE D

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

Irrigation Water Service:

Residential per month per lot:

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

Industrial/Commercial and Common Areas:

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

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

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

Dated this 3rd day of June, 2025.

Joshua C. Miller, District Manager

ST. LUCIE WEST SERVICES DISTRICT

www.slwsd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 07/25/25

TR-42269183

St. Lucie West Services District

Board Agenda Item
Tuesday, August 26, 2025

Item

DA 1 Status Report/Updates

Summary

This report is provided for your review and information.

Recommendation

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:
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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

August 8, 2025

St. Lucie West Services District
District Attorney's Report
Time Period July 19, 2025 — August 8, 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 August 5, 2025.
- 2) Provided legal opinion to Director of Office Administration regarding mandatory public records disclosures and exempt personnel.

In addition, we have the following items in work as of August 8th:

Pending Work:

- 1) City of Port St. Lucie 1E Easement Agreement – finalized agreement sent to the City. **In review by City as of August 4th.**
- 2) School Board Interlocal agreement for stormwater facilities and equipment maintenance – sent to School Board on July 30th, follow-up sent Aug 6th. **Awaiting response from School District.**
- 3) Draft Construction Interlocal Agreement with City - First draft completed – will coordinate with District for technical input and further development
- 4) Lien Resolution - preparing recordable satisfaction of lien for residence trying to sell with 2021 Board-approved lien conflict (received June 18)
- 5) Fountain maintenance agreements for St. Lucie West Commercial Association and FDOT.

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

PALM BEACH GARDENS • BOCA RATON • FT. LAUDERDALE • PALM BEACH

6) 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

St. Lucie West Services District

Board Agenda Item
Tuesday, August 26, 2025

Item

DE 1 Status Report/Updates

Summary

This report is provided for your review and information.

Recommendation

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:
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MEMO

To: St. Lucie West Services District

From: Infrastructure Solution Services, an HR Green Company

Subject: Monthly Project Status Report

Date of Status: August 8th, 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) SLW018 - Stormwater Review

- i) Status: ISS previously received requests for development reviews for the following:
 - a. Cashmere Starbucks
 - b. Certification of As-Built work for Water & Wastewater Site Improvements
- ii) Action
 - a. District Engineer Discussion / Consideration of Cashmere Starbucks Development Plan - SLWSD Engineer to discuss approval procedures with Owner- Developer – Agent.
 - b. District Engineer coordinating with EOR to certify Site Improvements conducted to South Florida Water Management District

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.

An HR Green Company

- 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. Project Kickoff meeting with SLWSD took place on June 24, 2025
 - c. ISS is pulling together the design criteria package information for the document.
 - 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 is currently working to develop the design criteria details of each WTP unit process.
- 6) SLW041 - Stormwater Infrastructure Engineering Evaluation
 - i) Status:
 - a. ISS has coordinated with Public Works collected field data July 22nd to conduct field investigations. Data from field investigations will be included in the Engineering Evaluation Report for the control structures.
 - b. ISS is preparing the Preliminary Report Draft consistent with Task 3 and intends to submit this to the District no later than end of August.
 - ii) Actions:
 - a. ISS to prepare and submit Draft Engineering Evaluation for Control Structures by end of August for District review and input.
- 7) Other
- 8) At SLWSD's request, ISS is in the process of preparing the following District System Future Task Orders:
 - i) Update Utility Standards - Future
 - ii) WTP Onsite Potable Storage Assessment - Future
 - iii) Concept Design & Cost Estimate for the WWTF Third Train - Future
 - iv) WWTF Grease Collection System - Future
 - v) SLWSD System Wide Irrigation Modeling (10 HOAs+) – Future

St. Lucie West Services District

Board Agenda Item

Tuesday, August 26, 2025

Item

DM 1 Consider Authorization to Approve General Liability Insurance and Workers Compensation Insurance Provided by Egis Insurance & Risk Advisors

Summary

Staff received the FY 2026 renewal proposal for General Liability Insurance and Workers Compensation Insurance Coverage provided by Egis Insurance & Risk Advisors on August 13, 2025.

The annual premium for General Liability Insurance and Workers Compensation Insurance decreased by 1.0% from FY 2025.

The Proposed FY 2026 Budget reflects these costs.

Recommendation

Staff recommend the approval of the Proposal from Egis Insurance & Risk Advisors

District Manager: Joshua C Miller

Budget Impact

Project Number:	Available Budget for General Liability for UT Fund: \$384,477.00
	Available Budget for General Liability for GF Fund: \$110,162.00
ORG Number: 5-07007	This Project: \$339,477.00
ORG Number: 1-07009	This Project: \$110,162.00
	Available Balance Amount UT Fund: \$45,000.00
	Available Balance Amount GF Fund: \$0.00

	Available Budget for Workers Comp for UT Fund: \$33,842.00
	Available Budget for Workers Comp for GF Fund: \$19,875.00
ORG Number: 5-14007	This Project: \$33,842.00
ORG Number: 1-15006	This Project: \$19,875.00
	Available Balance Amount UT Fund: \$0.00
	Available Balance Amount GF Fund: \$0.00

Board Action

Moved by:	Seconded by:	Action Taken:
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Renewal Comparison

	10/1/2024 Policy w/Endorsements	10/1/2025 Renewal	2024 vs 2025 Comparison	% Difference
Property Total Insured Value (including IM)	\$ 48,785,487	\$ 49,478,278	\$ 692,791	1%
Property Premium	\$ 351,277	\$ 338,400	\$ (12,877)	-4%
Auto Total Insured Value	\$ 2,556,717	\$ 2,558,669	\$ 1,952	0%
Auto Physical Damage Premium	\$ 25,592	\$ 25,592	\$ -	0%
Auto Liability Premium	\$ 23,665	\$ 24,257	\$ 592	3%
General Liability	\$ 36,927	\$ 37,850	\$ 923	2%
Public Officials / Employment Practices Liability	\$ 22,465	\$ 23,027	\$ 562	3%
Crime	\$ 500	\$ 513	\$ 13	3%
Total Package Premium	\$ 460,426	\$ 449,639	\$ (10,787)	-2%
Workers Compensation Premium	\$ 48,722.00	\$ 53,717.52	\$ 4,996	10%
Payroll*	\$ 3,830,958	\$ 3,973,446	\$ 142,488	4%
Experience Mod	1.00	1.03	0.03	3%
Total Annualized Premiums	\$ 509,148	\$ 503,357	\$ (5,791)	-1%
*Allocation changed. Increased payroll assigned to highest-rated class-code 0251 (Irrigation). \$308K expiring vs \$601K renewal				



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

St Lucie West Services District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

St Lucie West Services District
450 SW Utility Drive
Port St. Lucie, FL 34986

Term: October 1, 2025 to October 1, 2026

Quote Number: 1001251039

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$47,820,623
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$1,657,655

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$5,000	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$5,000	Included
Flood	\$5,000 *	Included
Boiler & Machinery	\$5,000	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$338,400

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$250,000	\$1,000
Theft, Disappearance or Destruction	\$250,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$250,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$250,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$5,000,000 \$0 Deductible	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$5,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$5,000,000
	Aggregate	\$5,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$1,000,000 each claim/annual aggregate
Fraudulent Instruction: \$250,000



PREMIUM SUMMARY

St Lucie West Services District
450 SW Utility Drive
Port St. Lucie, FL 34986

Term: October 1, 2025 to October 1, 2026

Quote Number: 1001251039

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$338,400
Crime	\$513
Automobile Liability	\$24,257
Hired Non-Owned Auto	Included
Auto Physical Damage	\$25,592
General Liability	\$37,850
Public Officials and Employment Practices Liability	\$23,027
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$449,639

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

St. Lucie West Services District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

St. Lucie West Services District
450 S.W. Utility Drive
Port St. Lucie, FL 34986

Term: October 1, 2025 to October 1, 2026
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC1001251039

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none">• Benefits: FL Statutory (Medical, Disability, Death)
Part B	<u>Employers Liability:</u> <ul style="list-style-type: none">• \$1,000,000- Each Accident• \$1,000,000- Disease- Policy Limit• \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
0251	Irrigation Works Operation and Drivers	\$601,122	3.08	\$18,514.56
7520	Waterworks Operation & Drivers	\$1,775,016	1.79	\$31,772.79
7580	Sewage Disposal Plant Operation & Drivers	\$340,285	1.79	\$6,091.10
8380	Automobile Service or Repair Center & Drivers	\$84,101	1.72	\$1,446.54
8810	Clerical Office Employees NOC	\$1,172,922	0.11	\$1,290.21
Total Manual Premium				\$59,115.20
Increased ELL 1M/1M/1M				\$827.61
				<hr/> \$59,942.81
Workplace Safety Credit – 2%				-\$1,198.86
Drug Free Workplace Credit – 5%				-\$2,937.20
Experience Modification				1.030000
Standard Premium				<hr/> \$57,480.95
Premium Discount				\$4,320.77
Expense Constant				\$160.00
Terrorism				\$397.34
Policy Total				<hr/> \$53,717.52

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

St. Lucie West Services District

Board Agenda Item Tuesday, August 26, 2025

Item

DM 2 Other Items

Summary

Discussion/Update items:

St. Lucie West Services District

Board Agenda Item Tuesday, August 26, 2025

Item

CA 1 Public Works Monthly Reports

Summary

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

Recommendation

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:
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St. Lucie West Services District Public Works Department July 2025

<u>Division</u>	<u>Service Orders*</u>	<u>Work Orders**</u>
Aquatics	68	5
Exotic Plant Removal	23	8
Storm Water	20	62
Vac Truck	7	0
Dredge Barge	0	0
Video Ray	17	0
Shop	118	0
Grand Total	253	75

Aquatics Division:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Algae	15	0
Injection Treatments	2	0
Hydrilla Treatments	6	0
Midge Fly Treatments	0	0
Harvester Removal	0	0
Surface Plant Treatments	9	0
Wetland & Upland Treatments	1	0
Debris Removal	16	0
Miscellaneous	19	5

Scheduled Maintenance

- Lake Cleaning Schedule - Available Upon Request

Exotic Plant Removal Division:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Encroaching Preserves	10	8
Lygodium Treatments	0	0
Exotic Vegetation Treatments	3	n/a
Tree Removals	1	0
Preserves Maintenance	1	n/a
Vine Management	0	0
Miscellaneous	8	n/a

Scheduled Maintenance

- None

Storm Water Division:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Locates	n/a	61
Street Flooding	2	1
Grate Cleaning	6	0
Improved Landscaping & Mowing	4	n/a
Miscellaneous	8	0

Storm Water Division Cont'd:

Scheduled Maintenance

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

Storm Water Division / Vac Truck:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Cleaning Out Pipes	3	n/a
Cleaning Out Structures	3	n/a
Miscellaneous	1	n/a

Scheduled Maintenance

- None

Other Information

- _____ 220 Estimated Footage Cleaned
- 0
- none

Storm Water Division / Dredge Barge:

Operations & Maintenance:

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

Scheduled Maintenance

- None

Other Information

- _____ 0 Estimated Yardage Cleaned
- None
- None

Storm Water Division / Video Ray:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Viewing Pipes	15	n/a
Miscellaneous	2	n/a

Scheduled Maintenance

- None

Shop Division :

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Vehicle Repair	21	n/a
Equipment Repair	70	n/a
Other Repair	27	n/a
Total Repairs	118	n/a

Scheduled Maintenance

- None

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

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

St. Lucie West Services District

Board Agenda Item

Tuesday, August 26, 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/Wastewater Update			
<u>WATER</u>					
Commercial Accounts		528			
Residential Accounts		6,308			
Total Plant Capacity Based on 3.6 MGD		14,400.00			
Water ERC's sold as of October 1st		12,346.00			
Current ERC(use) including the Reserve CDD		9,285.00			
The Reserve Commitment for 2023		0.00			
Unsold Water ERC's as of October 1st		2,054.00			
Sold in FY 2024 (see water table below)		21.40			
Total Unsold Capacity for Water		2,032.60			
Total Unused Capacity for Water		5,093.60			
WATER		RESIDENTIAL	COMMERCIAL	THE RESERVE	WATER FEES COLLECTED
ERC's sold in	Oct-24	0.0	1.2	0	\$ 3,342.00
ERC's sold in	Nov-24	0.0	0.0	0	\$ -
ERC's sold in	Dec-24	0.0	0.0	0	\$ -
ERC's sold in	Jan-25	0.0	8.9	0	\$ 24,786.50
ERC's sold in	Feb-25	0.0	0.0	0	\$ -
ERC's sold in	Mar-25	0.0	0.0	0	\$ -
ERC's sold in	Apr-25	0.0	0.0	0	\$ -
ERC's sold in	May-25	1.0	0.0	0	\$ 2,785.00
ERC's sold in	Jun-25	0.0	10.3	0	\$ 26,685.50
ERC's sold in	Jul-25	0.0	0.0	0	\$ -
ERC's sold in	Aug-25	0.0	0.0	0	\$ -
ERC's sold in	Sep-25	0.0	0.0	0	\$ -
Total Water ERC's sold for FY 2025		1.0	20.4	0	\$ 57,599.00
<u>WASTEWATER</u>					
Commercial Accounts		475			
Residential Accounts		6,307			
Total Plant Capacity Based on 2.60 MG/TMADF		10,400.00			
Wastewater ERC's sold as of October 1st		9,876.80			
Current ERC(use) including the Reserve CDD		6,447.00			
The Reserve Commitment for 2023		0.00			
Unsold Wastewater ERC as of October 1st		523.20			
Sold in FY 2024 (see W.Water table below)		21.40			
Total Unsold Capacity for Wastewater		501.80			
Total Unused Capacity for Wastewater		3,931.60			
WASTEWATER		RESIDENTIAL	COMMERCIAL	THE RESERVE	WASTEWATER FEES COLLECTED
ERC's sold in	Oct-24	0.0	1.2	0	\$ 2,700.00
ERC's sold in	Nov-24	0.0	0.0	0	\$ -
ERC's sold in	Dec-24	0.0	0.0	0	\$ -
ERC's sold in	Jan-25	0.0	8.9	0	\$ 20,025.00
ERC's sold in	Feb-25	0.0	0.0	0	\$ -
ERC's sold in	Mar-25	0.0	0.0	0	\$ -
ERC's sold in	Apr-25	0.0	0.0	0	\$ -
ERC's sold in	May-25	1.0	0.0	0	\$ 2,250.00
ERC's sold in	Jun-25	0.0	10.3	0	\$ 23,175.00
ERC's sold in	Jul-25	0.0	0.0	0	\$ -
ERC's sold in	Aug-25	0.0	0.0	0	\$ -
ERC's sold in	Sep-25	0.0	0.0	0	\$ -
Total Wastewater ERC's sold for FY 2025		1.0	20.4	0	\$ 48,150.00
New Connections in July:		-	ERC's		

St. Lucie West Services District Monthly Utilities Operations Report

July-25

Water Treatment Facility

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

58.48	MG
712.47	MG
1.89	MG
1.95	MG
1.92	MG
52.4%	
79.8%	

Water Treatment Plant Projects for July:

- New Injection Well Construction Ongoing
- Reserve CDD Service Area Incorporation Process Ongoing
-

Wastewater Treatment Facility

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

46.26	MG
45.91	MG
1.49	MG
1.48	MG
1.50	MG
1.50	MG
55.2%	

Wastewater Treatment Plant Projects for July:

- Remove rags from Digester 1 with Vac Truck
- Replace both ORP meters in anoxic basins



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

Month/Year: July-2025

Count	Description
61	New Service/Connect/Disconnect/occupant change
0	Install Permanent Meter
0	Remove Permanent Meter
2	Install Temporary Meter
1	Remove Temporary Meter
0	Lock off/Close Account
1	Lock off Return payment
1	Lock Off Temporary
59	Lock Off Non-Payment
24	Reconnection "No Fee"
13	Reconnection "Regular Hours"
2	Reconnection "After Hours"
0	Reconnection "Inspection"
14	Check for Leak "No Leak Found"
13	Check for Leak "Customers Responsibility"
29	Check for Leak "Districts Responsibility"
0	Meter Reading Exception
0	Meter Maintenance
5	Read Meter pull Data Office Request
15	Meter Box
0	Follow up "Meter Swap"
1	Complaints "UGU Irrigation"
28	AMI Lock off Leak
1	Meter Change Out
0	Fire Hydrant
0	Irrigation "Checking for Leaks and Turning on Or Shutting Off Valves"
9	Sewer "Backups, Sewer Caps, or Breaks"
0	Lift station "District"
0	Read Meter Office Request
45	Locates
11	Complaints "Water Quality, Pressure, etc..."
16	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
1	Lockoff Non Payment Office
16	Door Hanger
5	Service Action
0	AMI Leak Alarm
13	Vactor Lift Stations 29,27,1,24,12,21,35,22,11,53,16,7,14
UGU CONSTRUCTION CREW PROJECTS:	
<ul style="list-style-type: none"> • PAVER DRIVEWAY REPAIRS -(1) Lake Charles • SEWER CLEAN OUT REPAIRS- (30) Magnolia Lakes • SIDEWALK REPAIRS - (1) Westbrook Isles, (1) Heatherwood, (2) Sun Terrace • CONCRETE DRIVEWAYS- Lift Station # 53 	

IRRIGATION MONTHLY REPORT- JULY 2025

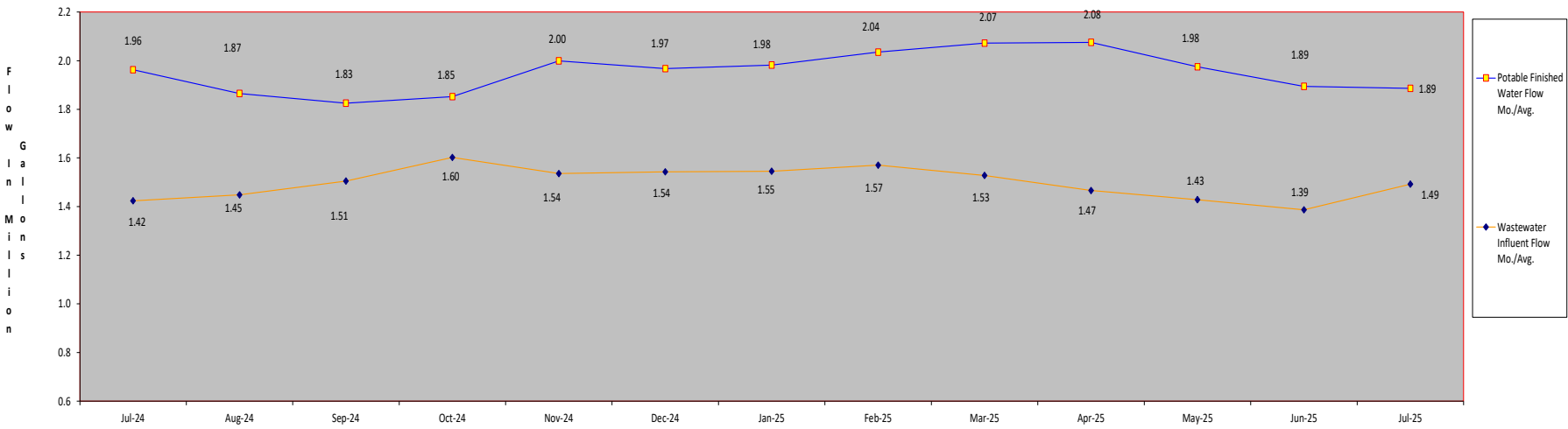
SERVICE ORDERS	
<u>S/O DESCRIPTION</u>	<u>TOTAL</u>
* CHECK FOR LEAK & OPERATE VALVES	19
IQ FOLLOW UP (ANGEL)	2
ACREAGE MEASUREMENT	1
COMPLAINTS	5
TIMER CHANGE REQUEST	0
ADDITIONAL TIME REQUEST	0
NEW PLANTINGS	
* Also reported un UGU MOR	

IRRIGATION FLOWS			
<u>SOURCE</u>	<u>TOTAL (MG)</u>	<u>ADF (MG)</u>	<u>MAX DAY (MG)</u>
LK CHARLES	0.000	0.000	0.000
LK ERNIE	13.998	0.452	1.810
MAIN PUMP STATION	64.501	2.081	3.953
STORM WATER TRANSFER	8.998	0.290	1.997
SURFICIAL WELLS	3.862	0.125	0.603
BRACKISH WELLS	0.497	0.016	0.038
GOLF COURSE	3.926	0.127	0.617

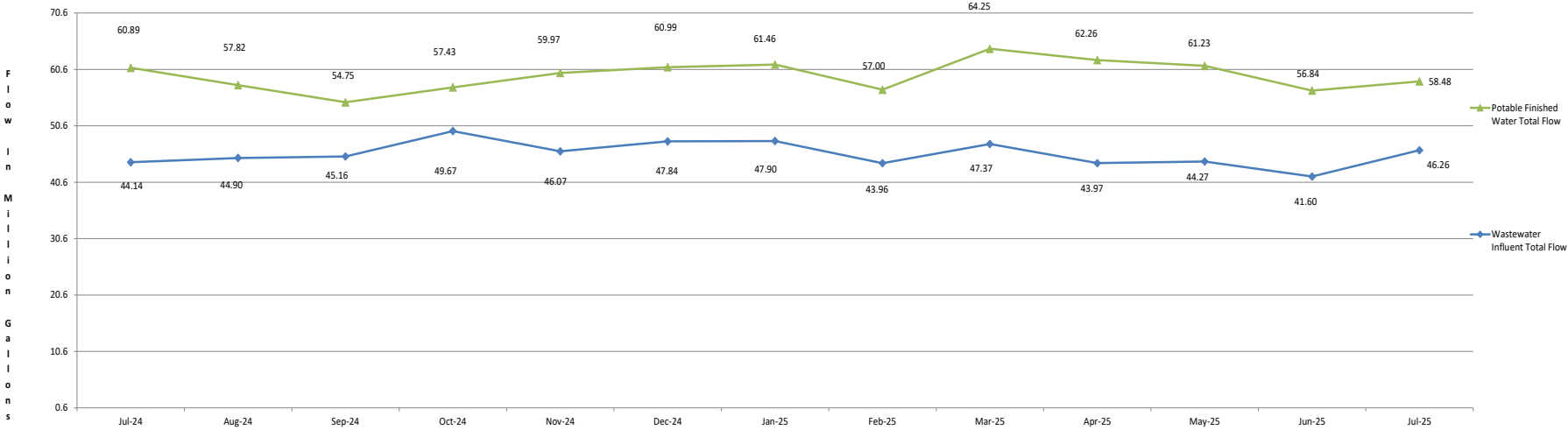
FLOWS (CATEGORIZED)			
	<u>TOTAL (MG)</u>	<u>%</u>	<u>MAX DAY (MG)</u>
REUSE	45.909	66.63%	1.815
STORMWATER	22.996	33.37%	
WELLS (ALL)	4.359	6.33%	
TOTAL	68.905	106.33%	

PROJECTS	

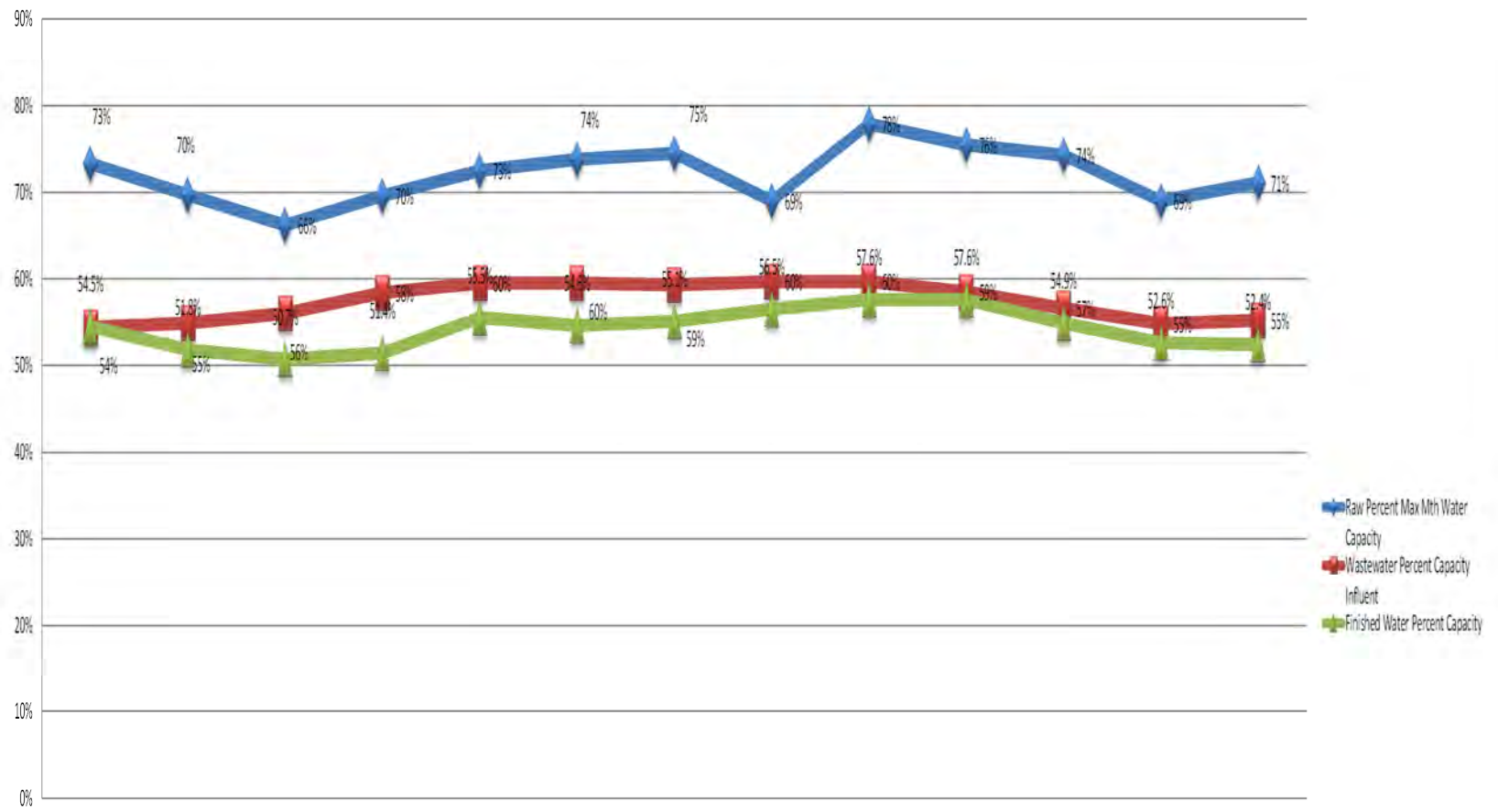
St. Lucie West Services District Water & Wastewater Average Daily Flows



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

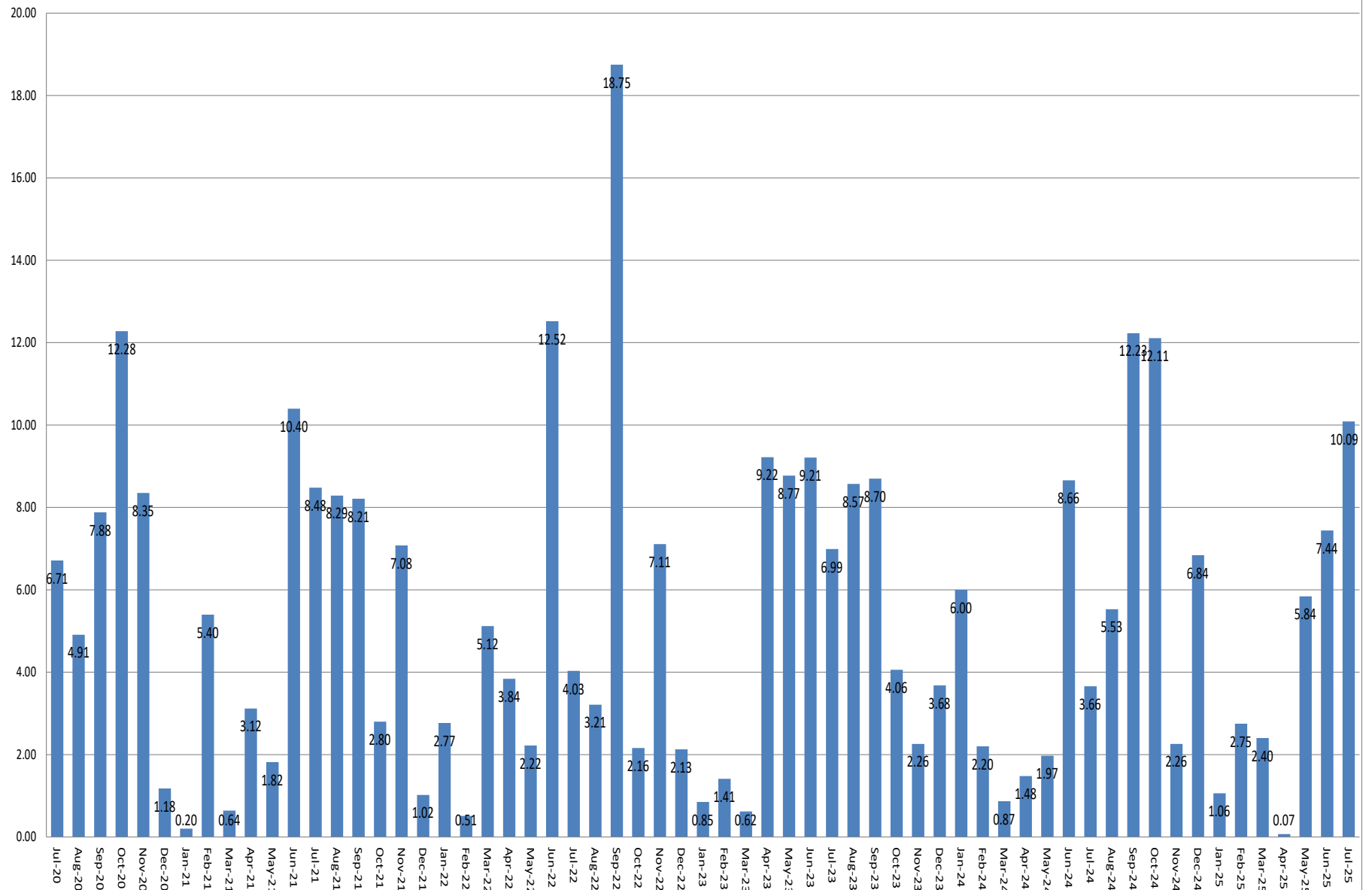


St. Lucie West Services District Water and Wastewater Percent Capacity



	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
Raw Percent Max Mth Water Capacity	73%	70%	66%	70%	73%	74%	75%	69%	78%	76%	74%	69%	71%
Wastewater Percent Capacity Influent	54.5%	55%	56%	58%	60%	60%	59%	60%	60%	59%	57%	55%	55%
Finished Water Percent Capacity	54.5%	51.8%	50.7%	51.4%	55.5%	54.6%	55.1%	56.5%	57.6%	57.6%	54.9%	52.6%	52.4%

St. Lucie West Services District Monthly Rainfall



St. Lucie West Services District

Board Agenda Item

Tuesday, August 26, 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
SW099	Wastewater Emergency Storage Bypass Construction Began

PROJECT TRACKER - St Lucie West Services District

Project No.	Project Engineer	Project Manager	Contractor / Vendor	Approved Capital Budget Funds in Dollars	Encumbered / Actual Cost of Project in Dollars	Available 2025 Budget	Ongoing % Compl.	FY % Completion	Project	Oct-2024	Nov-2024	Dec-2024	Jan-2025	Feb-2025	Mar-2025	Apr-2025	May-2025	Jun-2025	Jul-2025	Aug-2025	Sep-2025	
WM001		GR		267,460	223,885	43,575		84%	Stormwater Emergency Repairs													4C Gate Project Completed
SW001		JM/TB		215,833	172,865	42,968		80%	Lift Station Renewal & Replacement													
SW037		JM/TB		250,000	211,228	38,772		84%	Emergency Renewal and Replacement Projects													
SW047		JM/TB		33,660	3,469	30,191		10%	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	126,120	150,000	95%	84%	WTP Painting & Sealing of Tanks													WTP Tanks and Bldg Complete, Smaller Projects Bidding
SW084		JM/TB		5,000	828	4,172		17%	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 12/10/25
SW099	ISS	JM/TB		150,000	34,000	116,000		23%	Wastewater Emergency Storage Bypass													New 16" Line Installed, Next Phase is Demo of Old Piping.
Total				\$ 36,049,180	9,522,395	26,652,905																

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	14	14	14	14	14	14	14	14	14	14	
PROJECTS IN DESIGN PHASE	5	4	4	4	4	4	4	3	3	3	
PROJECTS IN BID PHASE	0	0	0	1	2	1	1	2	1	1	
PROJECTS IN CONSTRUCTION PHASE	0	0	0	0	0	1	1	1	2	2	
PROJECTS COMPLETED	1	2	2	1	0	0	0	0	0	0	
ONGOING CAPITAL R&R PROJECTS	8	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.

SW098	WTP EXPANSION-INJ WELL #2	PROJECT TOTAL DURATION= ONGOING																																			
COMPANY	TASK	START DATE	END DATE	DURATION	STATUS	08/2023	09/2023	10/2023	11/2023	12/2023	01/2024	02/2024	03/2024	04/2024	05/2024	06/2024	07/2024	08/2024	09/2024	10/2024	11/2024	12/2024	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025	01/2026	02/2026	03/2026
SLWSD	DESIGN AWARD/PURCHASE ORDER ISSUANCE	8/30/2023	9/1/2023	2	Completed																																
HYDRODESIGNS	DESIGN ENGINEERING/FDEP PERMIT APP SUBMITTAL	9/1/2023	3/24/2024	205	Completed																																
FDEP	INJ WELL PERMIT ISSUANCE PROCEDURE	3/24/2024	10/15/2024	205	Completed																																
SLWSD	ACQUIRE FUNDING/BOND ISSUANCE	3/27/2024	11/7/2024	225	Completed																																
SLWSD	PROJECT BIDDING	11/7/2024	3/12/2025	125	Completed																																
SLWSD	PROJECT AWARD/PURCHASE ORDER ISSUANCE	3/12/2025	4/8/2025	27	Completed																																
ISS	DESIGN INJ WELL #2 SYSTEM CONNECTION	4/8/2025	8/6/2025	120	Pending																																
YOUNGQUIST	NEW WELL INSTALLATION	5/6/2025	12/10/2025	218	Pending																																
HYDRODESIGNS	WELL TESTING/PERMIT CLOSEOUT	5/6/2025	12/10/2025	218	Pending																																
ISS/TBD	WELL #2 CONNECTION	12/10/2025	3/10/2026	90	Pending																																



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

SW098	WTP EXPANSION	PROJECT TOTAL DURATION= ONGOING																							
COMPANY	TASK	START DATE	END DATE	DURATION	STATUS	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026
ISS	WTP DESIGN CRITERIA	4/8/2025	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																				

Major Project(s) COMPLETED

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.

SW064	AMI METER PROJECT	PROJECT TOTAL DURATION=COMPLETED 1,041 DAYS																																							
COMPANY	TASK	START DATE	END DATE	DURATION	STATUS	10/2022	11/2022	12/2022	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	01/2024	02/2024	03/2024	04/2024	05/2024	06/2024	07/2024	08/2024	09/2024	10/2024	11/2024	12/2024	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	
KAMSTRUP	NEGOTIATE REPLACEMENT COST	10/1/2022	10/31/2022	30	Completed																																				
SLWSD	PROJECT AWARD/PURCHASE ORDER ISSUANCE	11/8/2022	11/11/2022	3	Completed																																				
KAMSTRUP	PROJECT DELAY DUE TO KAMSTRUP PERSONNEL CHANGE	11/11/2022	5/10/2023	180	Completed																																				
SLWSD/KAMSTRUP	PROJECT CORRESPONDENCE AND CONFIRMATION	5/10/2023	7/17/2023	68	Completed																																				
SLWSD/KAMSTRUP	PROJECT KICKOFF MEETING	7/18/2023	7/20/2023	2	Completed																																				
KAMSTRUP	FCC LICENSE APPROVAL	7/18/2023	8/17/2023	30	Completed																																				
KAMSTRUP	METER/COLLECTOR CONFIGURATION TESTING	8/17/2023	8/27/2023	10	Completed																																				
KAMSTRUP	METER/COLLECTOR TESTING FAILED- DELAYED	8/27/2023	9/22/2023	26	Completed																																				
KAMSTRUP	SHIPPED COLLECTOR AND CONFIRMED TESTING	9/22/2023	9/29/2023	7	Completed																																				
WATER WERKS INC	COLLECTOR RECEPTION AND SIGNAL TESTING	9/29/2023	10/5/2023	6	Completed																																				
L&A/WATER WERKS	ONSITE COLLECTOR INSTALLATION	10/5/2023	10/11/2023	6	Completed																																				
KAMSTRUP	FIRST BATCH METER SHIPMENT	10/17/2023	10/22/2023	5	Completed																																				
KAMSTRUP	SECOND BATCH METER SHIPMENT	10/27/2023	12/27/2023	61	Completed																																				
SLWSD/HST	STAFF METER INSTALLATION PERIOD	11/6/2023	3/20/2025	500	Completed																																				
SLWSD	CUSTOMER PORTAL INTERFACE IMPLEMENTATION	3/20/2025	6/18/2025	90	Completed																																				
SLWSD	CUSTOMER PORTAL IMPLEMENTATION	6/18/2025	8/7/2025	50	Completed																																				



CRITICAL PATH : No Critical Path for this Project

St. Lucie West Services District

Board Agenda Item
Tuesday August 26, 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	32,505,660	Gallons
Sewer	31,468,370	Gallons
Sewer BOD	0.00	Gallons
Sewer TSS	0.00	Gallons

2. Amount Billed

Total Water	\$299,475.40
Total Sewer	\$348,952.66
Total Irrigation	\$183,235.40

3. Billing

Total Water	6,737
Total Sewer	6,782
Total Irrigation	6,556



Month/Year Jul - 2025

Monthly Deposited Daily Form

Date	WSI Total Deposit /Daily	Misc. Total Deposit/Daily	Date	WSI Total Deposit /Daily	Misc. Total Deposit/Daily
Mon	\$ -	\$ -	Mon 7/21/2025	\$ 17,400.44	\$ -
Tues 7/1/2025	\$ 25,160.13	\$ -	Tues 7/22/2025	\$ 17,478.63	\$ -
Wed 7/2/2025	\$ 62,838.21	\$ -	Wed 7/23/2025	\$ 24,500.33	\$ -
Thur 7/3/2025	\$ 38,465.50	\$ -	Thur 7/24/2025	\$ 32,286.99	\$ -
Fri 7/4/2025 Holiday	\$ 8,923.85	\$ -	Fri 7/25/2025	\$ 37,160.88	\$ -
Total - Week	\$ 135,387.69	\$ -	Total - Week	\$ 128,827.27	\$ -
Mon 7/7/2025	\$ 485,351.29	\$ -	Mon 7/28/2025	\$ 34,443.79	\$ -
Tues 7/8/2025	\$ 15,438.60	\$ -	Tues 7/29/2025	\$ 58,622.16	\$ -
Wed 7/9/2025	\$ 7,360.73	\$ -	Wed 7/30/2025	\$ 20,253.83	\$ -
Thur 7/10/2025	\$ 75,969.20	\$ -	Thur 7/31/2025	\$ 20,632.04	\$ -
Fri 7/11/2025	\$ 6,579.63	\$ -	Fri	\$ -	\$ -
Total - Week	\$ 590,699.45	\$ -	Total - Week	\$ 133,951.82	\$ -
Mon 7/14/2025	\$ 8,595.35	\$ -			
Tues 7/15/2025	\$ 5,084.69	\$ -			
Wed 7/16/2025	\$ 4,754.72	\$ -			
Thur 7/17/2025	\$ 15,416.94	\$ -			
Fri 7/18/2025	\$ 7,270.73	\$ -			
Total - Week	\$ 41,122.43	\$ -			
			Total Month Receivables	WSI	MISC
				\$ 1,029,988.66	\$ -

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

REPORT # 1 ACTIVE COMPANY

MONTH END SUMMARY

7/1/2025 - 7/31/2025

BALANCE TOTALS

GENERAL LEDGER

		TOTAL BILL		BEGINNING BALANCE AS OF		7/1/2025	
		COUNT	BILLED AMOUNT	TOTAL BEGINNING BAL.	\$	\$	653,406.24
CHARGES	DESCRIPTION						
	BASE CHARGES						
5-04109	IRRIGATION BASE	6457	\$ 182,123.90		\$	\$	835,530.14
5-04107	SEWER BASE	6782	\$ 204,126.25		\$	\$	1,039,656.39
5-04106	WATER BASE	6836	\$ 163,857.85		\$	\$	1,203,514.24
	DISPENSED/BULK WATER						
5-04046	BASE	17	\$ 1,222.17		\$	\$	1,204,736.41
5-04014	WHOLESALE WATER BASE	1	\$ 870.18		\$	\$	1,205,606.59
	TOTAL CHARGE		\$ 552,200.35				
	CONSUMPTION CHARGES						
5-04009	IRRIGATION		\$ 1,111.50	4,275,000	\$	\$	1,206,718.09
5-04007	SEWER		\$ 144,826.41	31,467,230	\$	\$	1,351,544.50
5-04007	SEWER-BOD EXCESS		\$ -	0.00	\$	\$	1,351,544.50
5-04007	SEWER-TSS EXCESS		\$ -	0.00	\$	\$	1,351,544.50
5-04006	WATER		\$ 135,617.55	32,506,800	\$	\$	1,487,162.05
	AVERAGE DAYS			29.87			
5-04046	TANKER TRUCK WATER		\$ 384.42	92,410	\$	\$	1,487,546.47
5-04014	WHOLESALE WATER		\$ 38,666.75	0	\$	\$	1,526,213.22
5-04021	WHOLESALE WASTEWATER		\$ 32,132.31	0	\$	\$	1,558,345.53
	TOTAL CHARGE		\$ 352,738.94				
	DEPOSIT CHARGE		\$ -		\$	\$	1,558,345.53
	TOTAL CHARGES						
	IRRIGATION CHARGE		\$ 183,235.40				
	SEWER CHARGE		\$ 381,084.97				
	WATER CHARGE		\$ 340,618.92				
	TOTAL CHARGE		\$ 904,939.29				
ADJUSTMENTS	DESCRIPTION			REVENUE	WRITE OFF		
	TOTAL REVENUE CHANGES			\$ (3,539.99)		\$	1,554,805.54
	TOTAL WRITE OFFS				\$ (10.83)	\$	1,554,794.71
PENALTY CHARGES	DESCRIPTION		AMOUNT				
5-04010	TOTAL PENALTY		\$ 6,014.01			\$	1,560,808.72
MISCELLANEOUS CHARGES	DESCRIPTION		AMOUNT				
5-04012	TOTAL MISCELLANEOUS		\$ 450.00			\$	1,561,258.72
5-04047	BACK FLOW CHARGES		\$ -				
5-04047	BACK FLOW OPT OUT CHARGES		\$ -				
METER SET FEES	DESCRIPTION		AMOUNT				
5-04018	METER FEE		\$ -				
5-04012	INITIAL CONNECTION METER FEE		\$ -				
	TOTAL METER FEES		\$ -			\$	1,561,258.72
IMPACT FEES	DESCRIPTION		AMOUNT				
5-04033	WATER IMPACT (AFPI)		\$ 306.27			\$	1,561,564.99
5-04035	SEWER IMPACT (AFPI)		\$ 291.28			\$	1,561,856.27
	TOTAL IMPACT (AFPI)		\$ 597.55				

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

REPORT # 2 ACTIVE COMPANY

MONTH END SUMMARY

7/1/2025 - 7/31/2025

GENERAL LEDGER

BALANCE TOTALS
CONTINUED BALANCE REF. REPORT # 1
\$ 1,561,856.27

<u>PAYMENTS</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	
5-01025	WATER CONSUMPTION	\$ 181,622.57	\$ 1,380,233.70
5-01025	WATER BASE	\$ 162,837.50	\$ 1,217,396.20
5-01025	IRRIGATION	\$ 178,629.07	\$ 1,038,767.13
5-01025	SEWER CONSUMPTION	\$ 192,719.53	\$ 846,047.60
5-01025	SEWER BASE	\$ 202,683.26	\$ 643,364.34
5-01025	DISPENSED WATER	\$ 707.43	\$ 642,656.91
5-01025	PENALTY	\$ 5,787.54	\$ 636,869.37
5-01025	MISCELLANEOUS	\$ 748.41	\$ 636,120.96
	CREDIT BALANCE CHANGE	\$ 23,784.83	\$ 612,336.13
5-04047	BACK FLOW CHARGES	\$ -	\$ 612,336.13
5-04049	BACK FLOW OPT OUT CHARGES	\$ -	\$ 612,336.13
	BILL ADJUSTMENT	\$ -	\$ 612,336.13
		\$ -	\$ 612,336.13
		\$ -	\$ 612,336.13
		\$ -	\$ 612,336.13
	SUBTOTAL	\$ 949,520.14	\$ 612,336.13
5-04014	WHOLESALE WATER	\$ 39,536.93	\$ 572,799.20
5-04014	WHOLESALE WATER BASE	\$ -	\$ 572,799.20
5-04021	WHOLESALE WASTEWATER	\$ 32,132.31	\$ 540,666.89
5-04033	WATER IMPACT (AFPI)	\$ 306.27	\$ 540,360.62
5-04035	SEWER IMPACT (AFPI)	\$ 291.28	\$ 540,069.34
5-04018	METER FEE	\$ -	\$ 540,069.34
5-04012	INITIAL CONNECTION METER FEE	\$ -	\$ 540,069.34
	TOTAL PAYMENTS	\$ 1,021,786.93	
<u>REVERSE PAYMENTS</u>	<u>DESCRIPTION</u>		
	POSTING ERRORS	\$ -	
5-01025	REVERSE PAYMENT/BAL TRANSFER	\$ 83.82	
	RETURN PAYMENTS	\$ 2,294.82	
	TOTAL	\$ 2,378.64	\$ 542,447.98
<u>REVERSE PENALTIES</u>	<u>DESCRIPTION</u>		
5-01025	REVERSE PENALTIES	\$ (427.33)	\$ 542,020.65
<u>BILL ADJUSTMENT</u>	<u>DESCRIPTION</u>		
5-01025	BILL - VOID/ADJUSTMENT/REVERSAL		\$ 542,020.65
<u>DEPOSIT REFUNDS</u>	<u>DESCRIPTION</u>		
	DEPOSIT REFUNDS	\$ (6,700.00)	\$ 535,320.65
<u>REVERSE DEPOSIT</u>	<u>DESCRIPTION</u>		
	REVERSE DEPOSIT	\$ -	\$ 535,320.65

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

REPORT # 2 ACTIVE COMPANY

MONTH END SUMMARY

7/1/2025 - 7/31/2025

<u>REFUNDS</u>		<u>DESCRIPTION</u>	<u>COUNT</u>	<u>AMOUNT</u>		
		TOTAL REFUND CHECKS	21	\$ 2,308.30		\$ 537,628.95
<u>TRANSFER BALANCE</u>		<u>DESCRIPTION</u>		<u>NET AMOUNT</u>		
		RECEIVABLES ADJUSTED	\$	(1,190.37)	\$	536,438.58
		RECEIVABLES RE-APPLIED	\$	1,190.37	\$	537,628.95
<u>DEPOSIT ACTIVITY</u>		<u>DESCRIPTION</u>		<u>AMOUNT</u>		
		BEGINNING DEPOSIT BALANCE	\$	176,850.00		
		BILLED DEPOSITS	\$	-		
5-02030		NEW DEPOSITS	\$	6,900.00		
		REFUNDS	\$	(6,700.00)		
		REVERSE REFUNDS	\$	-		
		REVERSE DEPOSITS	\$	-		
		TOTAL DEPOSIT ENDING BALANCE	\$	177,050.00		
<u>MISC. PAYMENTS</u>		<u>DESCRIPTION</u>				
		MISCELLANEOUS PAYMENTS RECEIVED	\$	-		

**ENDING BALANCE AS OF
7/31/2025**

\$ 537,628.95

unpaid Reserve invoice

\$ -

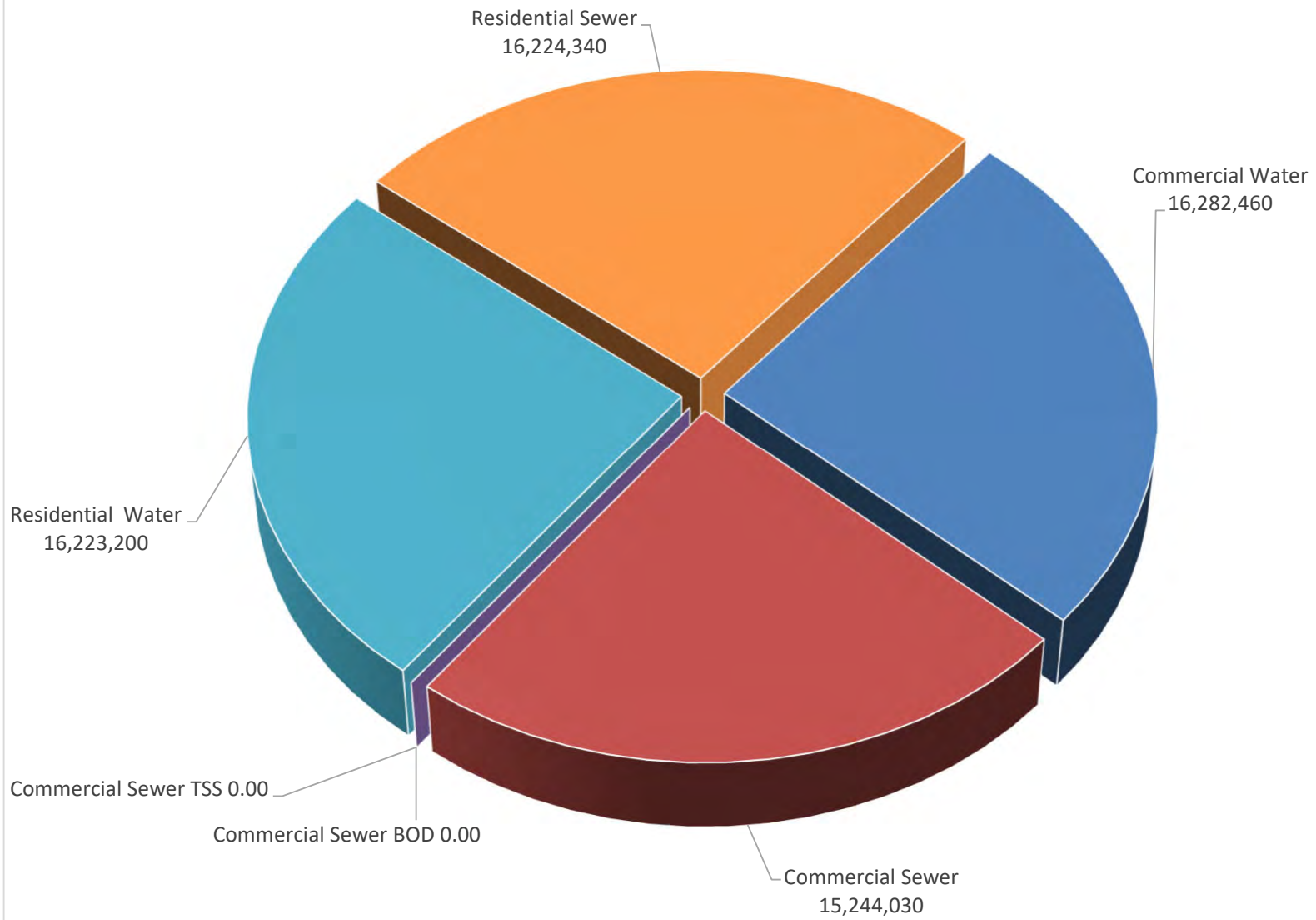
Total Ending Balance

\$ 537,628.95

ST LUCIE WEST SERVICES DISTRICT AGED DEBT SUMMARY

MONTH/YEAR	Current Amount 1-30 DAYS	Amount 31-60 DAYS	Amount 61-90 DAYS	Amount 91-120 DAYS	Amount > 120 DAYS	BALANCE
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
June 2025	\$ 643,341.14	\$ 1,769.21	\$ 1,093.96	\$ 566.08	\$ 6,635.85	\$ 653,406.24
July 2025	\$ 523,758.08	\$ 4,979.25	\$ 1,509.51	\$ 808.80	\$ 6,573.31	\$ 537,628.95
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Actual Consumption July 2025



CONSUMPTION BY GALLONS	
Commercial:	
Water	16,282,460
Sewer	15,244,030
Sewer- BOD	0.00
Sewer- TSS	0.00
Single:	
Water	14,031,820
Sewer	14,032,960
Multi:	
Water	2,191,380
Sewer	2,191,380
AMOUNT BILLED/TOTAL CHARGES:	
Commercial:	
Water	\$115,622.32
Sewer	\$128,364.11
IQ	\$52,851.70
TOTAL:	\$296,838.13
Single:	
Water	\$154,230.28
Sewer	\$184,800.91
IQ	\$114,638.87
TOTAL:	\$453,670.06
Multi:	
Water	\$29,622.80
Sewer	\$35,787.64
IQ	\$15,744.83
TOTAL:	\$81,155.27
TOTAL BILL COUNT	
Commercial:	
Water	528
Sewer	475
IQ	250
Single:	
Water	5,192
Sewer	5,191
IQ	5,190
Multi:	
Water	1,017
Sewer	1,116
IQ	1,116

CONSUMPTION	
Water	32,505,660
Sewer	31,468,370
Sewer- BOD	0.00
Sewer- TSS	0.00
AMOUNT BILLED	
Water	\$299,475.40
Sewer	\$348,952.66
IQ	\$183,235.40
BILLS	
Water	6,737
Sewer	6,782
IQ	6,556

St. Lucie West Services District

Board Agenda Item

Tuesday, August 26, 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) **Media Engagement** – Safety Award Feature

- a. SLWSD was featured in the July 3, 2025, edition (Pg. 10) of the *St. Lucie Voice* in an article titled “SLW Services District Nabs Safety Award.” The article featured our press release on receiving the Safety Award at the Florida Association of Special Districts Annual Conference and highlighted our ongoing commitment to safety in all systems and operations.

2) **Community Outreach** – Wastewater Plant Tour

- a. Hosted a wastewater plant tour for 10 Kings Isles residents, providing education on our wastewater treatment systems. Participant feedback was positive.

3) **Community Outreach** – One Blood Drive

- a. Hosted the Big Red Bus One Blood community blood drive on July 18, helping support lifesaving donations. Additional drives are scheduled for September and October.

4) **Community Outreach** – PGA Village Hurricane Expo

- a. Represented SLWSD at PGA Village’s first Hurricane Expo on July 30, attended by approximately 60–70 residents. Discussions centered on Reserve CDD Integration and fluoride, offering an opportunity to inform residents about the benefits of integration.

5) **Government Affairs** – County and City Public Board Meetings

- a. Attended monthly St. Lucie County Board of County Commissioners and City of Port St. Lucie Council meetings on behalf of SLWSD, to monitor matters affecting the district.

Internal & External Communications

1) **SLWSD Monthly (July) Newsletter topics covered:**

- a. Article: “SLWSD Honored with 2025 FASD Safety Award.”
- b. Public Announcement: Launch of our new *Manage Alerts* feature. Online Bill-pay Portal is a new feature which allows residents to receive water leak notifications and tracks their water consumption directly to their email and text messages.
- c. Article: “SLWSD Begins Construction of Second Deep Injection Well.”
- d. Public Notice: Proposed Rate increase Public Hearing Notice.

2) **New Website**: This month, and until the end of August, Granicus, our new website provider, is migrating content from the current site to the new one. The new website is scheduled to launch in early December.

3) **Informational trifold**: Created an informational trifold on Fats, Oils, and Grease (FOG) to help the Utilities Department educate residents about the importance of keeping FOG out of drains. Improper disposal of FOG is a persistent problem and the leading cause of residential drain clogs.

4) **Public Messages Analytics**:

CATEGORY Title	Date Sent	Message Method	Number Of Views
------------------	-----------	----------------	-----------------

<u>NOTICE</u> Traffic Alert – Temporary Road Closure (SW Fountainview Blvd. & SW Peacock Blvd. Roundabout).	July 29	Email	4,460
<u>WEBSITE NEWS</u> New Water Leak & Usage Alerts Now Available in Your Online Billing Portal.	July 23	Email & Text	6,212
<u>EVENT INFO.</u> (REMINDER) Blood Drive - Friday, July 18, 2025 - 8 am to Noon.	July 17	Email	3,516
<u>NOTICE</u> What is a Non-Ad Valorem SLWSD Assesment Fee?	July 14	Email	5,905
<u>NOTICE</u> SLWSD Rate Increase Notice of Public Hearings for Aug. 26, 2025.	July 14	Email	5,974
<u>EVENT NEWS</u> Blood Drive - Friday, July 18, 2025 - 8 am to Noon.	July 10	Email	3,197
<u>NEWSLETTER</u> SLWSD July 2025 Newsletter.	July 9	Email	3,887

St. Lucie West Services District

Board Agenda Item Tuesday, August 26, 2025

Item

CA 6 Financial Statements for July 31, 2025

Summary

Attached for your review are the Financial Reports for the period ending July 31, 2025.

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

Recommendation

No Action Required.

Budget Impact

None.

Board Action

Moved by:	Seconded by:	Action Taken:
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St Lucie West Service District (General Fund)
Income Statement Budget vs. Actual
July 2025

	Oct 24-Jul 25	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
1-04000 · GF SLWSD GENERAL FUND REVENUE	3,639,266.03	3,979,505.02	-340,238.99	91.45%	4,013,039.00
Total Income	3,639,266.03	3,979,505.02	-340,238.99	91.45%	4,013,039.00
Gross Income	3,639,266.03	3,979,505.02	-340,238.99	91.45%	4,013,039.00
Expense					
1-05000 · GF BOARD OF DIRECTORS	10,002.94	13,087.50	-3,084.56	76.43%	15,705.00
1-06000 · GF DISTRICT MANAGER	8,820.93	36,601.18	-27,780.25	24.1%	41,829.00
1-07000 · GF FINANCE	194,744.81	238,342.84	-43,598.03	81.71%	248,429.00
1-12000 · GF GRANT MANAGEMENT	0.00	1,235.00	-1,235.00	0.0%	1,482.00
1-13000 · GF CLERK TO THE BOARD	9,279.92	12,938.34	-3,658.42	71.72%	15,526.00
1-14000 · GF AQUATICS DIVISION-PERSNL	246,009.44	358,812.60	-112,803.16	68.56%	430,575.12
1-15000 · GF ADMINISTRATION DIV-PERSNL	934,864.77	1,063,776.76	-128,911.99	87.88%	1,276,532.12
1-16000 · GF STORM WATER MGMT-PERSNL	398,613.53	483,795.10	-85,181.57	82.39%	580,554.12
1-17000 · GF EXOTIC PLNT RMVL DIV-PERSNL	236,299.13	296,517.50	-60,218.37	79.69%	355,821.00
1-18000 · GF SHOP OPERATIONS-PERSNL	56,716.27	78,962.50	-22,246.23	71.83%	94,755.00
1-19000 · GF GENERAL COUNSEL	35,900.54	26,859.16	9,041.38	133.66%	32,231.00
1-23000 · GF SPECIAL COUNSEL	4,800.00	3,282.50	1,517.50	146.23%	3,939.00
1-26000 · GF ENGINEERING	18,060.35	41,745.00	-23,684.65	43.26%	50,094.00
1-29000 · GF POLLUTION CONTROL	0.00	2,272.50	-2,272.50	0.0%	2,727.00
1-31000 · GF AQUATICS DIVISION-OPERATING	86,496.61	152,879.10	-66,382.49	56.58%	178,654.92
1-33000 · GF ADMINISTRATION DIV-OPERATING	211,044.97	250,088.20	-39,043.23	84.39%	296,105.84
1-34000 · GF STORM WATER MGMT-OPERATING	214,361.76	274,111.60	-59,749.84	78.2%	312,933.92
1-35000 · GF EXOTIC PLANT RMVL-OPERATING	33,589.22	55,763.30	-22,174.08	60.24%	66,915.96
1-36000 · GF SHOP OPERATIONS-OPERATING	16,913.01	29,545.80	-12,632.79	57.24%	34,954.96
1-46000 · GF RENEWAL & REPLACEMENT	232,791.31	267,460.00	-34,668.69	87.04%	267,460.00
Total Expense	2,949,309.51	3,688,076.48	-738,766.97	79.97%	4,307,224.96
Net Ordinary Income	689,956.52	291,428.54	398,527.98	236.75%	-294,185.96
Net Income	689,956.52	291,428.54	398,527.98	236.75%	-294,185.96

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

	Oct 24 - Jul 25	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
2-04000 · WB WTR MGMT BEN SRS 1999A REV	2,548,963.09	2,414,191.30	134,771.79	105.58%	2,608,654.96
2-07000 · DS WMB OTHER INCOME	0.00	0.00	0.00	0.0%	0.00
Total Income	<u>2,548,963.09</u>	<u>2,414,191.30</u>	<u>134,771.79</u>	<u>105.58%</u>	<u>2,608,654.96</u>
Gross Income	2,548,963.09	2,414,191.30	134,771.79	105.58%	2,608,654.96
Expense					
2-05000 · WB WTR MGMT BEN SRS 1999A DS	2,252,461.36	2,224,965.80	27,495.56	101.24%	2,429,611.96
Total Expense	<u>2,252,461.36</u>	<u>2,224,965.80</u>	<u>27,495.56</u>	<u>101.24%</u>	<u>2,429,611.96</u>
Net Ordinary Income	<u>296,501.73</u>	<u>189,225.50</u>	<u>107,276.23</u>	<u>156.69%</u>	<u>179,043.00</u>
Net Income	<u><u>296,501.73</u></u>	<u><u>189,225.50</u></u>	<u><u>107,276.23</u></u>	<u><u>156.69%</u></u>	<u><u>179,043.00</u></u>

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

	Oct 24 - Jul 25	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
4-04000 · CP WMB CAP PROJECTS REVENUE	7,000.37	4,166.60	2,833.77	168.01%	5,000.00
4-07000 · CP WMB OTHER INCOME	0.00	0.00	0.00	0.0%	0.00
Total Income	<u>7,000.37</u>	<u>4,166.60</u>	<u>2,833.77</u>	<u>168.01%</u>	<u>5,000.00</u>
Gross Income	7,000.37	4,166.60	2,833.77	168.01%	5,000.00
Expense					
4-06000 · CP WMB CAPITAL PROJECT EXPENSES	0.00	73,348.00	-73,348.00	0.0%	73,348.00
Total Expense	<u>0.00</u>	<u>73,348.00</u>	<u>-73,348.00</u>	<u>0.0%</u>	<u>73,348.00</u>
Net Ordinary Income	<u>7,000.37</u>	<u>-69,181.40</u>	<u>76,181.77</u>	<u>-10.12%</u>	<u>-68,348.00</u>
Net Income	<u><u>7,000.37</u></u>	<u><u>-69,181.40</u></u>	<u><u>76,181.77</u></u>	<u><u>-10.12%</u></u>	<u><u>-68,348.00</u></u>

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

	Oct 24-Jul 25	Budget YTD	\$ +/- of Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
5-04000 · WS SLWSD WATER & SEWER REVENUE	9,078,162.05	8,533,229.12	544,932.93	106.39%	11,272,529.04
Total Income	9,078,162.05	8,533,229.12	544,932.93	106.39%	11,272,529.04
Gross Income	9,078,162.05	8,533,229.12	544,932.93	106.39%	11,272,529.04
Expense					
5-05000 · WS BOARD OF DIRECTORS	10,266.19	12,888.30	-2,622.11	79.66%	15,465.96
5-06000 · WS DISTRICT MANAGER	735.28	15,921.80	-15,186.52	4.62%	30,676.96
5-07000 · WS FINANCE	406,685.21	458,385.40	-51,700.19	88.72%	480,242.08
5-09000 · WS PROPERTY CONTROL	21,139.59	41,927.40	-20,787.81	50.42%	50,312.88
5-11000 · WS UTILITY RATE CONSULTANT	24,368.75	35,009.20	-10,640.45	69.61%	42,011.04
5-13000 · WS CLERK TO THE BOARD	15,735.45	17,060.00	-1,324.55	92.24%	20,472.00
5-14000 · WS ADMIN DVSN-PERSNL	1,228,271.97	1,332,661.70	-104,389.73	92.17%	1,599,194.04
5-15000 · WS WATER TRTMNT PLANT-PERSNL	387,797.35	434,310.70	-46,513.35	89.29%	521,172.84
5-16000 · WS WASTEWATER TRTMT PL-PERSNL	348,660.32	442,563.40	-93,903.08	78.78%	531,076.08
5-17000 · WS UNDERGROUND UTIL-PERSNL	831,828.77	924,704.10	-92,875.33	89.96%	1,109,644.92
5-18000 · WS IRRIGATION DIV-PERSNL	54,821.86	62,557.40	-7,735.54	87.63%	75,068.88
5-40000 · WS SHOP DIV - PERSNL	144,659.79	156,354.10	-11,694.31	92.52%	187,624.92
5-19000 · WS GENERAL COUNSEL	34,459.38	35,320.80	-861.42	97.56%	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	119,398.00	84,833.30	34,564.70	140.74%	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	567,722.50	567,722.50	0.00	100.0%	681,267.00
5-29000 · WS ADMIN DIV-OPERATING	446,565.36	670,430.90	-223,865.54	66.61%	787,517.08
5-30000 · WS WATER TRTMNT PLANT-OPER	665,963.41	936,664.20	-270,700.79	71.1%	1,112,597.04
5-31000 · WS WASTEWATER TRTMT PL-OPER	661,392.13	852,597.50	-191,205.37	77.57%	993,117.00
5-32000 · WS UNDERGROUND UTIL-OPERATING	478,251.94	520,673.30	-42,421.36	91.85%	614,807.96
5-33000 · WS IRRIGATION DIV-OPERATING	127,124.08	266,760.80	-139,636.72	47.66%	320,112.96
5-41000 · WS SHOP DIV - OPER	73,947.56	76,312.50	-2,364.94	96.9%	82,275.00
Total Expense	8,508,587.16	8,321,527.88	187,059.28	102.25%	11,964,848.14
Net Ordinary Income	569,574.89	211,701.24	357,873.65	269.05%	-692,319.10
Net Income	569,574.89	211,701.24	357,873.65	269.05%	-692,319.10

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

Income Statement Budget vs. Actual

July 2025

	Oct 24-Jul 25	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
5-36000 · WS CAP REVENUES					
5-36001 · INTEREST - R&R	49,244.13				
5-36002 · INTEREST - WWCF	16,267.05				0.00
5-36003 · INTEREST - BOND CONST	742,110.02				0.00
5-36004 · INTEREST - WCF	31,668.39				0.00
5-36005 · WATER IMPACT FEES	27,529.00	3,193.30	24,335.70	862.09%	3,831.96
5-36006 · WW IMPACT FEES	21,423.00	2,396.60	19,026.40	893.89%	2,875.92
5-36007 · R&R TRANS FROM W&S OPERATING	567,722.50	567,722.50	0.00	100.0%	681,267.00
Total 5-36000 · WS CAP REVENUES	<u>1,455,964.09</u>	<u>573,312.40</u>	<u>882,651.69</u>	<u>253.96%</u>	<u>687,974.88</u>
Total Income	<u>1,455,964.09</u>	<u>573,312.40</u>	<u>882,651.69</u>	<u>253.96%</u>	<u>687,974.88</u>
Gross Income	<u>1,455,964.09</u>	<u>573,312.40</u>	<u>882,651.69</u>	<u>253.96%</u>	<u>687,974.88</u>
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	14,650.94	33,660.00	-19,009.06	43.53%	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	35,130.70				160,000.00
Total 5-37000 · WS RENEWAL & REPLACEMENT CIP	<u>579,447.36</u>	<u>1,363,654.22</u>	<u>-784,206.86</u>	<u>42.49%</u>	<u>1,523,654.22</u>
5-38000 · WS WATER CONNECT FEE CIP					
5-38015 · CAPITAL PROJECTS SW098	360,975.33	50,000.00	310,975.33	721.95%	50,000.00
Total 5-38000 · WS WATER CONNECT FEE CIP	<u>360,975.33</u>	<u>50,000.00</u>	<u>310,975.33</u>	<u>721.95%</u>	<u>50,000.00</u>
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>	<u>0.00</u>
Total Expense	<u>940,422.69</u>	<u>1,413,654.22</u>	<u>-473,231.53</u>	<u>66.52%</u>	<u>1,573,654.22</u>
Net Ordinary Income	<u>515,541.40</u>	<u>-840,341.82</u>	<u>1,355,883.22</u>	<u>-61.35%</u>	<u>-885,679.34</u>
Net Income	<u><u>515,541.40</u></u>	<u><u>-840,341.82</u></u>	<u><u>1,355,883.22</u></u>	<u><u>-61.35%</u></u>	<u><u>-885,679.34</u></u>

St Lucie West Service District
Check Register
As of July 31, 2025

Date	Num	Name	Memo	Credit
ASSETS				
Current Assets				
Checking/Savings				
1-00001 • TRUIST (GF operating) #1363				
07/09/2025		ASCENSUS	PR Check Date 07/09/25 (06/21/25-07/04/25) 457	2,175.22
07/10/2025	13245	FRANKLIN TEMPLETON BANK AND TR	SEP PAYROLL 07.09.25	12,347.63
07/10/2025	13246	TRUIST CARD SERVICES		16,425.05
07/10/2025	13247	ALL COUNTY LOCK & KEY, INC	PO#87544	177.00
07/10/2025	13248	CINTAS CORPORATION		5,453.62
07/10/2025	13249	FEDEX	INV#8-910-29692	124.13
07/10/2025	13250	FPL	5685005356	51,291.81
07/10/2025	13251	GRANICUS, LLC	INV#210081	9,993.00
07/10/2025	13252	GUARDIAN HAWK SECURITY	INV#18751531	450.00
07/10/2025	13253	HELENA CHEMICAL CO		5,685.00
07/10/2025	13254	MIKE'S ORGANIC TOP SOIL	INV#2025-0977	500.00
07/10/2025	13255	NAPA AUTO SUPPLY OF PORT ST. LUCIE	ACCT#5508	3,926.69
07/10/2025	13256	PALMDALE OIL COMPANY, INC	INV#SI-53088	1,130.90
07/10/2025	13257	SITEONE LANDSCAPE SUPPLY, LLC	INV#155507801-001	504.02
07/10/2025	13258	ST LUCIE CO BALING & RECYCLING	ACCT#396	2,796.60
07/10/2025	13259	SYSTEM DESIGN WIZARDS, INC.	INV#070125-1	660.00
07/10/2025	13260	THOMPSON TRACTOR CO.	INV#151224	1,038.65
07/10/2025	13261	VERIZON WIRELESS	INV#6117142318	725.87
07/10/2025	13262	VERO CHEMICAL DISTRIBUTORS INC	ACCT#STLUWE	13,081.22
07/10/2025	13263	VIDEO RAY LLC	INV-02923	6,474.86
07/10/2025	13264	WEX BANK	INV#105767659	10,303.06
07/10/2025	13265	MULLINAX OF VERO BEACH	INV#160118	90.01
07/10/2025	13266	GRAU AND ASSOCIATES	INV#27960	18,000.00
07/11/2025	13267	ALL POINTS MOBILE SHREDDING	INV#38606071525	515.00
07/11/2025	13268	APPLE INDUSTRIAL SUPPLY CO.	INV#REG03-46158	130.07
07/11/2025	13269	ATLANTIC PIPE SERVICES, LLC	INV#23084	8,705.80
07/11/2025	13270	CINTAS CORPORATION		1,454.87
07/11/2025	13271	INTEGRATION SERVICES, INC.	INV#I2025-01-11	2,885.16
07/11/2025	13272	LOWE'S	ACCT#9900 682872 9	2,338.50
07/11/2025	13273	MIKE'S ORGANIC TOP SOIL	INV#2025-1037	680.00
07/11/2025	13274	SAM'S CLUB MASTERCARD	ACCT#5653	5,411.33
07/11/2025	13275	SUNSHINE STATE ONE CALL OF FLORIDA, I...	INV#PS-INV1050029	70.38
07/11/2025	13276	THOMPSON TRACTOR CO.	INV#151224	13.80
07/11/2025	13277	FCC ENVIRONMENTAL SERVICES, LLC	INV#FCCFL/25/1049566	435.77
07/11/2025	13278	HELENA CHEMICAL CO	INV#24307342	1,437.50
07/23/2025		ASCENSUS	PR Check Date 07/23/25 (07/05/25-07/18/25) 457 ...	2,124.61
07/24/2025	13279	FLORIDA BLUE	HEALTH INSURANCE-GROUP NO. 41965 AUG 2...	99,788.35
07/24/2025	13280	FRANKLIN TEMPLETON BANK AND TR	SEP PAYROLL 07.23.25	12,086.98
07/24/2025	13281	GUARDIAN	GROUP ID 00563384- AUG 2025	5,413.50
07/24/2025	13282	SUN LIFE	PLAN NUMBER: 960974-0001 AUG 2025	3,887.90
07/24/2025	13283	ADP, LLC	INV# 696016735	1,606.60
07/24/2025	13284	CINTAS CORPORATION		1,152.92
07/24/2025	13285	FLORIDA WATER & POLLUTION CONTROL O...	INV#38094	1,140.00
07/24/2025	13286	IntraCoastal Generators Inc.	INV#25140	512.98
07/24/2025	13287	KYOCERA	INV#55V1445077	113.22
07/24/2025	13288	NASON YEAGER GERSON HARRIS & FUMER...	INV#327977	11,609.96

Date	Num	Name	Memo	Credit
07/24/2025	13289	VERIZON WIRELESS	INV#6118171744	1,154.89
07/30/2025	13290	US BANK N.A.-CDD	VOID: ACCOUNT NUMBER #213449000	
07/31/2025	13291	CINTAS CORPORATION		4,865.99
07/31/2025	13292	COMPUTER NETWORK SERVICES		4,270.95
07/31/2025	13293	Gannett Florida LocaliQ	INV#7198877 Notice of PHs (PH #1 Consider Adop...	186.24
07/31/2025	13294	INTEGRATION SERVICES, INC.	INV#12025-01-12	5,256.65
07/31/2025	13295	MIKE'S ORGANIC TOP SOIL	INV#2025-1101	80.00
07/31/2025	13296	PALMDALE OIL COMPANY, INC	INV #INV#2025-1101	1,055.70
07/31/2025	13297	SPECIAL DISTRICT SERVICES, INC.	INV# 2025-0923	9,296.23
07/31/2025	wire	US BANK N.A.-CDD	ACCOUNT NUMBER #213449000	194,799.77
Total 1-00001 · TRUIST (GF operating) #1363				547,835.96
1-00002 · TRUIST (GF R&R Fund) # 3968				
Total 1-00002 · TRUIST (GF R&R Fund) # 3968				
5-00002 · TRUIST (WS Operating) #7918				
07/10/2025	14749	GREGORY VILLAR-BYERS	CUSTOMER REFUND 557 SW NEWCASTLE CV	25.68
07/10/2025	14750	ISLAND BLUE SERVICES	CUSTOMER REFUND 3 TEMP METER	849.33
07/10/2025	14751	JERILYN MOORE	CUSTOMER REFUND 849 SW ROCKY BAYOU T...	2.85
07/10/2025	14752	JOHN RICHARDSON	CUSTOMER REFUND 339 SW SANDY WAY	56.59
07/10/2025	14753	LOUISE NATHANSON	CUSTOMER REFUND 489 NW CASANOVA CIR	99.54
07/10/2025	14754	MARY H THOMAS	CUSTOMER REFUND 309 NW ALAN AVE	32.56
07/10/2025	14755	NADIA TOUSSAINT	CUSTOMER REFUND 839 SW MUNJACK CIR	38.88
07/10/2025	14756	PAUL A DICTOR	CUSTOMER REFUND 755 SW ST CROIX CV	64.57
07/10/2025	14757	KELLI FUSARO	WATER CONSERVATION REBATE 2024-25 44	100.00
07/11/2025	14758	DIEGO VITALE	WATER CONSERVATION REBATE 2024-25 45	100.00
07/24/2025	14759	BETTY SHIELDS	WATER CONSERVATION REBATE 2024-25 46	100.00
07/24/2025	14760	DOLORES KENNEDY	CUSTOMER REFUND 1563 SW HARBOUR ISLE...	8.64
07/24/2025	14761	ENCLAVE PROPERTIES LLC	CUSTOMER REFUND 404 SW SANDY WAY	34.42
07/24/2025	14762	FONDA KNOWLES	CUSTOMER REFUND 209 SW SANDY WAY	22.12
07/24/2025	14763	HOLLY HANFORD	CUSTOMER REFUND 213 SW SANDY WAY	25.10
07/24/2025	14764	JBVM VENTURES, LLC	CUSTOMER REFUND 1940 SW FOUNTAINVIEW ...	216.46
07/24/2025	14765	JOSHUA MICHAEL ARONIS	CUSTOMER REFUND 218 SW SANDY WAY	20.80
07/24/2025	14766	LISA SIMONE	CUSTOMER REFUND 515 SW INDIAN KEY DR	3.93
07/24/2025	14767	SERGE LEFEBVRE	CUSTOMER REFUND 407 SW TALQUIN LN	15.42
07/24/2025	14768	TPC PORT ST LUCIE, LLC	CUSTOMER REFUND 455 NW ENTERPRISE DR	142.08
07/31/2025	14769	JOEL MELTZER	CUSTOMER REFUND 320 NW ALANA AVE	36.15
07/31/2025	14770	JOHN DI GREGORIO JR.	CUSTOMER REFUND 798 SW MUNJACK CIR	79.74
07/31/2025	14771	MARION L KELLY	CUSTOMER REFUND 324 NW BENTLEY CIR	59.71
07/31/2025	14772	PATRICIA K RYAN	CUSTOMER REFUND 460 NW TURIN CT	45.89
07/31/2025	14773	ROSALIE CEURVELS	CUSTOMER REFUND 1238 B NW SUN TERRAC...	58.81
07/31/2025	14774	DAVID KRANZ	WATER CONSERVATION REBATE 2024-25 47	98.10
Total 5-00002 · TRUIST (WS Operating) #7918				2,337.37
Total Checking/Savings				550,173.33
Total Current Assets				550,173.33
TOTAL ASSETS				550,173.33

Date	Num	Name	Memo	Credit
LIABILITIES & EQUITY				
TOTAL LIABILITIES & EQUITY				

St Lucie West Service District
Checks Over \$35,000
As of July 31, 2025

Date	Num	Name	Memo	Credit
ASSETS				
Current Assets				
Checking/Savings				
1-00001 · TRUIST (GF operating) #1363				
07/10/2025	13250	FPL	5685005356	51,291.81
07/24/2025	13279	FLORIDA BLUE	HEALTH INSURANCE-GROUP NO. 41965 AUG 2025	99,788.35
07/31/2025	wire	US BANK N.A.-CDD	ACCOUNT NUMBER #213449000	194,799.77
Total 1-00001 · TRUIST (GF operating) #1363				345,879.93
5-00002 · TRUIST (WS Operating) #7918				
Total 5-00002 · TRUIST (WS Operating) #7918				
Total Checking/Savings				345,879.93
Total Current Assets				345,879.93
TOTAL ASSETS				345,879.93
LIABILITIES & EQUITY				
TOTAL LIABILITIES & EQUITY				

St Lucie West Service District
Balance Sheet
As of July 31, 2025

	<u>Jul 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1072 • Bill.com Money Out Clearing	-15,881.44
D-ACCNT	-863.60
xxx	0.06
1-00001 • TRUIST (GF operating) #1363	579,674.94
1-00002 • TRUIST (GF R&R Fund) # 3968	552,618.50
5-00001 • TRUIST (WS Deposit) #1355	-132,060.34
5-00002 • TRUIST (WS Operating) #7918	6,531,460.31
Total Checking/Savings	<u>7,514,948.43</u>
Other Current Assets	
1-02000 • GF SLWSD GENERAL ASSETS	614,790.56
2-01000 • WB WTR MGMT BEN 1999A ASSETS	1,352,894.44
4-03000 • CP WMB CAP PROJECTS ASSETS	195,130.62
5-01000 • WS SLWSD WATER & SEWER ASSETS	<u>89,112,392.24</u>
Total Other Current Assets	<u>91,275,207.86</u>
Total Current Assets	<u>98,790,156.29</u>
Other Assets	
000000 • Journal Entry Exchange	<u>2,465.25</u>
Total Other Assets	<u>2,465.25</u>
TOTAL ASSETS	<u><u>98,792,621.54</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 • Accounts Payable	<u>23,507.93</u>
Total Accounts Payable	<u>23,507.93</u>
Other Current Liabilities	
1-03000 • GF SLWSD GENERAL LIAB	176,998.77
2-02000 • WB WTR MGMT BEN 1999A LIAB	52,606.83
5-02000 • WS SLWSD WATER & SEWER LIAB	<u>57,338,737.40</u>
Total Other Current Liabilities	<u>57,568,343.00</u>
Total Current Liabilities	<u>57,591,850.93</u>
Total Liabilities	<u>57,591,850.93</u>
Equity	
1-01000 • GF SLWSD GENERAL FND BAL	827,947.27
2-03000 • WB WTR MGMT BEN 1999A FND BAL	3,364,957.58
3-03000 • CB CASCADES SRS 1998 FND BAL	352,271.63
32000 • Retained Earnings	21,663,240.02
4-02000 • CP WMB CAP PROJECTS FUND BAL	3,188,817.19
5-03000 • WS SLWSD WATER & SEWER FND BAL	9,725,133.02
Net Income	<u>2,078,403.90</u>
Total Equity	<u>41,200,770.61</u>
TOTAL LIABILITIES & EQUITY	<u><u>98,792,621.54</u></u>

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

G/L #	Account Name	Bank	Account #	Statement EOM Balance	In Transit	Reconciled Statement Balance	G/L Balance	Reconciled
OPERATING								
1-00001	Operating Checking	TR	1000104111363	915,842.76	(676,238.09)	239,604.67	239,604.67	* Yes
1-00002	Operating Checking R&R Fund	TR	1000104113968	552,618.50	-	552,618.50	552,618.50	* Yes
1-00002	Operating Checking Escrow Fund	TR	1000104118740	-	-	-	-	Yes
1-02022	Surplus Funds - SBA	SBA	271912	7,612.27		7,612.27	7,612.27	Yes
TOTAL OPERATING						\$ 799,835.44	\$ 799,835.44	
WATER MANAGEMENT BOND FUNDS								
2-01060	Revenue Fund-WMB 2013	US	203823000	501.08		501.08	501.08	Yes
2-01061	Interest Account-WMB 2013	US	203823001	-		-	-	Yes
2-01062	Sinking Account-WMB 2013	US	203823002	-		-	-	Yes
2-01063	Redemption Account-WMB 2013	US	203823003	-		-	-	Yes
2-01064	Reserve Fund-WMB 2013	US	203823004	-		-	-	Yes
2-01065	COI Fund-WMB 2013	US	203823005	-		-	-	Yes
2-01070	Revenue Fund-WMB 2014	US	213449000	214,167.20		214,167.20	214,167.20	Yes
2-01071	Interest Account-WMB 2014	US	213449001	-		-	-	Yes
2-01072	Sinking Account-WMB 2014	US	213449002	-		-	-	Yes
2-01073	Redemption Account-WMB 2014	US	213449003	-		-	-	Yes
2-01074	Reserve Fund-WMB 2014	US	213449004	200,000.00		200,000.00	200,000.00	Yes
2-01075	Acquisition Fund-WMB 2014	US	213449005	-		-	-	Yes
2-01076	COI Fund-WMB 2014	US	213449006	-		-	-	Yes
2-01080	Revenue Fund-WMB 2021	US	242655000	938,226.16		938,226.16	938,226.16	Yes
2-01081	Interest Account-WMB 2021	US	242655001	-		-	-	Yes
2-01082	Sinking Account-WMB 2021	US	242655002	-		-	-	Yes
2-01083	Prepayment Account-WMB 2021	US	242655003	-		-	-	Yes
2-01085	Cap I Fund-WMB 2021	US	242655005	-		-	-	Yes
4-03048	Acq & Con Fund-WMB 2021	US	242655004	194,830.62		194,830.62	194,830.62	Yes
4-03049	COI Fund-WMB 2021	US	242655006	-		-	-	Yes
WATER MANAGEMENT BOND FUNDS TOTAL						\$ 1,547,725.06	\$ 1,547,725.06	
WATER AND SEWER ACCOUNTS								
5-00001	Water & Sewer Cash Depository	TR	1000104111355	190,110.59	110,515.03	300,625.62	300,625.62	* Yes
5-00002	Water & Sewer Operating Checking	TR	1000104117918	6,559,745.33	(1,395,253.26)	5,164,492.07	5,164,492.07	* Yes
		ES	Reserve Escrow	1,000,000.00		1,000,000.00	1,000,000.00	Yes
5-01101	Revenue Fund	TR	7998197	213,994.93		213,994.93	213,994.93	Yes
5-01102	Rate Stabilization	TR	7998203	655,907.60		655,907.60	655,907.60	Yes
5-01103	Renewal & Replacement	TR	7998207	2,014,247.63		2,014,247.63	2,014,247.63	Yes
5-01104	Wastewater Connection	TR	7998208	549,532.79		549,532.79	549,532.79	Yes
5-01105	Operating/Maintenance	TR	7998209	351.26		351.26	351.26	Yes
5-01106	Interest	TR	7998210	1,323,342.50		1,323,342.50	1,323,342.50	Yes
5-01107	Principal Account	TR	7998213	1,379,141.73		1,379,141.73	1,379,141.73	Yes
5-01108	Redemption Account	TR	7998214	-		-	-	Yes
5-01109	Water Connection	TR	7998215	1,064,731.89		1,064,731.89	1,064,731.89	Yes
5-01110	Surplus Fund	TR	7998216	3,417,371.60		3,417,371.60	3,417,371.60	Yes
5-01111	Rebate Fund	TR	7998217	-		-	-	Yes
5-01112	Construction Fund	TR	7998218	35,488,887.46		35,488,887.46	35,488,887.46	Yes
5-01113	Transaction Cost Fund	TR	7998219	13,840.71		13,840.71	13,840.71	Yes
5-01042	Surplus Funds - SBA	SBA	271911	589.90		589.90	589.90	Yes
WATER AND SEWER ACCOUNTS TOTAL						\$ 51,587,057.69	\$ 51,587,057.69	
GRAND TOTAL						\$ 53,934,618.19	\$ 53,934,618.19	

* Note: These checking accounts (1363, 3968, 1355, & 7918) are reconciled to 8/18/25, not to the end of the month, due to the software's "in transit" calculation.

COMPLETED BY:

Michael McElligott - Assistant Finance Director

DATE:

St. Lucie West Services District

Board Agenda Item

Tuesday, August 26, 2025

Item

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.

- \$12,463.95 – Renewal & Replacement Account
- \$71,017.08 – 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 \$12,463.95 and UC Account for FY 2025 \$71,017.08 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:
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**ST. LUCIE WEST SERVICES DISTRICT
FORM OF REQUISITION
RENEWAL & REPLACEMENT TRUST ACCOUNT**

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

(A) Requisition Number:

2025-18

(B) Name of Payee:

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

(C) Amount Payable:

\$12,463.95

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

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

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

Renewal/Replacement, Account Number 7998207

The undersigned hereby certifies that:

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

2025-18

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

OR

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

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

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

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

ST. LUCIE WEST SERVICES DISTRICT

By:

Authorized District Officer

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

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

Consulting Engineer

2:13 PM
8/18/25
accrual Basis

St Lucie West Service District
Transaction Detail By Account
July 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-37000 · WS RENEWAL & REPLACEMENT CIP							
5-37013 · CAPITAL PROJECTS SW047							
Bill	07/24/2025	5605	UNDERGROUND SERVICES OF AMERICA, INC.	INV# 5605	11,181.25		11,181.25
Total 5-37013 · CAPITAL PROJECTS SW047					11,181.25	0.00	11,181.25
5-37047 · CAPITAL PROJECTS SW099							
Bill	07/31/2025	250646489-001	UNITED RENTALS (NORTH AMERICA), INC.	INV#250646489-001	1,282.70		1,282.70
Total 5-37047 · CAPITAL PROJECTS SW099					1,282.70	0.00	1,282.70
Total 5-37000 · WS RENEWAL & REPLACEMENT CIP					12,463.95	0.00	12,463.95
TOTAL					12,463.95	0.00	12,463.95

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

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

(A) Requisition Number:

2025-19

(B) Name of Payee:

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

(C) Amount Payable:

\$71,017.08

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

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

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

Utility Construction Account Number 7998218

The undersigned hereby certifies that:

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

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

OR

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

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

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

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

ST. LUCIE WEST SERVICES DISTRICT

By:

Authorized District Officer

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

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

Consulting Engineer

2025-19

St Lucie West Service District
Transaction Detail By Account
July 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-38000 - WS WATER CONNECT FEE CIP							
5-38015 - CAPITAL PROJECTS SW098							
Bill	07/10/2025	12024-15-02	INTEGRATION SERVICES, INC.	12024-15-02	6,720.00		6,720.0
Bill	07/10/2025	189706	INFRASTRUCTURE SOLUTION SERVICES	189706	10,520.00		17,240.0
Bill	07/10/2025	189707	INFRASTRUCTURE SOLUTION SERVICES	189707	24,990.00		42,230.0
Bill	07/17/2025	005	AWB Trucking	INV#005	3,900.00		46,130.0
Bill	07/24/2025	007	AWB Trucking	INV#007	1,100.00		47,230.0
Bill	07/24/2025	006	AWB Trucking	INV#006	2,750.00		49,980.0
Deposit	07/25/2025	674469	Gannett Florida LocaliQ	CAPITAL PROJECTS SW098		670.36	49,309.6
Bill	07/31/2025	190737	INFRASTRUCTURE SOLUTION SERVICES	INV# 190737	7,424.00		56,733.6
Bill	07/31/2025	190735	INFRASTRUCTURE SOLUTION SERVICES	INV# 190735	12,495.00		69,228.6
General Journal	07/31/2025			S. DAVIDIAN JUNE 2025	749.00		69,977.6
General Journal	07/31/2025			S. DAVIDIAN JUNE 2025	749.00		70,726.6
General Journal	07/31/2025			ACCT#9900 682872 9	290.44		71,017.0
Total 5-38015 - CAPITAL PROJECTS SW098					71,687.44	670.36	71,017.0
Total 5-38000 - WS WATER CONNECT FEE CIP					71,687.44	670.36	71,017.0
OTAL					71,687.44	670.36	71,017.0

St. Lucie West Services District

Board Agenda Item Tuesday, August 26, 2025

Item

CA 8 Surplus items

Summary

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

Item	Model	Serial/ID	Department	Tag No.
2015 Ford	F-150	1FTFX1EF9FFA41953	Aquatics	031

Recommendation

Staff recommends approval for the declaration of surplus equipment.

District Manager: Joshua Miller

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:
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Supervisors' Requests



Adjournment