

City of Port St. Lucie

ADOPTED BUDGET

FY 2020-21





CITY OF PORT ST. LUCIE REVENUE DESCRIPTION AND OVERVIEW

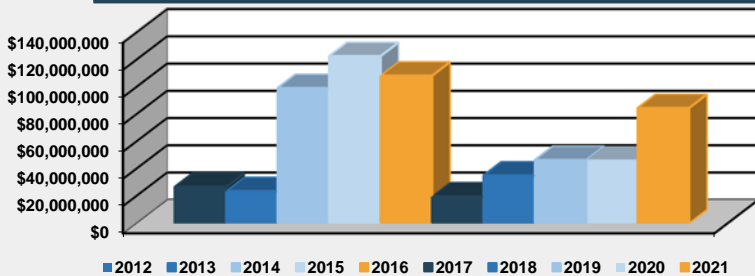
Other Financing Sources:

Bonds: Bonds are a written promise, generally under seal, to pay a specified sum of money called the face value, at a fixed time in the future called the date of maturity and carrying interest at a fixed rate, usually payable periodically. The most common type of bonds is general obligation and revenue bonds which are most frequently used for construction of large capital projects. Throughout the years the City has obtained these two types of bonds to expand water and sewer, roads and to build new City buildings due to the record breaking growth.

Interfund Transfers: Legally authorized transfer from a fund receiving revenue to the fund through which the resources are to be expended.

Overview: Other Financing sources comprises of three areas, which are Bond Proceeds, Indirect Cost Transfers, and Interfund Transfers. Most of the CIP funds budgeted interfund transfers into or out of operating funds or the Governmental Finance Fund to pay debt on past or current CIP projects.

Other Financing Sources Revenue Trends
 10 Year Actual and Budgeted



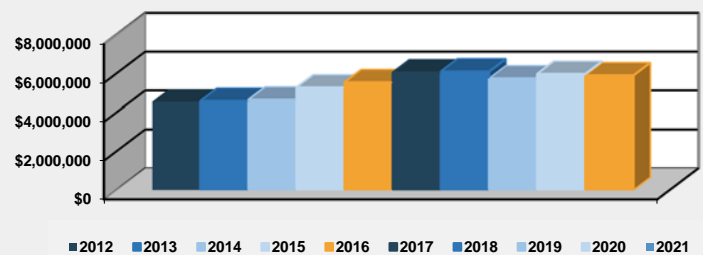
Outlook: Interfund transfers will be made to continue to pay-down debt, for indirect charges and help fund CIP projects. There are no new bond issues planned for FY 2020-21 or future years.

Local Option Gas Tax:

Description: Local Option Revenues resulting from an additional six cents local tax on gasoline sales in St. Lucie County. These collected revenues are shared with the County and the Cities of Fort Pierce and St. Lucie Village. For the 2020-21 Fiscal Year, Port St. Lucie will be allocated a portion of the local gas tax based on the last five-years of accumulated transportation related expenditures by each entity. Port St. Lucie will be allocated 66.8231% of the total gas collected.

Overview: The largest single revenue for the Road and Bridge Operating Fund is the Local Option Gasoline Tax, the 2020-2121 revenue projection is \$5.9 million. This single revenue has very little growth over four years. The estimated growth in future years is 3%. The level of tax revenue is tied to the number of gallons sold.

Local Option Gas Tax Revenue Trends
 10 Year Actual and Budgeted



Outlook: This remains a significant source of funding for the City's repaving efforts. The distribution will continue to be calculated based on the statutory formula in F.S. 336.025 (4) until a new agreement is reached with the County.



CITY OF PORT ST. LUCIE, FLORIDA AUDITED LONG-TERM DEBT AS OF SEPTEMBER 2019

DEBT	FUND	DEBT HOLDER	BALANCE 9/30/2018	DEBT FY 2018/2019	PRINCIPAL PAYMENTS FY18-19	INTEREST PAYMENTS FY18-19	BALANCE 9/30/2019
2003D East Lake Village Bonds	154/354	US BANK	3,540,000.00	-	645,000.00	163,725.00	2,895,000.00
2005B USA #9 SAD Bonds	125/325	US BANK	675,000.00	-	-	30,375.00	675,000.00
2005A St Lucie Land Holding SAD Bonds	155/355	US BANK	7,975,000.00	-	-	361,668.76	7,975,000.00
2011B USA 5-6-7A Refunding SAD Bonds	124	US BANK	2,720,000.00	-	2,720,000.00	87,912.50	-
2011 Sales Tax Refunding Bonds	104	US BANK	9,410,000.00	-	1,705,000.00	470,500.00	7,705,000.00
2014 GO Bonds & Refunding Bonds	214	US BANK	65,660,000.00	-	3,715,000.00	3,059,812.52	61,945,000.00
2014 Public Service Tax Bonds	001/142	REGIONS BANK	19,775,000.00	-	445,000.00	873,843.76	19,330,000.00
2016 CRA Refunding Bonds	175	US BANK	33,495,000.00	-	2,720,000.00	1,593,150.00	30,775,000.00
2016 SW ANNEXATIO RFNDING BONDS	115	ZION BANK	121,490,000.00	-	3,085,000.00	3,705,743.76	118,405,000.00
2016 Public Service Tax Refunding Bonds (COPS)	159	US BANK	26,100,000.00	-	2,365,000.00	1,305,000.00	23,735,000.00
2016 GO Refunding Bonds	214	US BANK	35,945,000.00	-	-	1,399,793.76	35,945,000.00
2017 Taxable Special Obligation Bonds	156	US BANK	20,735,000.00	-	925,000.00	749,878.76	19,810,000.00
2010 OHSUV-VGTI Bonds (Oct. 2015)		TD BANK	53,375,000.00	-	53,375,000.00	1,417,181.26	-
2018A Taxable Spec Obligation Ref Revenue Bonds	001	TD BANK	-	54,085,000.00	300,000.00	1,118,475.36	53,785,000.00
			\$400,895,000.00	\$54,085,000.00	\$72,000,000.00	\$16,337,060.44	\$382,980,000.00
Compensated Absences		Compensated Absences	9,668,724.00	-	-	-	10,066,621.35
TOTAL GLTD			\$410,563,724.00	\$54,085,000.00	\$72,000,000.00	\$16,337,060.44	\$393,046,621.35
2010A&B Stormwater Revenue Bonds	401	TD BANK	36,000,000.00	-	-	2,610,024.00	36,000,000.00
2011 Stormwater Refunding Revenue Bonds	401	TD BANK	6,020,000.00	-	1,090,000.00	287,750.00	4,930,000.00
			\$42,020,000.00	\$ -	\$1,090,000.00	\$2,897,774.00	\$40,930,000.00
	401	Compensated Absences	922,660.78	-	-	-	1,080,694.67
TOTAL STORMWATER LTD			\$42,942,660.78	\$ -	\$1,090,000.00	\$2,897,774.00	\$42,016,694.67
Compensated Absences	421	Compensated Absences	113,432.42	-	-	-	104,031.49
TOTAL GOLF COURSE FUND LTD	421		\$113,432.42	\$ -	-	-	\$104,031.49
2007 Utility Rfnding & Improvement Rev Bonds	431/445	US BANK	78,970,000.00	-	7,090,000.00	4,145,925.00	71,880,000.00
2012 Utility Rfnding Revenue Bonds	431	US BANK	18,985,000.00	-	860,000.00	903,700.00	18,125,000.00
2014 Utility Rfnding Revenue Bonds	431	US BANK	29,585,000.00	-	-	1,479,250.00	29,585,000.00
2016 Utility Rfnding Bnds (2004A-2006A-2009P)	431	ZION'S BANK	206,515,000.00	-	2,970,000.00	8,518,400.00	203,545,000.00
2018 Utility Rfnding Revenue Bonds	431	US BANK	8,305,000.00	-	260,000.00	387,313.00	8,045,000.00
			\$342,360,000.00	\$ -	\$11,180,000.00	\$15,434,588.00	\$331,180,000.00
Compensated Absences (431 & 439)	431/439	Compensated Absences	2,649,865.67	-	-	-	2,796,230.62
TOTAL UTILITY LTD			\$345,009,865.67	\$ -	\$11,180,000.00	\$15,434,588.00	\$333,976,230.62
TOTAL LONG-TERM DEBT			\$798,629,682.87	\$54,085,000.00	\$84,270,000.00	\$34,669,422.44	\$769,143,578.13



GOVERNMENTAL ACTIVITIES DEBT:

\$13,915,000 Sales Tax Refunding Revenue Bonds, Series 2011 - payable from and collateralized by a lien upon and a pledge of the state shared Sales Tax Revenues, due in annual principal installments ranging from \$640,000 to \$2,070,000 plus interest ranging from 2.0% to 5.0% through September 2023. Proceeds used to refund a majority portion of the \$20,000,000 Sales Tax Improvement Revenue Bonds, Series 2003, which proceeds were used for roadway improvements.

\$74,740,000 General Obligation Bonds and Refunding Bonds, Series 2014 - due in annual principal installments ranging from \$505,000 to \$5,155,000 plus semiannual interest at a rate ranging from 1.5% to 5.0%. Proceeds used to provide \$36,000,000 of project funds for the Crosstown Parkway project and to advance refund \$29,505,000 of the General Obligation Bonds, Series 2005, and \$12,510,000 of the General Obligation Bonds, Series 2006.

\$33,300,000 Public Service Tax Revenue Bonds, Series 2014A & 2014B - payable from and collateralized by a lien upon and a pledge of the public service tax revenues, due in annual principal installments ranging from \$760,000 to \$2,170,000 plus interest semiannually at a rate ranging from 2.611% to 5.0%. Proceeds used to refund the \$39,900,000 Lease Revenue bonds, Series 2010A & 2010B.

\$38,260,000 Community Redevelopment Agency Redevelopment Trust Fund Refunding Revenue Bonds, Series 2016 - payable from and collateralized by a lien upon and pledge of the net tax increment revenues generated in the Community Redevelopment Area, due in annual principal installments ranging from \$2,225,000 to \$5,715,000 plus interest semiannually at a rate ranging from 2.0% to 5.0% through January 2026. Proceeds were used to refund the remaining balances of the outstanding \$11,870,000 CRA Bonds, Series 2004, and the \$46,450,000 CRA Bonds, Series 2006.

\$30,875,000 Public Service Tax Revenue Bonds, Series 2016 - payable from and collateralized by a lien upon and a pledge of the public service tax revenues, due in annual principal installments ranging from \$2,255,000 to \$3,495,000 plus interest semiannually at a rate of 5.0%. Proceeds used to refund the remaining balance of the \$45,600,000 Refunding Certificates of Participation, Series 2008. The refunding resulted in a future cash flow savings of \$4,725,392 and a net present value savings of \$4,163,207. The economic loss of \$3,255,772 will be amortized over 20 years.

\$37,075,000 General Obligation Refunding Bonds, Series 2016 - due in annual principal installments ranging from \$1,960,000 to \$6,000,000 plus semiannual interest at a rate ranging from 3.125% to 5.0%. Proceeds used to refund the remaining balances of the \$49,285,000 General Obligation Bonds, Series 2005, and \$44,545,000 General Obligation Bonds, Series 2006. The refunding resulted in a future cash flow savings of \$6,079,171 and a net present value savings of 4,392,084. The economic gain of \$1,285,901 will be amortized over 19 years.

\$22,345,000 Taxable Special Obligation Bonds, Series 2017 - payable from amounts budgeted and appropriated by the City from non-ad valorem revenues, due in annual principal installments



GOVERNMENTAL ACTIVITIES DEBT (CONTINUED):

ranging from \$905,000 to \$1,655,000 plus semiannual interest at a rate ranging from 1.892% to 4.357%. Proceeds used to advance refund the remaining balance of the \$31,360,000 Special Assessment Refunding Bonds, Series 2008A. The refunding resulted in a future cash flow savings of \$15,743,297 and a net present value savings of \$3,989,340. The economic loss of \$3,843,556 will be amortized over 10 years.

\$54,085,000 Taxable Special Obligation Refunding Revenue Bonds, Series 2018A - payable from amounts budgeted and appropriated by the City from non-ad valorem revenues, due in annual principal installments ranging from \$300,000 to \$3,680,000 plus semiannual interest at a rate ranging from 2.825% to 4.555%.

Special Assessment Debt with Government Commitment

\$10,350,000 Special Assessment Bonds, Series 2003D (East Lake Village Special Assessment District) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$200,000 to \$775,000 plus interest ranging from 4.25% to 4.625% through July 2023. Due to the early call of certain bonds, no principal payments were due until July 2016. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$18,725,000 Special Assessment District Bonds, Series 2005A- (St. Lucie Landholdings Special Assessment District) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$700,000 to \$1,365,000 plus interest ranging from 3.75% to 4.625% through July 2027. Due to the early call of certain bonds, no principal payments are due until July 2017. Proceeds used to finance a portion of the cost of acquisition and improvements of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the SAD. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

\$4,765,000 Special Assessment District Bonds, Series 2005B - (Utility Service Area 9 - Water and Wastewater Expansion Project) - payable from assessments levied on subject properties within the service area, due in annual principal installments beginning in 2018, ranging from \$105,000 to \$345,000 plus interest ranging from 4.125% to 4.5% through July 2025. Due to the early call of certain bonds, no principal payments are due until July 2020. Proceeds used for water and wastewater system expansion within the SAD. The City has a secondary obligation to budget sufficient net income of the Utility System to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.



BUSINESS-TYPE ACTIVITIES DEBT:

\$126,895,000 Special Assessment Refunding Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$2,350,000 to \$6,580,000 plus interest semiannually ranging from 1.0% to 4.0% through July 2045. The City has a secondary obligation to budget sufficient Non-Ad Valorem Revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the upcoming debt service payment. Proceeds were used to refund the \$129,440,000 remaining balance of the outstanding \$155,840,000 Special Assessment District Bonds, Series 2016 (Southwest Annexation Special Assessment District No. 1).

The Stormwater Utility Revenue Bonds are collateralized by a lien upon and a pledge of the stormwater revenues derived from the operation of the stormwater utility system, the franchise revenues derived from the electric franchise fees collected from Florida Power & Light Company, and income earned on bond related investment accounts.

\$36,000,000 Stormwater Utility Revenue Bonds, Taxable Series 2010 A & B - comprised of the Taxable Series 2010A (Build America Bonds - Direct Payment) for \$26,895,000 and the Taxable Series 2010B (Recovery Zone Economic Development Bonds) - due in annual principal and sinking fund installments of \$1,285,000 to \$3,630,000, plus interest of 7.376% on Series A subject to a 35% subsidy and 6.516% and 7.176% on Series B subject to a 45% subsidy. Principal payments begin May 2024.

\$11,325,000 Stormwater Utility Refunding Revenue Bonds, Series 2011 - due in annual principal installments of \$320,000 to \$1,325,000, plus interest ranging from 2%- 5% through May 2023. The proceeds of this issue were used to advance refund \$11,610,000 of the outstanding balance of the Series 2002 Stormwater Bonds, which were issued to provide funds for the payment of a lawsuit relating to the City's stormwater collection and drainage system.

The Utility System Revenue Bonds are payable solely from and secured by a lien upon and pledge of the net revenues derived from the operation of the water and sewer system and the Capital Facilities Charges (limited to the debt service component) of the Utility System.

\$119,445,000 Utility System Refunding Revenue Bonds, Series 2007 - due in annual principal installments of \$670,000 to \$10,675,000 plus interest semiannually ranging from 4.0% to 5.25% through September 2027.

\$21,375,000 Utility System Refunding Revenue Bonds, Series 2012 - due in annual principal installments beginning in 2016, ranging from \$770,000 to \$3,300,000 plus interest semiannually ranging from 3.75% to 5.00% through September 2029.

\$29,585,000 Utility System Refunding Revenue Bonds, Series 2014 - due in annual principal installments beginning in 2020, ranging from \$1,265,000 to \$5,155,000 plus interest semiannually of 5.00% through September 2023. The Series 2014 Bonds were issued in November 2014 to refund \$7,190,000 of Series 2003 Bonds, \$12,260,000 of Series 2004 Bonds and \$16,460,000 of Series 2006 Bonds.



BUSINESS-TYPE ACTIVITIES DEBT (CONTINUED):

\$206,970,000 Utility System Refunding Revenue Bonds, Series 2016 - due in annual principal installments ranging from \$205,000 to \$27,070,000 plus interest semiannually ranging from 3.0% to 5.0% through September 2036. The Series 2016 Bonds were issued in August 2016 to refund all of the \$51,645,000 Series 2004A Bonds, refund the \$52,270,000 outstanding balance of the \$78,435,000 Series 2006 Bonds, refund the \$33,507,230 outstanding balance of the \$35,197,230 Series 2006A Bonds, and advance refund \$88,075,000 of the \$110,200,000 Series 2009 Bonds. The refunding resulted in a future cash flow savings of \$58,757,788 and a net present value savings of \$43,528,370. The economic loss of \$18,895,088 will be amortized over 20 years.

\$8,305,000 Utility System Refunding Revenue Bond, Series 2018 - due in annual principal installments of \$260,000 and \$1,475,000 beginning in 2019 plus interest semiannually ranging from 2.25% to 5.00% through September 2035. The Series 2018 Bonds were issued in May 2018 to refund all of the Series 2009 Bonds.

CITY OF PORT ST. LUCIE
GENERAL OPERATING FUND EXPENDITURE SUMMARY
ADOPTED BUDGET - FY 2020-21

	AUDITED 2018-19 *****	BUDGET 2019-20 *****	ESTIMATED 2019-20 *****	ADOPTED 2020-21 *****	INCR <DECR> *****	% INCR % <DECR> *****	PROJECTED 2021-22 *****
750000 MIDFLORIDA EVENT CENTER - ADMINISTRATION							
Personal Services	286,219	344,950	601,651	1,667,982	1,323,032	383.5%	1,718,021
Operating Expense	357,983	725,815	776,819	950,805	224,990	31.0%	975,753
Capital Outlay	-	-	-	-	-	N/A	-
TOTAL	644,202	1,070,765	1,378,470	2,618,787	1,548,022	144.6%	2,693,774
750100 MIDFLORIDA EVENT CENTER -MAINTENANCE							
Personal Services	725,057	764,342	610,780	-	(764,342)	-100.0%	-
Operating Expense	394,564	4,229	70,308	-	(4,229)	-100.0%	-
Capital Outlay	24,827	-	-	-	-	N/A	-
TOTAL	1,144,448	768,571	681,088	-	(768,571)	-100.0%	-
750200 PARKS & RECREATION DEPT. - MIDFLORIDA EVENT CENTER - FITNESS CENTER							
Personal Services	430,655	445,581	438,375	544,567	98,986	22.2%	561,274
Operating Expense	87,901	162,941	109,190	154,554	(8,387)	-5.1%	158,474
Capital Outlay	-	1,200	-	-	(1,200)	-100.0%	-
TOTAL	518,556	609,722	547,564	699,121	89,399	14.7%	719,749
750300 PARKS & RECREATION DEPT. - MIDFLORIDA EVENT CENTER - RECREATION							
Personal Services	458,381	508,524	482,636	580,758	72,234	14.2%	598,705
Operating Expense	224,835	305,990	209,777	289,769	(16,221)	-5.3%	297,292
Capital Outlay	-	59,200	59,200	-	(59,200)	-100.0%	-
TOTAL	683,216	873,714	751,612	870,527	(3,187)	-0.4%	895,996
750400 MIDFLORIDA EVENT CENTER - HOSPITALITY							
Personal Services	640,544	578,327	325,855	-	(578,327)	-100.0%	-
Operating Expense	144,243	2,852	3,677	-	(2,852)	-100.0%	-
Capital Outlay	-	-	-	-	-	N/A	-
TOTAL	784,787	581,179	329,531	-	(581,179)	-100.0%	-
750500 MIDFLORIDA EVENT CENTER - CAFÉ							
Personal Services	-	-	-	-	-	N/A	-
Operating Expense	121,848	-	154,500	-	-	N/A	-
Capital Outlay	-	-	-	-	-	N/A	-
TOTAL	121,848	-	154,500	-	-	N/A	-
750600 MIDFLORIDA EVENT CENTER-CATERING							
Personal Services	-	-	-	-	-	N/A	-
Operating Expense	283,716	221,560	312,835	248,400	26,840	12.1%	253,368
Capital Outlay	-	-	-	-	-	N/A	-
TOTAL	283,716	221,560	312,835	248,400	26,840	12.1%	253,368
TOTAL MIDFLORIDA EVENT CENTER (ALL COST CENTERS)							
Personal Services	1,651,820	1,687,619	1,538,286	1,667,982	(19,638)	-1.2%	1,718,021
Operating Expense	1,302,354	954,456	1,318,138	1,199,206	244,750	25.6%	1,229,121
Capital Outlay	24,827	-	-	-	-	N/A	-
TOTAL	2,979,001	2,642,075	2,856,424	2,867,187	225,112	8.5%	2,947,142
*MIDFLORIDA Event Center Administration, Maintenance and Hospitality are now tracked as a separate Department starting in FY 2015-16							
TOTAL PARKS & RECREATION							
Personal Services	6,286,213	7,367,810	7,069,487	7,852,932	485,122	6.6%	8,094,257
Operating Expense	4,372,509	4,824,257	4,061,435	5,033,124	208,867	4.3%	5,149,478
Capital Outlay	1,245,715	517,055	513,455	512,380	(4,675)	-0.9%	330,500
TOTAL	11,904,437	12,709,122	11,644,377	13,398,435	689,313	5.4%	13,574,235
TOTALS							
Personal Services	\$ 65,943,798	69,616,578	68,820,751	72,980,211	3,363,633	4.8%	75,205,161
Operating Expense	21,364,078	21,621,112	19,865,700	23,054,531	1,433,419	6.6%	23,589,669
Capital Outlay	2,022,582	3,417,655	3,499,213	3,289,770	(127,885)	-3.7%	4,074,500
Debt Service (includes FCB)	59,110,030	6,188,654	6,188,654	6,190,054	1,400	0.0%	5,863,340
Trans. to 108	5,732,549	4,464,272	4,464,272	3,689,828	(774,444)	-17.3%	3,670,897
Trans. of taxes to CRA	1,115,915	1,327,588	1,177,317	1,295,048	(32,540)	-2.5%	1,385,701
Trans. to So. Grove CRA - 178	121,929	134,122	202,329	220,538	86,416	64.4%	235,976
Trans. to City Center SAD - 156	1,674,879	1,676,453	1,676,453	1,708,197	31,744	1.9%	1,726,403
Trans. to CIP 301	450,000	2,028,500	2,028,500	740,000	(1,288,500)	-63.5%	775,000
*Transfer to Road and Bridge CIP #304	791,852	300,000	300,000	11,346,578	11,046,578	3682.2%	-
Trans. to Golf Course #421	198,183	199,441	199,441	199,000	(441)	-0.2%	199,000
Trans. to 159 -Torrey Pines	-	-	-	-	-	N/A	-
Trans. to 440 - ECM Loan	382,326	387,640	387,640	387,640	-	0.0%	387,640
Trans. to Fund #431	51,406	34,505	34,505	34,505	-	0.0%	34,505
Transfer to the 605 Medical Fund	-	-	-	-	-	N/A	-
GENERAL FUND TOTAL	\$ 158,959,528	\$ 111,396,520	\$ 108,844,775	\$ 125,135,898	\$ 13,739,378	12.3%	\$ 117,147,794
Designated Reserve - Financial Policy 20%	\$ 17,461,575	\$ 18,247,538	\$ 17,737,290	\$ 19,206,948			\$ 19,758,966

Note: Fund transfer to fund PSL Blvd. North in the amount of \$11,46,578.



**CITY OF PORT ST. LUCIE
GENERAL OPERATING FUND
LONG RANGE PLAN**

Assumptions:

This model assumes a 10.06 % growth in Taxable Value for 20-21, 4.5% in 21-22, 5% in fiscal year 22-23, 5.5% in FY 23-24. A decrease in the operating millage of .0740.
 The Designated Reserve reflects the recommended revised policy of 20%
 Personal Services includes a 4.83% increase in FY 20-21, 3.0% in 21-22 as well as increasing in future years to account for pay raises and staffing levels as we fund District 5 and estimated new positions throughout city.
 ECM LOAN to Utility Connection Fee Fund #440 - \$422,145. SAD Payment of \$1,708,197 in FY 20-21 & \$1,726,403 in FY 21-22 for City Center SAD.
 Digital Domain Debt Service - \$1,320,244 in FY 20-21, and \$1,322,646 in FY 21-22.
 Debt Reduction: Budgeting \$1 million in Reduction of debt service for 2020-21, \$794,524 in FY 2021-22, \$1,020,046 in FY 24-25 based upon current revenue projections.
 Note: Transfer to Road & Bridge CIP is for the purpose of expediting Port St. Lucie Blvd south. This money will be repaid to the same fund for the purpose of expediting the next phase of construction.

	AUDITED 2017-18	UNAUDITED 2018-19	BUDGET 2019-20	ESTIMATED 2019-20	ADOPTED 2020-21	GROWTH %	PROJECTED 2021-22	PROJECTED 2022-23	PROJECTED 2023-24	PROJECTED 2024-25				
BEGINNING DESIGNATED RESERVES			\$ 29,759,815	\$ 29,759,815	\$ 32,908,835		\$ 21,472,672	\$ 21,472,672	\$ 21,472,672	\$ 21,472,672				
REVENUES & SOURCES:														
Millage Rate, Operations	4,8191	4,8191	4,8191	4,6931	4,6191		4,6191	4,6191	4,6191	4,6191				
Taxes	\$ 40,809,984	\$ 43,999,831	48,452,966	\$ 48,454,239	\$ 52,320,212	7.98%	4.5%	\$ 54,677,865	5.0%	\$ 57,411,758	5.0%	\$ 60,282,346	5.5%	\$ 63,597,875
Other Taxes (CST + Bus. Tax)	6,977,661	6,809,007	6,939,769	6,922,062	6,570,659	-5.32%		6,543,088	1.0%	6,608,519	1.0%	6,674,604	1.0%	6,741,350
Utility Tax - Electricity	12,484,396	13,359,987	13,598,759	13,598,759	13,734,746	2.00%	2.0%	14,105,584	2.8%	14,493,488	2.0%	14,783,358	2.0%	15,079,025
Franchise Fees	11,073,910	11,604,696	11,600,000	11,600,000	11,897,000	2.56%	2.0%	12,215,569	3.5%	12,643,114	2.0%	12,895,976	2.0%	13,153,896
Licenses and Permits	1,737,135	1,898,050	1,568,024	1,878,000	1,895,676	20.90%	0.6%	1,910,543	0.6%	1,941,226	1.0%	1,960,638	1.0%	1,980,244
Intergovernmental (Sales Tax)	15,466,056	14,357,628	13,583,701	14,200,392	11,799,401	-13.14%	1.0%	12,008,809	1.0%	12,008,809	2.0%	12,248,985	2.0%	12,493,965
Charges for Services	1,865,015	1,829,392	1,268,258	1,790,042	1,582,814	24.80%	-2.8%	1,540,801	1.0%	1,556,209	1.0%	1,512,635	1.0%	1,527,761
Fines and Forfeits	902,438	888,029	1,000,886	1,000,886	958,650	-4.22%	0.7%	971,164	1.0%	980,876		987,742		987,742
Other (including int. Inc.)	3,856,056	60,844,882	5,402,277	4,567,535	4,479,049	-17.09%	0.6%	4,507,926	1.0%	4,555,005		4,580,323	1%	4,626,126
Use of Reserves	-	-	-	-	11,436,163			41,598		-		-		-
Transfers In (Includes Internal Charges)	10,000	8,149,678	7,981,880	7,981,880	8,461,528	6.01%	2.0%	8,630,759	2.0%	8,803,374		8,979,441	2%	9,159,030
TOTAL	95,182,651	163,741,181	111,396,520	111,993,795	125,135,898			117,153,706		121,000,383		124,906,048		129,347,014
EXPENDITURES:														
Personal Services	61,183,594	65,943,798	69,616,578	68,820,751	72,980,210	4.83%	3.0%	75,205,162	4.5%	78,589,394	3.25%	81,143,549	4.5%	84,795,009
Operating Expenses	21,639,481	21,364,078	21,621,112	19,865,700	23,054,530	6.63%	2.3%	23,595,582	2.0%	23,567,494	2.5%	24,038,844	2.5%	24,639,815
Capital Outlay	4,785,242	2,022,582	3,417,655	3,499,213	3,289,770	-3.74%	25.8%	4,074,500		3,344,092		2,730,157		2,599,210
Debt Services	873,844	1,318,844	1,318,844	1,318,844	1,320,244	0.11%		1,320,244		1,320,244		1,320,244		1,320,244
Debt Services - Early Retirement	-	-	1,000,000	1,000,000	1,000,000	0.00%		670,884		-		-		1,020,046
Administrative Credit	(6,962,185)	-	-	-	-			-		-	0.0%	-		-
City Center SAD Payment	1,653,347	1,674,879	1,676,453	1,676,453	1,708,197	1.89%		1,726,403		1,726,403		1,726,403		1,726,403
Purchase of Civic Center and Village Square (7210)	-	-	-	-	-			-		1,131,469		1,750,000		1,725,000
Debt - FCB Building	4,141,613	57,791,186	3,869,810	3,869,810	3,869,810	0.00%		3,872,212		3,872,212		3,872,212		3,872,212
Fund Transfer - Governmental Finance Fund	1,013,948	5,732,549	4,464,272	4,464,272	3,689,828	-17.35%		3,670,897		3,670,897		3,670,897		3,670,897
Fund Transfers	2,240,064	3,111,612	4,111,796	4,029,732	2,876,730	-30.04%		3,017,822	2.0%	3,778,178		4,653,742		3,978,178
Fund Transfer to the Road and Bridge Fund #104	-	-	-	-	-			-		-		-		-
Fund Transfer to City Center SAD (reduction of debt)	-	-	-	-	-			-		-		-		-
Fund Transfer to Road and Bridge Fund #304	-	-	300,000	300,000	11,346,578	3682.19%		-		-		-		-
Unallocated	-	-	-	-	-			-		-		-		-
TOTAL	\$ 90,568,948	\$ 158,959,528	\$ 111,396,520	\$ 108,844,775	\$ 125,135,898			\$ 117,153,706		\$ 121,000,383		\$ 124,906,048		\$ 129,347,014
SURPLUS <DEFICIT> BALANCE	\$ 4,613,703	\$ 4,781,653		\$ 3,149,020	\$ -			\$ -	(0)	\$ -		\$ -		\$ -

Designated Operating Reserve - Financial Policy -20%

	0	0	17,737,290	19,206,948	20.00%	19,760,149	20,431,378	21,036,479	21,886,965	
Designated			\$ 17,737,290	\$ 19,206,948		20%	\$ 19,760,149	20%	\$ 21,036,479	\$ 21,886,965
Undesignated			12,022,525	13,701,887		0	1,712,523	0	1,041,294	436,193
Use of Reserves			-	(11,436,163)						
Difference			\$ 29,759,815	\$ 21,472,672			\$ 21,472,672	\$ 21,472,672	21,472,672	21,472,672



CITY MANAGER'S OFFICE

Fund #001-1200

FY 2020-21 BUSINESS PLAN: OVERVIEW



Overview

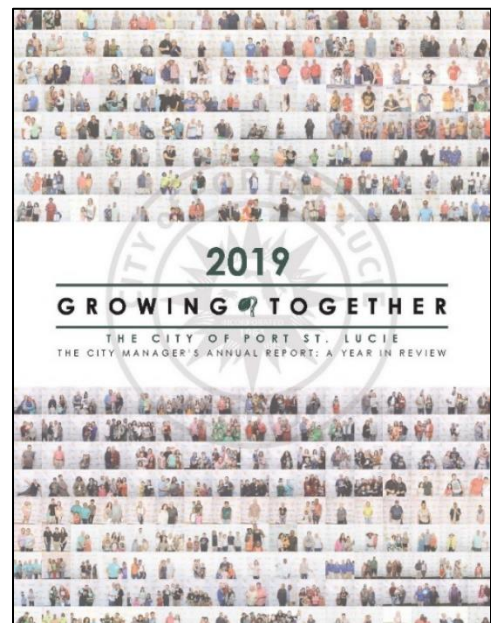
As the seventh largest City in Florida, and as new business, commercial, and residential growth continues, the City's Manager's Office continues to focus on providing agile and responsive service delivery. The City Manager's Office works to advance the City's mission to provide exceptional municipal services that are responsive to our community while planning for smart and balanced growth that is managed in a financially responsible manner. The City Manager works towards the development of an organization recognized nationally as a leader providing superior services through a diverse, empowered and visionary City team and in support of the City's vision, mission, values and strategic goals. The Office provides executive leadership and management, supports economic development and redevelopment, maintains intergovernmental relations and works towards continuous improvement, innovation, performance management and strategic planning in support of the

direction of the City Council through implementation of the Strategic Plan.

FY 2019-2020 City Manager's Office Key Initiatives

The work of the City Manager's Office advances all of the City of Port St. Lucie's Strategic Plan goals of a **Safe, Clean and Beautiful** City, fosters **Vibrant Neighborhoods**, supports **Quality Education for all Residents**, a **Diverse Economy and Employment Opportunities**, ensures **High Quality Infrastructure and Facilities** and contributes to **Culture, Nature and Fun Activities** and manages a **High-Performance Government Organization**. Specifically, in FY 2019-20, the Department accomplished the following:

- Focused on moving Port St. Lucie into the future with a definitive plan of fiscal strength, providing oversight of a \$451,924,662 budget and robust and transparent budget process that reduced the operating millage rate and provided steady debt reduction, in accordance with the strategic plan.
- Continued the use of a scientifically valid Citizen's Survey, providing benchmarks and baseline information to measure progress towards goals and provide feedback on critical issues. The 2020 Citizen Survey showed residents continue to give Port St. Lucie high marks in several key areas measuring its quality of life and its desirability as a place to live. For example, 79% of the participants ranked Port St. Lucie's quality of life as excellent or



good – up 27% from a baseline survey conducted in 2009. Additionally, 81% rated Port St. Lucie as an excellent or good place to retire – up 24% from 2009. Port St. Lucie was the only City in the State of Florida to receive a Voice of the People Award in 2019 from the National Research Center and the International City/County Management Association. This honor is given only to top performing jurisdictions that best listen and act for the benefit of their communities.

- Advanced the City Council’s long-term Strategic Plan through the continued development of a program of performance measurement and updated planning and reporting process demonstrating significant progress on each of the City Council’s strategic goals, including:
 - **Safe, Clean and Beautiful:** Continued to be ranked as the safest mid-sized and large city in the State of Florida. Continued the “It’s 30 for a Reason” speeding prevention campaign to improve traffic safety in the City. Collected and disposed 169, 890 pounds of litter from City roadways and expanded efforts through Keep Port St. Lucie Beautiful, increasing number of Adopt a Street Groups to 147.
 - **Vibrant Neighborhoods:** Finalized a two-year program to install entry signs and engage the City’s 27 neighborhoods through the Neighborhood Improvement and Community Engagement (N.I.C.E.) program.
 - **Quality Education for All Residents:** Issued a Request for Qualifications to operate a Vocational/Technical Career Academy in the City of Port St. Lucie. Staff worked with Somerset Academy, Inc. to site this Public Charter School in the Southern Grove Jobs Corridor prior to ceasing negotiations in June 2020. The Council and staff will continue to work towards facilitating a public career technical charter school in FY 2020/21.
 - **Diverse Economy and Employment Opportunities:** Completed the lease of the former VGTI building to Cleveland Clinic Florida and transfer of the Torrey Pines Institute for Molecular Research to Florida International University, igniting a new emphasis on research in Port St. Lucie and set the stage for spin-off industries from the two research institutions. Celebrated the opening of City Electric Supply, the parent company of TAMCO, which completed the construction of a new, 411,000 square foot manufacturing and distribution facility, retaining 211 employees and creating 50 new jobs. Completed construction of the Loop Road funded by a \$3,000,000 Florida Job Growth Grant that provide vital infrastructure to the City’s jobs corridor. Oculus Surgical finalized its purchase and sale agreement with the City’s Governmental Finance Corporation to acquire 9.75 acres. The company will build a 50,000 square foot manufacturing and distribution facility, retain 27 employees and create 50 new jobs. Accel International finalized a purchase and sale agreement to acquire a 40-acre sites for its new manufacturing and distribution facility, anticipated to create 125 new jobs. Began the development of the Southern Grove Master Plan to guide future development. Continued to assist the Federal Securities and Exchange Commission to enter into a purchase and sale agreement for sale of the City Center properties.
 - **High Quality Infrastructure and Facilities:** The completion of the final segment of the Crosstown Parkway enabled our citizens to easily transit from our western City limit to our eastern border of the Indian River Lagoon. In November 2018, city voters approved a half-cent sales tax to improve roads and water quality and build sidewalks. In 2019, design work was underway for a major renovation of Floresta Drive, intersections were improved along St. Lucie West Boulevard, two roundabouts in Torino were under construction and several sidewalks were built and roads were repaved – all with sales tax funds. Completed Cell #1 of the McCarty Ranch Water Quality project, and we started pumping water into the first phase of the St. Lucie River/C-23 Water Quality Project at McCarty Ranch (keeping more than 1 billion gallons of nutrient-laden freshwater out of the St. Lucie River).
 - **Culture, Nature and Fun Activities:** Adopted the Ten-Year Parks & Recreation Master Plan, opened McChesney Dog Park, broke ground at Winterlakes Neighborhood Park and was awarded a \$250,000 Florida Recreation and Development Assistance Program (FRDAP) grant to build an inclusive play-ground system to serve children with unique abilities. Launched the “We Love Lucie” concert series,

a quarterly program of outdoor concerts at the MidFlorida Event Center. Began construction on the Westmoreland segment of the Riverwalk. Completed the Peacock House and Lodge stabilization project, a critical component to prepare the homes to ultimately become accessible for all to enjoy.

- **High Performing Government Organization:** Worked to continue debt reduction and a millage decrease in accordance with the Strategic Plan and Council leadership. Focused on expanding customer service through the launch of 1PSL, an easy, new way to seamlessly connect with Port St. Lucie's City Hall – no matter the time or day – via either a mobile app, website portal or telephone call. Once again named a Best Place to Work in St. Lucie County, the organization focused on a staff and departmental reorganization of the Human Resources Department and laying a solid foundation to support expanded training and professional development and succession planning, beginning with our first ever Employee Survey. We also continued to enhance public outreach via the annual Citizen's Summit, *The City Manager's Bi-weekly Report*, letters to the editor, the Annual Year in Review, and City University.

FY 2020 City Manager's Office Goals & Initiatives

- Continue focus on moving Port St. Lucie into the future with a definitive plan of fiscal strength, providing oversight of a balanced budget that enhances services while reducing the operating millage, in accordance with the Strategic Plan.
- Continue the use of a scientifically-valid Citizen's Survey to measure citizen feedback as a critical component of our strategic planning system and efforts to continuously improve.
- Continue to advance the City Council's long-term Strategic Plan and priority initiatives and projects identified by the City Council for FY20 and beyond:
 - **Safe, Clean and Beautiful:** Improve safety through the establishment of a 5th Police District and implementation of the Traffic Safety/Enforcement Plan, and provide beautification to roadways, public parks and gateways; specifically, US Highway 1, Village Green Drive and St. James Boulevard and develop the Keep Port St. Lucie Beautiful Beautification Plan.
 - **Vibrant Neighborhoods:** Continue neighborhood planning and engagement through community meetings and projects as identified through the Neighborhood Improvement and Community Engagement (NICE) program and initiate the Neighborhood Park Development Program.
 - **Quality Education for All Residents:** Partner with St. Lucie Public Schools as articulated through an annual Legislative Program and facilitate a public career technical academy.
 - **Diverse Economy and Employment Opportunities:** Facilitate the buildout of Southern Grove through the sale of City-owned land in the Southern Grove Jobs Corridor, development and implementation of the Southern Grove Master Plan and through leveraging the partnership with Cleveland Clinic. Reimagine the City Center site and advance its redevelopment. Support Small Businesses as outlined in the Small Business Plan.
 - **High Quality Infrastructure and Facilities:** Improve roadways through the acceleration and redesign of Port St. Lucie Boulevard South, the development of the Walton Road Concept Plan and the Crosstown Connector(s) Exploratory Report. Improve water quality through the St. Lucie River/C-23 Water Quality Project at McCarty Ranch, Septic-to-Sewer Conversion Master Plan, Master Stormwater Master Plan and other efforts to improve mobility including a Bus Shelter Public Art Project, Multimodal Improvements and a Transit Enhancement Plan.
 - **Culture, Nature and Fun Activities:** Advance the Port and Pioneer Park through the development and implementation of The Port Master Plan and implement the Ten Year Parks & Recreation Master Plan through the development of Torino Regional Park, Tradition Regional Park, the Adventure Park, the Bikeways and Trails Concept Plan, a Parkland Acquisition Study, Improvements to O.L. Peacock Sr. Preserve and a Land Preservation Program.
 - **High Performing Government Organization:** Make improvements to improve service delivery while reducing the millage; continue to enhance customer service through 1PSL, and organizational development. Organizational development efforts include leadership, process improvement and project management training, succession planning, employee development (including improved



PLANNING & ZONING DEPARTMENT

Fund #150000

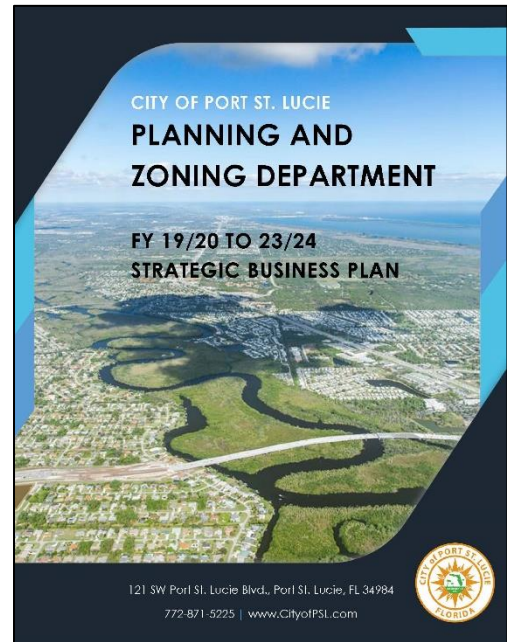
FY 2020/21 BUSINESS PLAN: OVERVIEW

Overview

The mission of the Planning & Zoning Department is to work toward shaping the future built environment to ensure it contributes to a prosperous, sustainable and beautiful City for all people. The values of the Planning and Zoning Department are centered on a high ethical standard, accountability, customer service and educating both the public and applicants on the City’s codes and development standards to achieve a high quality of life for the citizens of the City of Port St. Lucie.

FY 2019/20 Planning Department Goals, Initiatives & Accomplishments

The Planning & Zoning Department has developed a five-year Strategic Business Plan in alignment with the City’s Strategic Plan. The work of the Planning & Zoning Department advances the City of Port St. Lucie’s Strategic Plan goals of a **Safe, Clean and Beautiful City**, fosters **Vibrant Neighborhoods**, supports a **Diverse Economy and Employment Opportunities**, contributes to providing cultural elements of the **Culture, Nature and Fun Activities** strategic goal, ensures **High Quality Infrastructure and Facilities** and contributes to a **High-Performing Government Organization**.



Goals outlined in the Planning & Zoning Department FY 19/20 to FY 23/24 Strategic Business Plan include:

Goal 1: Develop the Southern Grove Master Plan

Initiatives

- Develop a Southern Grove Planning Team that focuses solely on the Southern Grove area.
- Build and establish relationships with community organizations to better support the appropriate development of the Southern Grove property.
- Finalize the Southern Grove Master Plan.

Goal 2: Contribute to A High Performing Organization By Creating A “Platinum Service” Department

Initiatives

- Identify opportunities to streamline development review process.
- Incorporate best practices in the area of Planning/Development office structure and organization.
- Continue to grow a professional staff
- Establish a digital land management system through the implementation of Project Fusion.
- Educate the public on planning and our services.

Goal 3: Reimagine City Center As An Entertainment And Cultural Hub

Initiatives

- To reimagine and reposition the City Center site as an entertainment and business district for the residents, visitors and businesses of the City of Port St. Lucie.
- Develop a small area plan for the US 1 corridor to facilitate and encourage redevelopment of the area and create a cultural and entertainment destination, provide small business opportunities, and expand the recreational offerings to the city residents.

Goal 4: Provide A Clear Plan for Transportation Improvements

Initiatives

- To develop a comprehensive multimodal plan document for future transit oriented development and redevelopment.

Goal 5: Public Art

Initiatives

- Collaborate with St. Lucie County on implementing public art at bus shelters.
- Develop a Public Art Master Plan to guide the public art program of the City.

In FY 2019-2020, the Department advanced the following:

- Executed an interlocal agreement with Treasure Coast Regional Planning Council to develop the Southern Grove Master Plan.
- Facilitated the Southern Grove Master Plan Public Workshop.
- Staff completed training in the areas of customer service, public speaking, professional writing and project management.
- Collaborated with IT Department to completed Project Fusion; a development application review digital review system.
- For the first time participated in the Citizen Summit.
- Oversaw the review of 1,025 development applications.
- Begun the Public Art Master Plan and the Multimodal plan process with consultants.
- Begun the Evaluation and Appraisal Report of the City of Port St. Lucie Comprehensive Plan
- Begun utilizing the BlueBeam application to review plans digitally.
- Provided support for the historic preservation of the Peacock Structures and the Riverwalk Project.

FY 2020/21 Planning Department Goals, Initiatives & Projects

In FY21, the Planning & Zoning Department will continue to implement the Planning & Zoning Department Strategic Business Plan through the following:

- With an approved Southern Grove Master Plan, the Planning and Zoning Department will begin analyzing and working on code revisions to implement the master plan.
- Continue to provide professional development training that align with the City and department's vision.
- Collaborate with IT Department to integrate Project Fusion with the PANDA system.
- Hold a Development Applications 101 Course for the public and development community to attend.
- Finalize and adopt the Public Art Master Plan and consider any code revision necessary to implement.
- Finalize and adopt the Multimodal Plan and seek out grants to implement the plan.
- Assess and update the Comprehensive Plan to reflect the recommendations of the EAR.
- Provide leadership in the Covid -19 recovery efforts by implementing the recovery plan.
- Continue to provide support for the preservation of the Peacock Structures and the Riverwalk Project.



Special Revenue Funds

Governmental Finance Corporation Fund

This fund is used to account for lease payments from the City. This fund has been established by Ordinance 06-64 (as amended by Ordinance 13-24) which is used to pay principal and interest on

the Southern Grove Special Assessment District Bonds, taxes and operational costs for the City's jobs corridor.

Police Impact Fee Fund

The City imposes an impact fee on new development to help fund the equipment costs associated with new officers. This fund tracks the revenue and allowed expenses. With the

increase in construction activity, this revenue is climbing. This fund pays for enhancing the Police Department's services and is generally spend on capital.

Street Lighting Fund

This is a special revenue fund that tracks the financial activity of this unique revenue that is dedicated toward a specific function. Citizens that elect to form a Street Lighting District to provide streetlights in a residential neighborhood will pay an annual fee of \$26 next year per the approved budget. This is the same annual fee as the current year. The other streetlights located along the main

thoroughfares in the City are funded within the Road & Bridge Fund using Gasoline Taxes. Several new districts are added each year which increases the total revenue and expenses of this fund. The financial results will continue to be monitored along with the electric rates to see if the current charge can be maintained in future years.

National Pollution Discharge Elimination System Fund (NPDES)

This fund separately tracks the cost of this federally required program to control any potential pollution discharge from construction

sites. A separate permit fee is being charged and funds the cost of this program.

Neighborhood Stabilization Fund (NSP)

This is a federal grant fund that is being used to account for the financial activity of the Neighborhood Stabilization program. The purpose of this grant is for reducing blight by allowing the City to purchase and renovate homes that are in poor condition and are in the

foreclosure process. The foreclosures in past years contributed to a large number of neglected homes. This grant operates on a reimbursement basis thus causing an operating deficit in any single year.



Neighborhood Stabilization #3 Fund (NSP)

This is a federal grant fund that is being used to account for the financial activity of the Neighborhood Stabilization Program. This grant is used for reducing blight by allowing the City to purchase and renovate homes that are in poor condition and are in the foreclosure process.

The high number of foreclosures in the past contributed to a large number of neglected homes. This grant operates on a reimbursement basis thus causing an operating deficit in any single year.

Community Development Block Grant (C.D.B.G.) Fund

The CDBG federal entitlement block grant is allocated to cities with a population over 50,000. This funding may be used for projects such as community service, infrastructure improvements and housing for low-income

residents. Typical projects funded in the past include infrastructure improvements in low-income areas and construction of public facilities.

State Housing Initiative Partnership (S.H.I.P.) Fund

The state SHIP grant that the City receives is accounted for in this fund and is used to assist low-income households with down payment and housing rehabilitation costs. The applicants must qualify according to an income level based on family size. Any request for repair funding

must deal with a health and/or safety issue on their existing home. For down payment assistance, the applicants must meet the low-income standard to qualify but then also qualify with a financial institution for their home mortgage.

Water & Sewer Special Assessment Funds

These funds are for payment of the annual debt service on the bonds used for financing the water and sewer improvements in each of the special assessment districts. The annual assessment revenue collected from the

residents is the source of funds. Each district has its own individual fund in order to match the actual costs of the district with the assessment to its residents. The bonds have a 20-year payback schedule.

SW Annexation SAD Debt Service Fund

This fund is for payment of the annual debt service on the bonds used for the infrastructure improvements made in this special assessment district. The annual assessment revenue collected from the property owners is the source

of funds. The bonds have a 33-year payback schedule and are dependent on the land owners paying their assessments as their property is developed in the future and gains value.



South Lennard Road SAD Fund

This special assessment fund covers the annual assessment collections and payment of the annual debt service associated with the PUD. Bonds were issued to fund the capital improvements and now the property owners pay annually an assessment to cover the debt

payment. This SAD was annexed into the City and the improvements were made to help create a commercial district. The Debt was retired in FY 2013-14 and the remaining fund balance will be used to fund allowed capital projects.

River Point SAD Fund

This special assessment fund covers the annual assessment collections and payment of the annual debt service associated with the PUD. Bonds were issued to fund the capital

improvements (roads, drainage and utility lines) and now the property owners pay annually an assessment to cover the debt payment. As cash flow allows, debt may be retired early.

Tesoro SAD Fund

This special assessment fund covers the annual assessment collections and payment of the annual debt service associated with the PUD. Bonds were issued to fund the capital improvements and now the property owners pay

annually an assessment to cover the debt payment. Any contingency generated will remain in this fund and will help accelerate debt retirement.

Glassman SAD Fund

This special assessment fund covers the annual assessment collections and payment of SAD Funds of the annual debt service associated with the PUD. Bonds were issued to fund the capital

improvements and now the property owners pay annually an assessment to cover the debt payments.

East Lake Village SAD Fund

This special assessment fund covers the annual assessment collections and payment of the annual debt service associated with the PUD. Bonds were issued to fund the capital

improvements and now the property owners pay annually an assessment to cover the debt payments.

St. Lucie Land Holding SAD Fund

This special assessment fund covers the annual assessment collections and payment of the annual debt service associated with the PUD. Bonds were issued to fund the capital

improvements and now the property owners pay annually an assessment to cover the debt payments.



City Center SAD, 2006 Series

This special assessment fund will track the collections and then the debt payments associated with the public infrastructure improvements in the City Center project. The property owners in the district will either make a contribution for their share of the cost or they

can make payments according to the financing plan. These improvements were for the public areas of what is called City Center, an area of redevelopment along US 1 that is planned to have a combination of residential, retail, office and public uses including the City's Civic Center.

Combined Road SAD, Series 2006

This special assessment fund will track the collections and then the debt payments associated with the three-small road / intersection improvements. The property owners in the three districts will either make a

contribution for their share of the cost or they can make payments according to the financing plan. These funds will be used to retire debt associated with making the improvements.

Torrey Pines Collection Fund

This special revenue fund will use Public Building Impact Fees collected by the City to make the annual debt payments on the bond debt issued for the construction of the facility that will house the research firm, Torrey Pines Institute for

Molecular Studies. The revenue is based on guaranteed fees from certain developers that contracted with the City to help fund this project.

Community Redevelopment Agency Fund

The financial activity of the Community Redevelopment Agency (CRA) is tracked in this special revenue fund. The budget schedule for this fund is presented in a format to show the projected growth in revenue into the future. The CRA earns revenues based on the increase in taxable values within the established district. There are actually four separate districts that make up this financial data. Due to the falling

property tax value and the associated revenue, the CRA is unable to fund the debt service originally designated for this fund. Debt was issued to fund half of the cost of the City's Civic Center and the revenues of the CRA was the funding source. The CRA fund is funding the CRA Manager.

Police Forfeiture Fund

This fund tracks the assets, cash and otherwise, that have been seized by the Police Department because of illegal activity. The proceeds in this fund are used to pay the legal fees associated with acquiring these assets and then can be used to purchase special equipment needed for surveillance work, crime prevention, school

resource officers, grant matching funds and other law enforcement purposes as stipulated by Florida State Statute 932.7055(4). This helps fund some of the equipment needs of the Police Department without drawing on property tax revenues from the citizens.



Conservation Trust Fund

The City's Conservation Trust Fund accumulates mitigation fees paid by developers who chose to make this payment in place of preserving a portion of their sites as

required under the City's Land Development Code. These fees can be used for preservation of conservation land.

Solid Waste Non-Ad Valorem Assessment Fund

This fund is to account for the revenues and expenditures associated with the collection of solid waste in the City. The assessment is placed on the property owner's tax bill and passes through the County Tax Collector to the City who will then pay the vendor providing the service.

Handling this service through the tax bills provides a reduced fee to the citizens of our community. The reduction of uncollectible accounts and the cost reduction for billing and collecting will generate a savings that can pass on to the citizen.

CITY OF PORT ST. LUCIE
CITY CENTER SAD #156
ADOPTED BUDGET - FY 2020-21

Beginning Undesignated Reserve	\$ 110,000	\$ 63,969	\$ 63,969	\$ 22,057	\$ 2,057
	AUDITED 2018-19 *****	BUDGET 2019-20 *****	ESTIMATED 2019-20 *****	ADOPTED 2020-21 *****	PROJECTED 2021-22 *****
<u>REVENUES & SOURCES:</u>					
Special Assessment Revenue	\$ 18,656	\$ 20,000	\$ 18,656	\$ 18,000	\$ 20,000
Interest & Other Income	909	-	4,500	-	-
Interfund transfer	1,674,879	1,676,453	1,676,453	1,708,197	1,726,403
Bond Proceeds	-	-	-	-	-
Use of Reserves	-	46,194	-	20,000	-
Totals	\$ 1,694,444	\$ 1,742,647	\$ 1,699,609	\$ 1,746,197	\$ 1,746,403
<u>EXPENDITURES:</u>					
Debt Service	\$ 1,674,879	\$ 1,676,453	\$ 1,676,453	\$ 1,680,209	\$ 1,680,209
Operating Expense	902	1,500	374	-	1,500
Bond Refunded	-	-	-	-	-
Totals	\$ 1,675,781	\$ 1,677,953	\$ 1,676,827	\$ 1,680,209	\$ 1,681,709
Total Expenditures	\$ 1,675,781	\$ 1,677,953	\$ 1,676,827	\$ 1,680,209	\$ 1,681,709
Fund Transfer	64,694	64,694	64,694	65,988	64,694
Designated Reserve-Debt Retirement	-	-	-	-	-
SURPLUS <DEFICIT>	\$ (46,031)	\$ -	\$ (41,912)	\$ -	\$ -
Designated Reserve	\$ 63,969	\$ 63,969	\$ -	\$ 2,057	\$ -

CITY OF PORT ST. LUCIE
COMMUNITY REDEVELOPMENT AGENCY (CRA) FUND #175
ADOPTED BUDGET - FY 2020-21

	AUDITED 2018-19 *****	BUDGET 2019-20 *****	ESTIMATED 2019-20 *****	ADOPTED 2020-21 *****	PROJECTED 2021-22 *****
<u>REVENUES & SOURCES:</u>					
Contribution of Ad Valorem Taxes - County GF	\$ 914,684	\$ 942,124	\$ 1,068,116	\$ 1,174,754	\$ 1,189,976
Contribution of Ad Valorem Taxes - County Fine & Forf.	747,711	770,142	769,514	847,156	857,322
Required TIF Property Tax Pmt from City General Fund	1,115,915	1,129,306	1,177,317	1,295,048	1,310,589
Required TIF Property Tax Pmt from City Road Operating Fund	80,909	97,900	90,711	99,782	100,979
Sale of Civic Center and Village Square - City General Fund	-	198,282	147,654	-	110,020
Sale of Civic Center and Village Square - City Parks MSTU Fund	1,600,000	1,700,000	1,700,000	1,800,000	1,800,000
Interest Inc. & Other	31,002	28,100	25,000	28,100	28,100
Use of Reserves	-	200,000	-	139,397	-
TOTAL	<u>\$ 4,490,222</u>	<u>\$ 5,065,854</u>	<u>\$ 4,978,313</u>	<u>\$ 5,384,237</u>	<u>\$ 5,396,986</u>
<u>EXPENDITURES:</u>					
Personal Services	\$ 143,654	\$ 320,764	\$ 320,764	\$ 339,201	\$ 349,377
Operating Expenses	25,233	117,541	30,000	119,176	121,560
Capital Outlay	-	-	-	-	-
Debt Service (City Center & CRA Expansion)	4,313,150	4,580,750	4,580,750	4,878,125	4,879,250
Interfund Transfer to the Medical Fund #605	-	-	-	-	-
Interfund Transfer to the General Fund #001 - Internal Charges	46,799	46,799	46,799	47,735	46,799
Designated Reserve-Debt Retirement	-	-	-	-	-
TOTAL	<u>\$ 4,528,836</u>	<u>\$ 5,065,854</u>	<u>\$ 4,978,313</u>	<u>\$ 5,384,237</u>	<u>\$ 5,396,986</u>
SURPLUS <DEFICIT>	<u>\$ (38,614)</u>	<u>\$ -</u>	<u>\$ (0)</u>	<u>\$ -</u>	<u>\$ 0</u>

Note: Professional Services varies based on consultants that are hired in each fiscal year.
In FY 23-24 debt payment increases to \$5,872,625, an increase of \$994,500. Final payment is in January of 2026.



**CITY OF PORT ST. LUCIE
 SUMMARY LISTING OF ALL BUDGETS
 ADOPTED BUDGET - FY 2020-21
 ATTACHMENT "A"**

	2020-21 ADOPTED BUDGET
General Fund - #001	\$ 125,135,898
Road & Bridge Fund - #104	14,444,581
Stormwater Utility Fund - #401	27,181,127
Building Department Fund - #110	10,264,195
Utility Operating Fund - #431	85,273,500
Saints Golf Course Fund - #421	1,764,412
Governmental Finance Fund - #108	5,199,828
Police Impact Fee Fund - #109	1,027,152
Street Lighting Fund - #111	558,130
N.P.D.E.S. Fund - #112	208,362
Neighborhood Stabilization Fund #3 - #114	208,120
Neighborhood Stabilization Fund - #116	476,660
C.D.B.G. Fund - #118	1,580,679
S.H.I.P. Fund - #119	1,299,932
Neighborhood Improvement Fund - #127	1,067,306
Affordable Housing Fund - #128	163,000
CRA Fund - #175	5,384,237
CRA Fund (Southern Grove) - #178	477,578
Medical Insurance Fund - #605	22,618,210
Conservation Trust Fund - #608	170,000
OPEB Trust Fund - #609	2,863,701
Solid Waste Non - Ad Valorem Assessment - #620	21,322,304
General CIP Fund - #301	10,636,938
Road & Bridge CIP Fund - #304	27,166,700
Parks Impact Fee Fund - #305	5,107,193
Parks MSTU CIP Fund - #307	3,550,903
Half-Cent Sales Tax CIP - #310	8,064,576
Utility CIP Fund - Renewal/Replacement - #438	10,127,518
Utility CIP Fund - Connection Fees - #439	9,824,286
Utility Contingency Fund - #440	17,130,051
Water & Sewer Capital Facility Fund - #441	18,531,701
Utilities CIP Fund #448	50,831,693
S.W. Annexation Collection Fund - #115	7,067,000
SAD I Phase I (Special Assessment District) - #120	5,299
SAD I Phase II - #121	6,470
USA 3 & 4 - #122	12,030,473
USA 5,6,7A - #124	45,000
USA #9, SAD - #125	5,008
SW Annexation District #2 SAD - #126	3,094
Economic Development Fund - #141	93,750
South Lennard SAD - #150	298,930
River Point SAD - #151	444,581
Tesoro SAD - #152	4,675,404
Glassman SAD - #153	691,107
East Lake Village SAD - #154	828,879
St. Lucie Land Holding SAD - #155	1,665,000
City Center SAD - #156	1,746,197
Combined SAD - #158	10,688
Torrey Pines Collection Fund - #159	4,135,000
General Obligation Debt Fund - #214	10,482,425
Totals	\$ 533,894,776



Budgetary Control - The control or management of a government in accordance with an approved budget for the purpose of keeping expenditures within the limitation of available appropriations and available revenues.

Building Department Fund - To account for the revenues and expenditures associated with the protective inspections provided by the building department.

Building Permits - Revenues derived from issuance of building permits prior to construction with the City of Port St. Lucie.

-C-

Cable TV Franchise - Franchise Tax levied on Cable Television Company.

Capital Asset - Assets of significant value and having a useful life of several years. Capital assets are also called fixed assets.

Capital Budget - A plan of proposed capital outlays, and the means of financing them for the current fiscal period. It is usually part of the current budget but may also be a multi-year plan.

Capital Improvement Fund - A fund used to account for the acquisition of major capital equipment and facilities. To be accounted for in such funds, expenditure must be fixed asset in nature requiring a useful life of a minimum of one year and a minimum cost of twenty-five thousand dollars (\$25,000). The funding resources include general tax revenue, interest income, bond proceeds, and transfers from other funds.

Capital Improvement Project(s) - A five-year plan for those expenditures anticipated within the City's capital improvement funds. It sets forth each project and its contemplated cost and proposes the financing of the listed projects. The plan gives the City a look into the future and allows for long range financial planning.

Capital Improvement Road and Bridge Fund - To account for revenues and expenditures associated with major road and culvert improvements, including the annual street-resurfacing program. The funding resources include general tax revenues, interest income, bond proceeds, and transfers from other funds.

Capital Outlay - Expenditures made within an operating fund that result in the acquisition of fixed assets, requiring a cost of five thousand dollars (\$5,000) but not exceeding thirty-five thousand dollars (\$35,000.00).

Capital Project - Major construction, acquisition, or renovation activities which add value to a government's physical assets or significantly increase the useful life.

Capitalized Interest - When interest cost is added to the cost of an asset and expensed over the useful life of the assets.

Cash Carryforward - Fund balance to be used as a funding source.

Certificate of Participation - Financing in which an individual buys a share of the lease revenues of an agreement made by a municipal or governmental entity, rather than the bond being secured by those revenues.

Certification, Copy, Research - Revenue from collection of fees for certification and copies for public's use and for researching items for the public.

Charrette - A public input and design workshop used by planners in project design and formulations. The charrette provides a forum for ideas and offers the unique advantage of giving immediate feedback to the planners while giving mutual authorship to the plan by all who participate.

Charter - A written instrument that creates and defines powers, rights and privileges for a specific jurisdiction or organization: a city's constitution.

City Center Special Assessment District Collection



Fund - To account for revenues and expenditures associated with City's program of assessing benefiting properties for the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the City Center Special Assessment District.

Cigarette Tax - Revenue from cigarette sales received by the state and proportionately shared with the City.

City Center Capital Improvement Fund - To account for the financial resources and expenditures associated with the construction of the infrastructure, water and sewer expansion of the City Center Project.

Commissions - Vending Machine - Commissions collected from vending machine sales.

Communications - Provides funds for communication expenses, such as mobile radios and airtime for City vehicles.

Communications Service Tax Simplification Law - Law created by Florida Legislature to combine communications services revenues with a two-tiered tax composed of State and local-option tax.

Community Development Block Grant (C.D.B.G.) Fund - A fund established for tracking the financial activities of this federal entitlement block grant. Cities with population over 50,000 receive the entitlement money, which can be used for a number of municipal projects such as community service, infrastructure improvements, and housing for low-income residents.

Community Redevelopment Agency - To account for revenues and expenditures of the Community Redevelopment Agency established for the purpose of improving the economic and social conditions within a specific boundary.

Community Redevelopment Area (CRA) - Under Florida Law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist.

Since all the monies used in financing CRA activities are locally generated, CRA's are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking,

Competency Cards - Revenue derived from annual renewal of city issued certificates of competency.

Comprehensive Annual Financial Report - This official annual report presents the status of the City's finances in a standardized format. The CAFR is organized by fund and contains two basic types of information: a balance sheet that compares assets with liabilities and fund balance; and an operating statement that compares revenues and expenditures.

Confiscated Property - Revenues collected from the sale of merchandise confiscated by the Police Department.

Conservation Trust Fund - To account for revenues and expenditures from developers and interest income for conservation issues of the City.

Contingency - A budgeted reserve set-aside for possible emergencies, revenue shortfalls, or unforeseen expenditures not otherwise budgeted for.

Contractual Services - Services provided by outside vendors that have contractual agreements with the City of Port St. Lucie.

Contributions and Donations - Contributions for the general use of the City.

Contributions - Recreation - Contributions to be used for Recreation Programs.

Cost-of-Living Adjustment (COLA) - An increase in salaries to offset the adverse effect of inflation on compensation.