



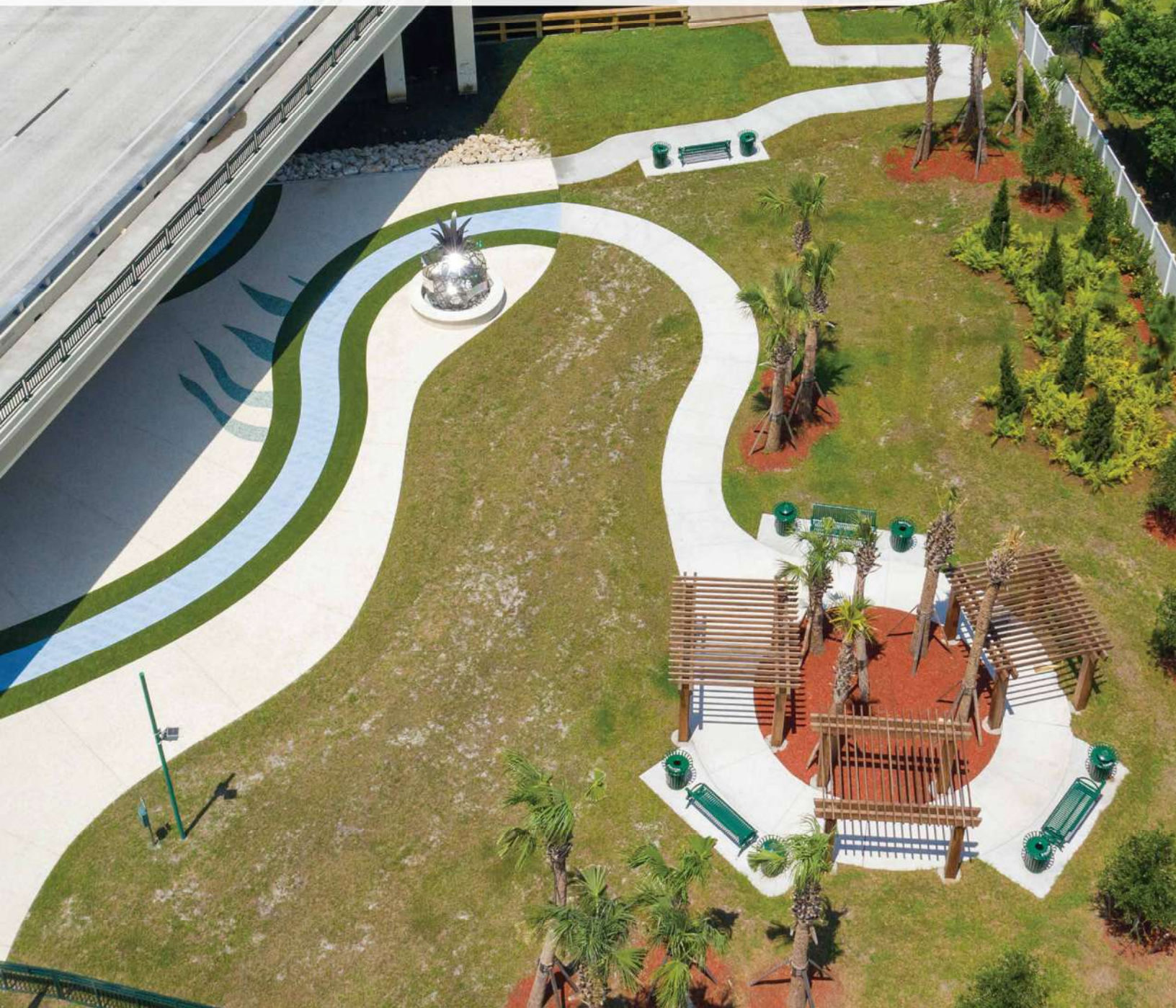
# 2022

## City of Port St. Lucie, Florida Annual Comprehensive Financial Report

For Fiscal Year Ended September 30, 2022



The Crosstown Parkway Extension Project is approximately a two-mile-long bridge crossing over the North Fork of the St. Lucie River in the City of Port St. Lucie, connecting the existing Crosstown Parkway from Manth Lane to U.S. 1. The project extends along the existing West Virginia Drive, crossing over the North Fork of the St. Lucie River and connecting into U.S. 1 at Village Green Drive. The six-lane divided highway and bridge serves as a multi-modal transportation alternative to include accommodations for automobile, bicycle, pedestrian and public transit. In 2021, Crosstown Parkway Extension won the National Award of Merit in the Transportation (other than Aviation) category.





# Annual Comprehensive Financial Report

Year Ended September 30, 2022  
City of Port St. Lucie, Florida



"A City for All Ages"

Prepared by:  
The Finance Department



"A City for All Ages"

# City of Port St. Lucie, Florida

For the Year Ended September 30, 2022

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For the Year Ended September 30, 2022

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An aerial photograph of a multi-lane highway interchange. On the left side of the highway, there is a large, colorful mural of a fish, possibly a salmon, swimming in a river. The fish is orange and pink with a blue eye. To the right of the highway, there is a winding road that curves around a grassy area. In the background, there are some buildings and trees. The text "Introductory Section" is overlaid in the center of the image.

# Introductory Section





# *CITY OF PORT ST. LUCIE*



121 S.W. Port St. Lucie Boulevard  
Finance Department

May 19, 2023

Honorable Mayor, Members of the  
City Council, and Citizens of the  
City of Port St. Lucie, Florida

The Annual Comprehensive Financial Report (ACFR) of the City of Port St. Lucie, Florida for the fiscal year ended September 30, 2022, is submitted herewith, fulfilling the requirements of the City Charter, Florida Statutes and the Rules of the Auditor General of the State of Florida. The organization, form, and contents of this report plus the accompanying financial statements and statistical tables are prepared by the Finance Department of the City in accordance with generally accepted accounting principles (GAAP) for state and local governments and as prescribed by the Governmental Accounting Standards Board (GASB). Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

The City is responsible for establishing and maintaining a comprehensive internal controls framework that is designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition, the reliability of financial records for preparing financial statements, and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived, and the evaluation of costs and benefits requires estimates and judgments by management. It is our belief that the City's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

We believe the data as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds; and that all disclosures necessary to enable the reader to gain a comprehensive understanding of the City's financial activity have been included.

Florida Statutes require an independent certified public accountant's financial audit of cities in the State. The City's financial statements have been audited by Carr, Riggs, & Ingram, LLC, a firm of licensed certified public accountants. The independent audit was performed to provide reasonable assurance that the financial statements are free of material misstatement for the fiscal year ended September 30, 2022.

The audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering unmodified opinions that the City's financial statements for the fiscal year ended September 30, 2022 are fairly presented in conformity with GAAP. The independent auditor's report is located at the front of the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. The Single Audit Section is the last section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A compliments this letter of transmittal and should be read in conjunction with it.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities), as found in the basic financial statements, report information on all of the non-fiduciary activities of the primary government and its component units. The purpose of the government-wide financial statements is to provide a consolidated financial picture of all City activities. Governmental activities which normally are supported by taxes and intergovernmental revenues are reported separately from business-type activities, which rely mostly on fees and charges for service for support.

### **The Reporting Entity and Services**

The City of Port St. Lucie is the most populous City in St. Lucie County. It was incorporated in 1961 and is located near the Atlantic Ocean on the southeast coast of Florida. It is situated in the southern part of St. Lucie County which lies between Indian River County to the north and Martin County to the south. The City currently occupies 121 square miles. The population as reported in the 2020 Census was 204,851 and the estimated population of the City as of April 1, 2022 was 224,916 (information supplied by the State of Florida Office of Economic & Demographic Research). In the early 2000's, the City was considered the fastest growing community in both the state and the country. The City is growing at a more sustainable pace and per the latest population estimates; the City is the 7<sup>th</sup> largest City in the State. The City of Port St. Lucie is empowered to levy a property tax on both real and personal property located within its boundaries. It is also empowered by state statutes to extend its corporate limits by annexation, which it has done from time to time.

## **Form of Government**

The City of Port St. Lucie is strategically located 100 miles north of the City of Miami, 50 miles north of the City of West Palm Beach and 120 miles south of the City of Orlando. The City is served by three major north-south Florida highways: Interstate 95, the Florida Turnpike, and U.S. Highway No. 1, and is located near a seaport, an international airport, and has railway access.

The City was created under the Laws of Florida Act 61-2721 and operates under a Council/Manager form of government. The City Council, comprised of four council members and the mayor, is the principal legislative and governing body of the City. Council members and the mayor serve four year terms with staggered elections held every two years.

The City Manager is the Chief Administrative Officer of the City and is responsible to the City Council. The City Manager oversees the day-to-day operations, makes policy recommendations to the City Council and performs other duties assigned to him by the City Council including the preparation of the annual budget and the City's five-year capital improvement plan.

The City provides a broad range of municipal services including police protection, code inspection and compliance, planning and zoning, community and economic development, construction and maintenance of transportation facilities, recreational and cultural activities, emergency preparedness management, water and wastewater utilities, stormwater management and general and administrative support. Independent taxing agencies provide fire protection and education services.

## **Financial Reporting Entity**

This report includes all funds of the City that are controlled by or are dependent on the City Council. The City also exercises oversight and financial responsibility for the Port St. Lucie Governmental Finance Corporation, the Port St. Lucie Community Redevelopment Agency and the Port St. Lucie Municipal Police Officers' Retirement Trust Fund. Accordingly, these activities are included in the City's financial statements. Additional information on these three legally separate entities can be found in Note I - A in the notes to the financial statements.

Annual budgets for all funds of the City, except Capital Projects Funds, are adopted by the City Council each year. The annual budget serves as the foundation for the City's financial planning and control. The budget is legally enacted through the passage of an ordinance by City Council on or before the end of September of the fiscal year currently ending. The level of budgetary control is the department. The City Manager is authorized to transfer budgeted amounts within departments of any fund. Revisions that alter the budgeted totals of any fund require approval of the City Council. Encumbrance accounting is utilized in governmental funds in order to reserve the encumbered portion of the appropriation. Encumbrances outstanding at year end are reported as reservations to fund balance and are re-appropriated as part of the following year's budget.



## **Economic Condition and the Local Economy**

The City's population in 2022 was estimated at 224,916. The 2022 estimate represents a 9.8% increase over the 2020 census population of 204,851. According to the Bureau of Economic and Business Research, the City ranked 2nd in population change for Cities in Florida, with an increase of 20,065 over the 2020 census population of 204,851.

Unemployment rates in the US, Florida, and Port St. Lucie metropolitan statistical area (MSA), respectively, for December 2022, are 3.5%, 2.7%, and 2.5%. The largest sectors in the City include health care, education and local government. According to the US Bureau of Economic Analysis, GDP growth has exceeded the nation by 0.15% over the last five years.

The City of Port St. Lucie continues to experience significant new residential and commercial construction growth. New single-family residential and commercial certificates of occupancy continue to be active in fiscal year 2022, with 4,414 permits issued. This construction activity will positively impact our ad valorem tax base for the next few years.

According to the Florida Realtors Association, the median sales price of a single-family home in St. Lucie County increased 31.6% from \$249,000 in 2020 to \$309,900 in 2021. As noted above, the building permits issued are increasing at solid rates. The City's low crime rate, improved grades of local schools, and affordable market-rate housing are contributing factors to an increase in housing demand in Port St. Lucie.

Port St. Lucie is the spring training home of the New York Mets major league baseball team and home of the St. Lucie Mets. The Professional Golf Association has a home in Port St. Lucie at PGA Village and has built three outstanding golf courses. The Indian River State College and Keiser University have facilities in Port St. Lucie, providing excellent higher education opportunities.

In 2018, the City acquired 1,200 acres of Southern Grove. Throughout the year, our leaders and staff continued to make significant strides in selling and developing land in Southern Grove to attract national companies, such as Fed Ex, Amazon, Cheney Brothers, and Accel International Holdings, which has resulted in more than five million square feet of current and future development.

Southern Grove is essential to fulfilling the City's strategic goal to create a diverse economy and employment opportunities. Development in Legacy Park and other parcels in Southern Grove has resulted in more than 5 million square feet in current and future economic development projects. During 2021, the Sansone Group continued building its "legacy" in Legacy Park at Tradition, exercising multiple options of its purchase agreement. Accel International Holdings, Inc., a wire and cable manufacturer, selected Port St. Lucie's Tradition Center for Commerce for its southeast Florida expansion. Cheney Brothers, Inc. officially broke ground on its newest distribution center; the \$55-million facility will bring hundreds of new jobs to the area. OCULUS Surgical acquired ten acres of land to construct a manufacturing, distribution, sales, and service facility. Warehomes Precision, LLC plans on developing approximately 400,000 square feet of speculative and build-to-suit Class A manufacturing, distribution and flex space. Amazon continues to develop a new 1.1 million-square-foot fulfillment center at Midway Business Park, which is expected to bring more than 500 jobs to the City.

## Strategic Plan

The Port St. Lucie City Council continues to utilize strategic planning to guide the future of the city. In April of 2022 the City Council updated its Strategic Plan that identifies seven main goals along with strategic initiative and projects to support the overall goals:

- Safe, Clean and Beautiful;
- Vibrant Neighborhoods;
- Smart & Connected City;
- Diverse Economy and Employment Opportunities;
- High Quality Infrastructure and Facilities;
- Culture, Nature and Fun Activities and
- High Performing City Government Organization

The City Council previously adopted the following vision for our future:

Port St. Lucie has **Great Neighborhoods**; excellent **Educational Opportunities** for lifelong learning; a **Diverse Local Economy** and **Employment** options; **Convenient Transportation**; unique natural resources including the **St. Lucie River**; and **Leisure Opportunities** for an **Active Lifestyle**.

***Port St. Lucie is a Safe, Beautiful, and Prosperous City for All People –Your Hometown.***

The work of the City is centered in the City's mission:

“to provide exceptional municipal services that are responsive to the community and to plan for smart and balanced growth while acting in a financially responsible manner.”

The City's staff has embraced this strategic plan which drives our daily activities. From top to bottom we are committed to realizing these goals.

## Budget Outlook

After ten years of increasing property values and favorable economic indicators, the local economy continues to grow. For the tenth year in a row the City's taxable value has increased and the year-over-year percentage of increase has grown each year (from 1.7% in 2013-2014 to 22.8% in 2022-2023). This generated an additional \$11.2 million in property tax revenue for the 2022-2023 fiscal year over the prior year. As a result of the increase in assessed values the City Council reduced the millage tax rates by 0.3000 mills for Fiscal Year 2022-2023, reducing the total City tax rate from a high of 5.6000 to 5.3000.

The Building Department continues to see increased permitting activity every year and 2022 was no different. By November 2022, the Department had issued 63,230 permits, surpassing the total amount of building permits issued in all of 2021 by nearly 2,887 permits. Of those, 4,413 were for single-family residences. In the City there are 139,784 approved residential units. Of those approved residential units, nearly 50,000 units have yet to be built.

Cheney Brothers closed on its purchase of approximately 54 acres for development of an initial 353,000 square foot food service distribution space within the Legacy Park area. This project is

expected to bring 250 new full-time jobs with an average salary of \$55,000. Accel Florida closed on the purchase of 40 acres and commenced development of an initial 150,000 square foot manufacturing space with the potential for an additional expansion of 400,000 square feet. The initial facility is expected to bring 125 new full-time jobs with average wages above the County average wage upon completion. OCULUS Surgical acquired 10 acres of land to construct a manufacturing, distribution, sales and service facility. The new facility results in the creation of a number of new jobs. Warehomes Precision, LLC closed on the purchase of 25.25 acres with plans on developing 400,000 square feet of speculative and build-to-suit Class A manufacturing, distribution and flex space.

The long range General Fund model assumes a modest level of taxable value increase going into future years and increases to other economic revenues. Fund Balance Contingencies are being budgeted at 17% or greater. This sound financial picture is allowing the City Council to enhance the level of service being provided. With the City continuing to be in a strong position to fund its financial obligations, it is anticipated that the City's credit ratings will achieve higher classifications.

### **Current and Long-Term Capital Improvements.**

The City of Port St. Lucie Capital Improvement Program is a multi-year plan used to identify needed capital projects and to coordinate financing and timing of the capital additions necessary to complement the City's growth and comply with the growth requirements Management Act. Ongoing funding sources for capital improvements include a portion of the ad valorem taxes levied each year by the City, a 0.2313 county-wide tax levy dedicated to parks, the 6 cent, 2 cent, and 3 cent local option gas taxes imposed by County Ordinance, mobility fees, parks impact fees, and public building impact fees. Grants and bond proceeds will also fund specific capital improvements, such as a Public Works Building, two Regional Parks, and a Police Training Facility. Major capital projects planned for the next five years are estimated to cost \$385.4 million in total and include:

- \$ 140.7 million Utility System upgrades
- \$ 11.8 million Sidewalk Improvements
- \$ 29.6 million Torino Regional Park, The Port Project, Traditional Regional Park
- \$ 37.5 million Street Resurfacing Projects
- \$7.1 million Facilities Maintenance
- \$156.2 million Other Projects

I want to thank the staff of the Finance Department for their efforts in preparing this report and all City departments for their cooperation and assistance throughout the past year. I also want to thank the City Manager and his staff and the Mayor and City Council for providing leadership and taking necessary actions to continue a standard of financial excellence for the City.

Respectfully Submitted,



Stephen Okiye, CPA  
Finance Director



# City Council



**Shannon M. Martin**  
Mayor



**Jolien Caraballo**  
Vice Mayor, District 4



**Stephanie Morgan**  
Councilmember, District 1



**David Pickett**  
Councilmember, District 2



**Anthony Bonna**  
Councilmember, District 3

## Our Vision



**Port St. Lucie is a Safe, Beautiful,  
and Prosperous City for All People  
- Your Hometown."**

# City of Port St. Lucie

## APPOINTED OFFICIALS

Russ Blackburn, City Manager

James Stokes, City Attorney

## ADMINISTRATION

Jesus Merejo, Chief Assistant City Manager

David Graham, Assistant City Manager

Kristina Ciuperger, Deputy City Manager

Teresa Lamar-Sarno, Deputy City Manager

Kate Parmelee, Director of Strategic Initiatives & Innovation

Stephen Okiye, Finance Director/City Treasurer

Carmen Capezzuto, Neighborhood Services Director

Caroline Sturgis, Office of Management and Budget Director

Elijah Wooten, Economic Development Administrator

Heath Stocton, Public Works Director

Joel A. Dramis, Building Official

John Bolduc, Chief of Police

Kevin Matyjaszek, Utility Systems Director

Linda McCarthy, MIDFLORIDA Credit Union Event Center Director

Natalie Cabrera, Human Resources Director

Nathaniel Rubel, Assistant Procurement Director

Renee Major, Risk Management Director

Roger Jacob, Facilities Maintenance Director

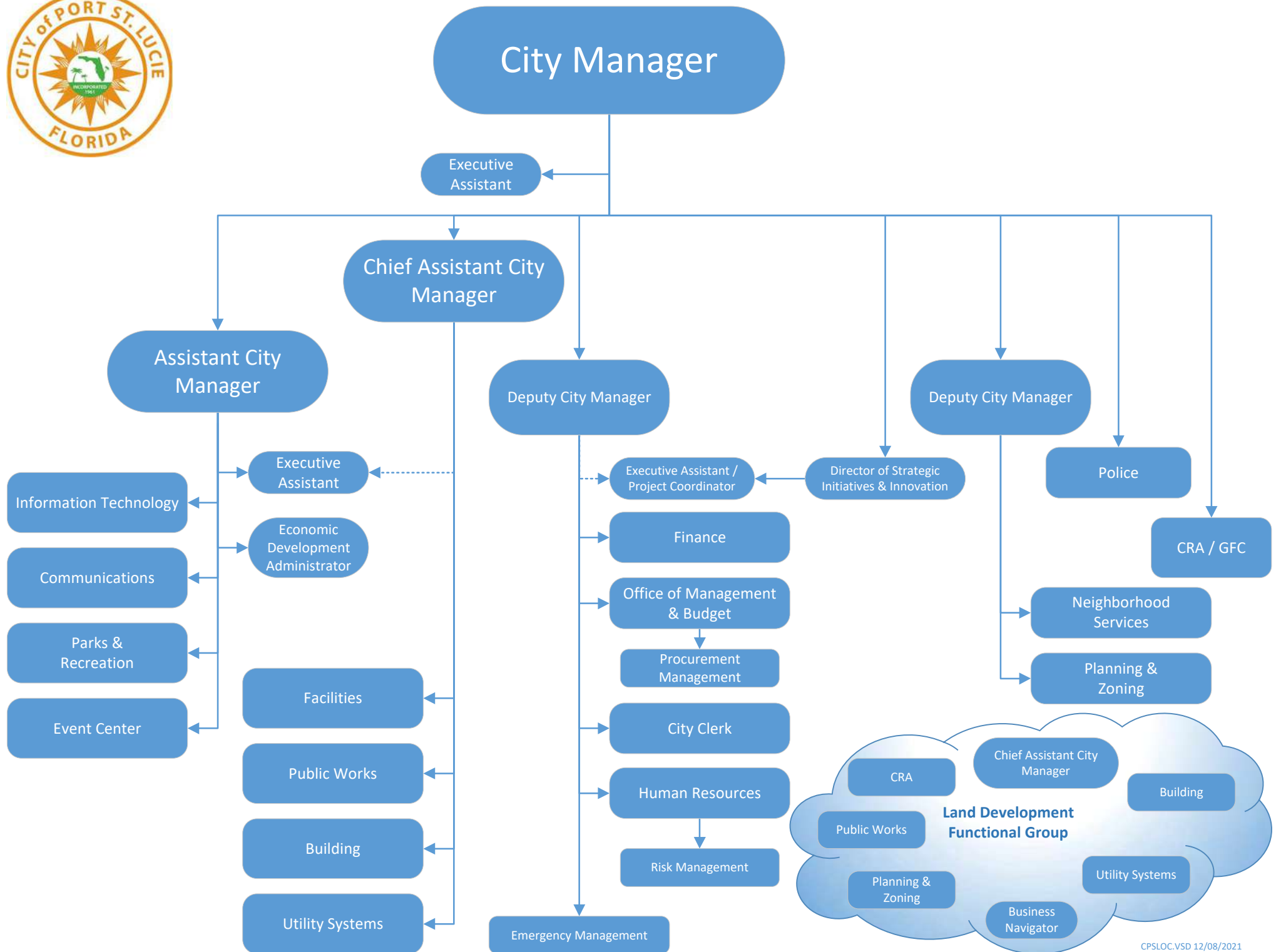
Sally Walsh, City Clerk

Sarah Prohaska, Communications Director

Sherman Conrad, Parks & Recreation Director

Wesley McCurry, CRA Director

William Jones, Chief Information Officer





Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Port St. Lucie  
Florida**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

September 30, 2021

*Christopher P. Morrill*

Executive Director/CEO



# Financial Section





Carr, Riggs & Ingram, LLC  
215 Baytree Drive  
Melbourne, Florida 32940

(321) 255-0088  
386.336.4189 (fax)  
[www.cricpa.com](http://www.cricpa.com)

## **INDEPENDENT AUDITORS' REPORT**

Honorable Mayor and Members of the City Council  
City of Port St. Lucie, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Port St. Lucie, Florida (the "City"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Municipal Police Officers Pension Trust Fund, which represent 85 percent of the assets, net position, and total additions of the retirement trust funds as of September 30, 2022, and the respective changes in financial position for the year then ended. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for retirement trust funds, based solely on the report of the other auditors.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Emphasis of Matter***

As described in Note 1 (E) to the financial statements, in fiscal year 2022, the City adopted new accounting guidance, GASB Statement No. 87 *Leases*. Our opinion is not modified with respect to this matter.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison, pension, and opeb information on pages 7–24 and 115–138 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We and other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining statements and schedules, and schedule of expenditures of federal awards and state financial assistance, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and Chapter 10.550, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and other auditors. In our opinion, based on our audit and the report of the other auditors, the combining statements and schedules, and the schedule of expenditures of federal awards and state financial assistance are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 19, 2023 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

*Carr, Riggs & Ingram, L.L.C.*

Melbourne, Florida

May 19, 2023

A photograph of a park area under a bridge. In the foreground, there is a large, stylized pineapple sculpture made of blue and white geometric shapes, sitting in a circular water feature. The water has blue and white patterns. In the background, there is a bridge with a blue metal railing. The text "Management's Discussion & Analysis" is overlaid in the center of the image.

# Management's Discussion & Analysis

## **City of Port St. Lucie, Florida**

### **Management's Discussion and Analysis For the Year Ended September 30, 2022**

As management of the City of Port St. Lucie, Florida, we offer the following narrative overview and analysis of the financial activities of the City of Port St. Lucie, Florida (the City) for the fiscal year ended September 30, 2022. Readers are encouraged to consider this overview and analysis in combination with the basic financial statements and notes to the financial statements.

#### **FINANCIAL HIGHLIGHTS**

The City's revenue bond balance decreased by \$62 million, or 10.5%, during the fiscal year. The decrease was due to the defeasance of the Public Service Tax Bonds, Series 2016 in September (savings of \$1 million in future interest payments) and refunding the 2012 Utility Refunding Revenue Bonds, Series 2012 with the 2022 Direct Placement Bank Loan in June (savings of \$1.5 million). Additional details on these transactions can be found in the Notes to the Financial Statements pages 86-87.

The City was awarded \$24.7 million from the Coronavirus State and Local Fiscal Recovery Fund under the American Rescue Plan Act (ARPA) umbrella. ARPA was signed into law to provide additional relief to address the continued impact of the COVID-19 pandemic on the economy, public health, state and local governments, individuals, and businesses. The first allocation of \$12.4 million was received in fiscal year 2020-21. The second allocation of \$12.3 million was received in fiscal year 2021-22. The projects recommended by City staff have been approved by the City Council. The City has spent \$306,892 of the ARPA funding in fiscal years 2021 and 2022 combined. In addition, projects totalling \$4 million have been obligated.

On the Government-Wide Financial Statements, the City's total cash and investments of \$352.1 million as of September 30, 2022 may be used to meet the City's ongoing obligations to citizens and creditors.

At the close of the fiscal year, the City's governmental funds reported combined ending fund balances of \$306.8 million, an increase of \$24 million from last fiscal year. Approximately 35% of the total governmental fund balance amount, or \$107.5 million, is designated as committed, assigned, and unassigned. The remaining 65% or \$199.3 million is designated as non-spendable or restricted. See Note 2 on page 55 for a detailed description of fund balance classifications per GASB Statement No. 54 - Fund Balance Reporting and Governmental Fund Type Definitions.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the City assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between the components as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the City's financial position is improving or deteriorating.

## City of Port St. Lucie, Florida

### Management's Discussion and Analysis For the Year Ended September 30, 2022

The *Statement of Activities* presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This is the accrual basis of accounting. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of these government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their cost through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, physical environment, transportation, economic environment, human services, and culture and recreation. The business-type activities of the City include the water and wastewater utility system, the stormwater utility system, and the golf course.

The government-wide financial statements can be found beginning on page 28 of this report.

#### **GOVERNMENT-WIDE FINANCIAL STATEMENT ANALYSIS**

The following tables, graphs, and analysis discuss the financial position and changes to the financial position for the City as a whole for and as of the year ended September 30, 2022.

As noted above, net position may serve over time as a useful indicator of a government's financial position. The City's net position, the amount by which assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources, was \$1,352 million at September 30, 2022, an increase of \$93 million, or 7.4%, over fiscal year 2021. Total net position for governmental activities increased \$42 million and total net position for business-type activities increased \$52 million. The increase in net position can be attributed to increased revenues in the Road Impact Fee fund, sales of properties in Southern Grove, and increased revenues in the utility fund due to population growth and a small rate increase.

The largest portion of the City's net position, \$802 million, reflects its investment in capital assets, e.g., land, buildings, improvements, equipment, and infrastructure, less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The following table summarizes page 28, the detailed Statement of Net Position.

The restricted portion of the City's net position, \$397 million, represents resources that are subject to external restrictions on how they may be used. Such restrictions include debt service payments, development impact fees restricted to growth-related projects, other capital projects, and required reserves. The remaining unrestricted portion of the City's net position, \$153 million, may be used to meet current and ongoing obligations.

At the end of the fiscal year, the City had positive balances in all three categories of net positions, 1) net investment in capital assets, 2) restricted, and 3) unrestricted for the total government and the business-type activities.



## City of Port St. Lucie, Florida

### Management's Discussion and Analysis For the Year Ended September 30, 2022

City of Port St. Lucie, Florida  
Net Position as of September 30,  
(in thousands)

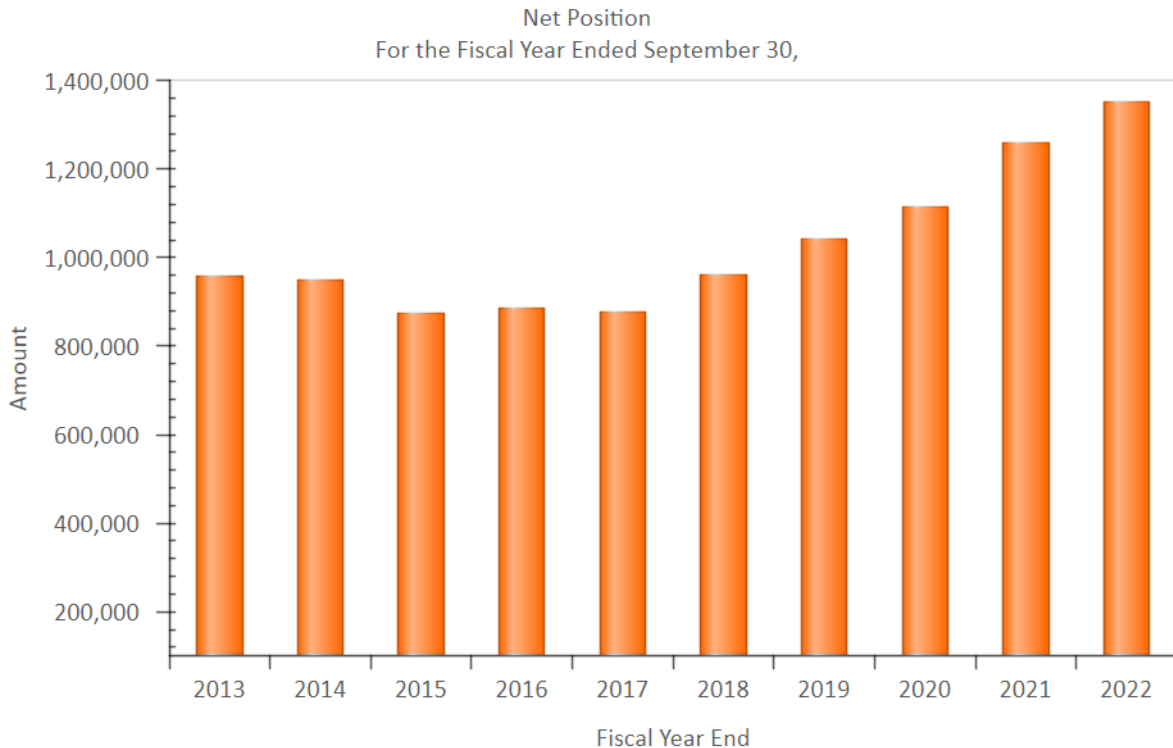
	Governmental Activities		Business-type Activities		Total Government	
	2022	2021	2022	2021	2022	2021
<b>Assets:</b>						
Current and other assets	\$ 510,237	\$ 485,912	\$ 236,914	\$ 218,369	\$ 747,151	\$ 704,281
Capital assets	<u>764,542</u>	<u>771,210</u>	<u>697,732</u>	<u>672,933</u>	<u>1,462,274</u>	<u>1,444,143</u>
Total assets	1,274,779	1,257,122	934,646	891,302	2,209,425	2,148,424
Deferred outflows	<u>44,842</u>	<u>31,116</u>	<u>14,429</u>	<u>15,760</u>	<u>59,271</u>	<u>46,876</u>
<b>Liabilities:</b>						
Other liabilities	61,793	53,955	25,023	15,974	86,816	69,929
Long-term liabilities outstanding	<u>420,158</u>	<u>420,551</u>	<u>395,141</u>	<u>414,069</u>	<u>815,299</u>	<u>834,620</u>
Total liabilities	481,951	474,506	420,164	430,043	902,115	904,549
Deferred inflows	<u>9,185</u>	<u>26,861</u>	<u>5,763</u>	<u>5,417</u>	<u>14,948</u>	<u>32,278</u>
<b>Net position:</b>						
Net investment in capital assets	487,156	435,559	314,583	317,157	801,739	752,716
Restricted	306,259	280,517	90,741	49,248	397,000	329,765
Unrestricted	<u>35,070</u>	<u>70,795</u>	<u>117,824</u>	<u>105,197</u>	<u>152,894</u>	<u>175,992</u>
Total net position	<u>\$ 828,485</u>	<u>\$ 786,871</u>	<u>\$ 523,148</u>	<u>\$ 471,602</u>	<u>\$ 1,351,633</u>	<u>\$ 1,258,473</u>

Over time, increases and decrease in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. The purpose of the City is not to accumulate net position, however, as this amount increases it may indicate that the financial position of the City is improving over time.

## City of Port St. Lucie, Florida

### Management's Discussion and Analysis For the Year Ended September 30, 2022

The bar chart below shows the City's Net Position over the past ten years:



**Capital Assets.** The City's capital assets for the fiscal year ended September 30, 2022, totaled \$1,462 million, net of accumulated depreciation. This represents an increase of \$18 million from prior fiscal year, a decrease of \$(7) million for Governmental Activities and an increase of \$25 million for Business-Type Activities. Capital purchases decreased in governmental funds compared to the prior few years which resulted in additions to accumulated depreciation to be higher than capital purchases by \$7 million. Improvements other than building continues to increase in governmental funds due to the road and sidewalk projects funded by the half cent sales tax CIP fund. The water and sewer utility continues to work on CIP projects funded by the 2021 Revenue bonds which results in the increase in capital assets in business type activities. In addition, water and sewer utility projects were completed and moved from construction in progress to the water and sewer system capital asset account.

## City of Port St. Lucie, Florida

### Management's Discussion and Analysis For the Year Ended September 30, 2022

The following table provides a detailed listing of the City's capital assets, net of accumulated depreciation.

City of Port St. Lucie, Florida Capital Assets (net of depreciation) as of September 30, (in thousands)							
	Governmental Activities		Business-type Activities		Total Government		
	2022	2021	2022	2021	2022	2021	
Land	\$ 163,485	\$ 163,224	\$ 56,186	\$ 56,188	\$ 219,671	\$ 219,412	
Buildings	80,372	82,353	9,915	2,813	90,287	85,166	
Improvements other than buildings	70,588	54,468	9,589	7,003	80,177	61,471	
Machinery and equipment	13,290	13,426	13,284	13,752	26,574	27,178	
Intangible	108	156	293	348	401	504	
Infrastructure	425,580	424,891	19,855	20,557	445,435	445,448	
Plant	-	-	191,574	196,019	191,574	196,019	
Water & sewer system	-	-	380,404	349,514	380,404	349,514	
Construction in progress	10,573	32,692	16,546	26,739	27,119	59,431	
Right to use lease assets	546	889	89	126	635	1,015	
Total Capital Assets	<u>\$ 764,542</u>	<u>\$ 772,099</u>	<u>\$ 697,735</u>	<u>\$ 673,059</u>	<u>\$ 1,462,277</u>	<u>\$ 1,445,158</u>	

Additional information regarding the City's capital assets can be found in Note 3 (D) of the financial statements.

**Long-term Liabilities.** The City has been concentrating on reducing outstanding debt as quickly as possible. As shown in the schedule on the next page, the City had a net decrease of \$69.4 million in long-term debt due to defeasing the 2016 PST Bonds and scheduled annual debt payments.

General obligation (GO) bonds are backed by the full faith and credit of the City. In Florida, GO bonds can only be issued through a majority vote of our constituents. The current GO bonds are associated with the major capital project, Crosstown Parkway which was completed in 2020. General obligation debt was reduced by scheduled debt payments of \$(4.7) million or (5.2)%.

The special assessment debt was issued to aid in development of certain areas within the City by building the infrastructure: streets, electric, water, and sewer. Property owners pay for these improvements through assessments on their tax bill. Special assessment debt was reduced by (2.7)% or \$(3.2) million by required principal payments and utilizing excess special assessment collections for early calls of outstanding principal.

**City of Port St. Lucie, Florida**

**Management's Discussion and Analysis  
For the Year Ended September 30, 2022**

Revenue bonds are backed by the specific revenue pledged and not the full faith and credit of the City. These bonds are largely related to water, sewer, and stormwater activities and will be paid from user fees. Revenue bonds decreased (10.9)% or \$(59.5) million during the year. The net decrease was a result of the defeasance of the 2016 PST Bonds and scheduled debt payments due in 2022. The City refunded the Series 2012 Utility Refunding Revenue Bonds by using a direct placement bank loan. Proceeds from the bank loan were used to pay off the 2012 Utility Bonds.

Net pension liability for the police pension increased \$34 million. The investment rate of return was lowered from 7.2% to 7.0%. Per the actuarial evaluation, the difference between the 2021 projected and 2021 actual earnings on pension plan investments was adjusted in fiscal year 2022.

City of Port St. Lucie, Florida Long-Term Liabilities as of September 30, (in thousands)						
	Governmental Activities		Business-type Activities		Total Government	
	2022	2021	2022	2021	2022	2021
General obligation bonds	\$ 84,650	\$ 89,325	\$ -	\$ -	\$ 84,650	\$ 89,325
Special assessment bonds	114,845	118,060	-	-	114,845	118,060
Revenue bonds	147,365	175,455	339,060	370,515	486,425	545,970
Compensated absences	12,726	11,802	3,962	4,270	16,688	16,072
Leases	532	1,155	89	126	621	1,281
Direct placement bank loan	-	-	15,455	-	15,455	-
Unamortized bond premiums	12,206	15,889	27,932	32,369	40,138	48,258
Net pension liability	34,284	2	-	-	34,284	2
Net other post employment benefits	13,549	9,751	6,743	4,947	20,292	14,698
Total long term liabilities	<u>\$ 420,157</u>	<u>\$ 421,439</u>	<u>\$ 393,241</u>	<u>\$ 412,227</u>	<u>\$ 813,398</u>	<u>\$ 833,666</u>

Additional information on the City's long-term debt can be found in the Notes to the Financial Statements, Note 3 (J), Long-Term Liabilities.



**City of Port St. Lucie, Florida**

**Management's Discussion and Analysis  
For the Year Ended September 30, 2022**

All the City's outstanding bonds are rated by at least one of the nationally recognized rating agencies. As the City has been moving forward with the issuance of the refunding bonds, Standard & Poor's (S&P) Global provided ratings.

Ratings on the City's bonds are as follows:

Bond Type	S&P	Moody's	Fitch
General Obligation	AA-	Aa3	No rating
Water and Sewer	AA	A1	AA-
Stormwater	No rating	Aa3	No rating
CBA Non Ad Valorem	AA-	No rating	No rating
Sales Tax	AA	No rating	No rating
Public Service Tax	AA-	No rating	No rating

# City of Port St. Lucie, Florida

## Management's Discussion and Analysis For the Year Ended September 30, 2022

**Changes in Net Position.** Details of the following summarized information can be found on page 29, the Statement of Activities.

City of Port St. Lucie, Florida Changes in Net Position for the year ended September 30, (in thousands)						
	Governmental Activities		Business-type Activities		Total Government	
	2022	2021	2022	2021	2022	2021
<b>Program revenues:</b>						
Charges for services	\$ 61,626	\$ 57,199	\$ 125,540	\$ 117,157	\$ 187,166	\$ 174,356
Operating grants and contributions	9,617	13,368	1,849	2,045	11,466	15,413
Capital grants and contributions	27,342	54,344	58,087	58,005	85,429	112,349
<b>General revenues:</b>						
Property taxes	74,483	69,685	-	-	74,483	69,685
Other taxes	69,030	60,330	-	-	69,030	60,330
State revenue sharing - unrestricted	16,422	13,572	-	-	16,422	13,572
Interest	(6,713)	301	(6,269)	196	(12,982)	497
Miscellaneous revenue - GA	17,589	7,350	569	575	18,158	7,925
<b>Total revenues</b>	<b>269,396</b>	<b>276,149</b>	<b>179,776</b>	<b>177,978</b>	<b>449,172</b>	<b>454,127</b>
<b>Expenses:</b>						
General government	29,629	26,771	-	-	29,629	26,771
Public safety	64,015	56,851	-	-	64,015	56,851
Physical environment	34,389	21,648	-	-	34,389	21,648
Transportation	37,054	35,718	-	-	37,054	35,718
Economic environment	20,836	15,414	-	-	20,836	15,414
Human services	7,696	8,059	-	-	7,696	8,059
Culture and recreation	21,634	20,082	-	-	21,634	20,082
Interest on long-term debt	15,948	13,772	-	-	15,948	13,772
Utility system	-	-	96,363	86,087	96,363	86,087
Stormwater utility	-	-	26,547	24,229	26,547	24,229
Golf course	-	-	1,902	1,833	1,902	1,833
<b>Total expenses</b>	<b>231,201</b>	<b>198,315</b>	<b>124,812</b>	<b>112,149</b>	<b>356,013</b>	<b>310,464</b>
Change in net position before transfers	38,195	77,834	54,964	65,829	93,159	143,663
Transfers	3,418	(8,592)	(3,418)	8,592	-	-
<b>Changes in net position</b>	<b>41,613</b>	<b>69,242</b>	<b>51,546</b>	<b>74,421</b>	<b>93,159</b>	<b>143,663</b>
Net position - beginning	786,872	717,630	471,602	397,181	1,258,474	1,114,811
<b>Net position - ending</b>	<b>\$ 828,485</b>	<b>\$ 786,872</b>	<b>\$ 523,148</b>	<b>\$ 471,602</b>	<b>\$ 1,351,633</b>	<b>\$ 1,258,474</b>

## **City of Port St. Lucie, Florida**

### **Management's Discussion and Analysis For the Year Ended September 30, 2022**

The City's results of operations overall were positive. Operations increased in both governmental activities and business-type activities. The City's net position increased by 7.4% to 93.2 million

Revenues overall decreased by \$5 million, or 1.1%, to \$449.0 million. Charges for services in governmental activity increased by 7.7% or \$4.4 million, primarily due to increases revenue from Building permits up by 19.0% or \$2.9 million over last year. Charges for services in business-type activities increased \$8.4 million or 7.2% because of utility rate increases and the increased volume of applications for utility services. The City's operating grants and contributions decreased by 25.6%, or \$3.9 million. This decrease was in governmental operating grants and contributions of \$4 million. The City's capital grants and contributions decreased by \$27 million or 24%. Again this decrease was in governmental capital grants and contributions which decreased \$27 million or 50%. Overall, revenues in the governmental activities were unfavorable by 2.5% or \$6.8 million and favorable by 1.0% or \$1.8 million for business-type activities.

Expenses increased by \$45.5 million or 14.7% to \$356 million; governmental activities increased by \$32.9 million or 16.6% to \$231.2 million and business activities expenses increased by \$12.7 million or 11.3% to \$124.8 million. Public Safety expenses increased \$3.3 million due to higher salaries and overtime. Police pension and compensated absences increased \$6.7 million. Building permit volume continued to increase due to ongoing building growth in the City which resulted in higher credit card fees of \$250 thousand and increased salaries and wages for increased staff time for inspections. Physical Environment expenses increased due to the transition to a new solid waste contractor. Additional expenses included \$5 million for temporary staff, yard waste hauler contractors and truck leasing. The new solid waste contractor started providing service one month early at a cost of \$2.4 million. New customer solid waste carts were purchased at a cost to the City of \$4.8 million for the automated collection service the new provider will use for solid waste pickup. An annual charge of \$6 per customer per year over 10 years will be collected from solid waste customers. This revenue will be used to repay the interfund loan from the General Fund in annual installments. The first installment payment was made in September of 2022. Business-type activity expenses increased \$12.7 million or 11.3%. Utility system expenses increased by \$10.3 million or 11.9%. Professional services for the water plants, other contractual services for wastewater plants, increased electric bills at the water plants, and increased chemical expenses contributed to the increase in expenses. Stormwater expenses increased by \$2.3 million or 9.6%. Liner maintenance expenses increased \$1.3 million. Golf course expenses increased by \$69,000 or 3.8% due to an increase in credit card fees and operating supplies.

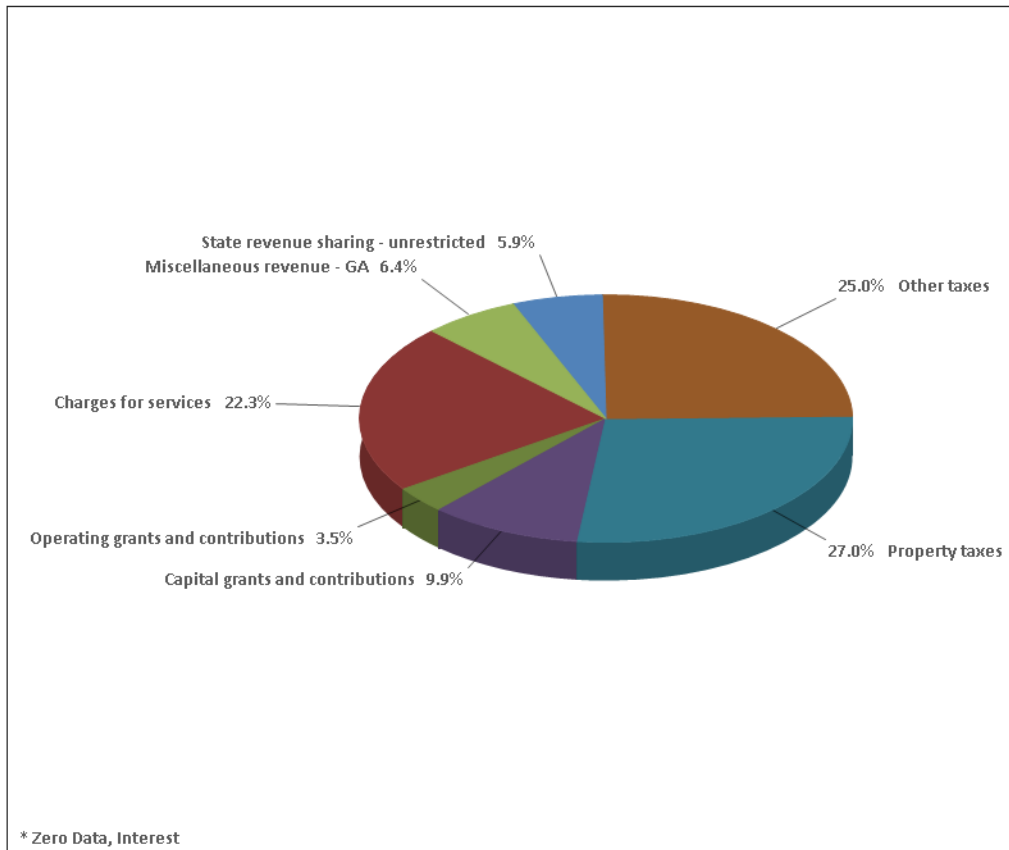
## City of Port St. Lucie, Florida

### Management's Discussion and Analysis For the Year Ended September 30, 2022

The sources of the revenues shown previously are portrayed in the following charts by percentage for Governmental Activities and then the Business Type Activities:

#### Revenues by Source - Governmental Activities

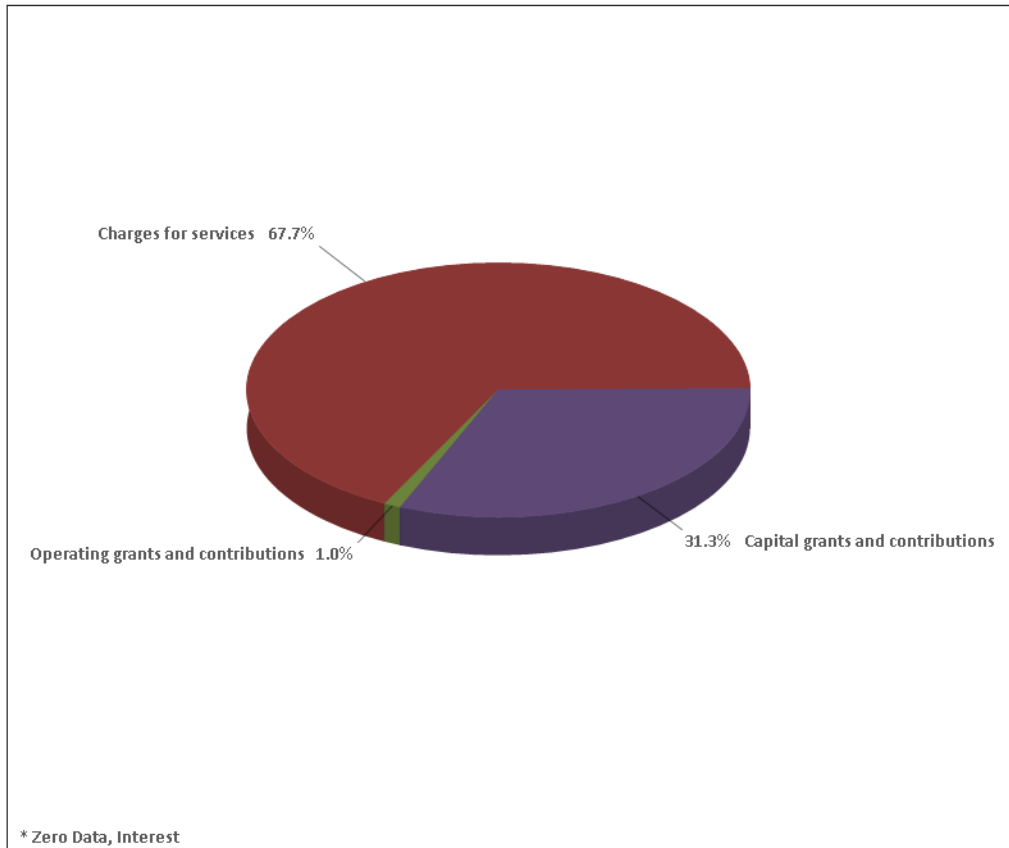
Fiscal Year Ended September 30, 2022



As shown above, property taxes and other taxes are the City's largest sources of revenue for the Governmental Activities comprising 52.0% of the total. Property tax revenue increased by \$4.8 million and other taxes increased by \$8.7 million. Even though the millage rate was reduced from 5.6 mills to 5.3 mills, continued growth and property appreciation increased the tax base from \$13.4 billion to \$16.4 billion. Utility tax and franchise fee revenues increased by \$3.3 million. Half cent sales tax and the additional half cent sales tax enacted for various transportation projects increased by \$4.5 million. Additional information about tax revenues is provided in the Revenue Capacity section of the Statistical Section of this report beginning on page 204.

**City of Port St. Lucie, Florida**  
**Management's Discussion and Analysis**  
**For the Year Ended September 30, 2022**

**Revenues by Source - Business-Type Activities**  
Fiscal Year Ended September 30, 2022



As shown in the chart above, charges for services account for the majority of the Business-Type Activities revenues which is to be expected for these types of activities. Charges for services increased \$8.4 million in 2022 due to increased water (8.9%) and wastewater (8.4%) operating revenues in the Utility fund.

**Fund Financial Statements**

A Fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate finance-related legal compliance. All the City's funds can be divided into three categories: governmental, proprietary and fiduciary.

**Governmental funds.** *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as, on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

**City of Port St. Lucie, Florida**  
**Management's Discussion and Analysis**  
**For the Year Ended September 30, 2022**

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate the comparison between *governmental funds* and *governmental activities*.

The City maintains 39 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Community Redevelopment Agency Fund, Southwest Annexation District 1 Special Assessment Collection Fund, Solid Waste Fund, and Governmental Finance Corporation Fund, all of which are major funds. Data from the other . governmental funds are combined into a single, aggregated presentation.

The basic governmental funds financial statements can be found beginning on page 31 of this report.

Fund balance is segregated between non-spendable and spendable components. The segregation of the equity section is designed to indicate the extent to which the City is bound to honor constraints on the specific purpose for which amounts in the fund can be spent. The five components of fund balance are as follows:

*Non-spendable:* Amounts not in spendable form such as inventory and pre-paid items.

Spendable Fund balances:

*Restricted:* Spendable resources which are restricted by external legal restrictions such as bond covenants and state and federal grants.

*Committed:* Spendable resources which are committed by ordinances of the City Council and contracts approved by the City Council.

*Assigned:* Spendable resources which are assigned by the City Council to specific uses such as capital projects and amounts to cover anticipated revenue shortfalls in the ensuing fiscal year.

*Unassigned:* Spendable resources which can be used for any City purpose. In the general fund, it represents the cash carry forward into the next year's budget.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$307 million, an increase of \$24 million from the prior year. The primary reason for the increase was higher impact fee revenues for Parks, Building, and Roads. Other factors were the City receiving a grant for Local Housing and increased local option gas tax receipts.



**City of Port St. Lucie, Florida**

**Management's Discussion and Analysis**

**For the Year Ended September 30, 2022**

The following summarizes information beginning on page 31 in the following financial statements:

City of Port St. Lucie, Florida  
Changes in Governmental Fund Balances  
Fiscal Year Ended September 30,  
(in thousands)

	Fund Balances 2021	Net Changes in Fund Balances 2022	Fund Balances 2022
General Fund	\$ 106,616	\$ (43,787)	\$ 62,829
SW Annexation District 1 Collection Fund	11,833	(318)	11,515
Community Redevelopment Fund	96	172	268
Solid Waste Fund	2,196	(6,670)	(4,474)
Governmental Finance Corporation Fund	47,274	(9,162)	38,112
Nonmajor Governmental Funds	114,815	83,732	198,547
Totals	<u>282,830</u>	<u>23,967</u>	<u>306,797</u>
Nonspendable	28,930	(4,734)	24,196
Spendable - Restricted	133,624	41,467	175,091
Spendable - Committed, Assigned, Unassigned	<u>120,276</u>	<u>(12,766)</u>	<u>107,510</u>
Total Governmental Fund Balances	<u>\$ 282,830</u>	<u>\$ 23,967</u>	<u>\$ 306,797</u>

The non-major governmental funds increased by 72.9% to \$83.7 million.

The *General Fund* is the chief operating fund of the City. At the end of the current fiscal year, total fund balance of the General Fund was \$62.8 million. Of this amount, approximately \$53.6 million is unassigned but included. As a measure of the General Fund's liquidity, it may be useful to compare total fund balances to total fund revenues and expenditures. The City feels it is a prudent financial policy to maintain at least 20% of expenditures in fund balance in the General Fund.

General Fund showed a decrease in fund balance of \$44 million which is the result of transferring the 2021 CIP bond proceeds of \$50 million to the appropriate CIP Fund. \$14 million was transferred to the Capital Improvement Fund, \$16 million was transferred to the Road and Bridge Capital Improvement Fund, and \$20 million was transferred to the Parks Capital Improvement Fund. Other changes in fund balance in Non Major CIP funds are as follows: Increased Park impact fees of \$4 million resulted in increased fund balance in the Parks CIP fund. The increased fund balance in the Capital Improvement Fund was a result of increased interfund transfers from various special assessment districts of \$10 million, an interfund transfer from the General Fund of \$1.5 million, an additional interfund transfer from the General Fund of \$1.3 of grant funds, and several interfund transfers from other funds of \$1.2 million.

## **City of Port St. Lucie, Florida**

### **Management's Discussion and Analysis For the Year Ended September 30, 2022**

Non Major Special Revenue Fund balance increased as follows: the Road and Bridge Operating Fund increased because of higher tax receipts of \$2 million; Road Impact Fee fund increased because of higher receipts of \$7.3 million from local option gas tax receipts; increased building impact fees of \$1.2 million, interfund transfer decreased \$767 thousand, accounts payable balance decreased by \$10.6 million (Accounts Payable balance was higher in 2021 because of annual impact fees due to renegotiating impact fees with St. Lucie County were not paid until October) so fund balance increased by \$7 million in the Building Department Fund; an interfund transfer of \$6 million from the Tesoro Special Assessment District Fund to the Capital Improvement Fund decreased fund balance; increased property tax receipts of \$2.8 million increased fund balance in the St. Lucie Land Holdings Fund; two interfund transfers from the General Fund to the Local Housing Assistance Trust Fund to transfer a grant award of \$1.9 million and to transfer an ARPA grant funding of \$460 thousand.

Governmental Finance Corporation Fund balance had a decrease in fund balance of \$9 million. Land sales to Cheney Brothers of \$4.6 million and Warehomes of \$3 million offset the \$20 million used to defease the Public Service Tax Bonds, Series 2016 in September.

The Southwest Annexation District 1 Collection Fund did not have any Special Assessment District payoffs in 2022 but did have a payoff in 2021 of \$800 thousand which resulted in a decrease in 2022 fund balance.

The Solid Waste Fund incurred additional expenses due to the transition from its previous waste hauler to FCC Environmental Service, LLC. When service levels declined, the City took several steps to restore minimum service levels. Three outside contractors were hired to collect bulk waste and yard waste. The City also leased equipment and City staff assisted in the collection efforts. This resulted in increased costs of labor and contractual service payments to the vendors. In addition, new carts for residents to accomodate the automated process with FCC cost \$5 million and is included in 2022 financial statements. Increased expenditures included FCC providing service in September which was one month before the scheduled contract was to commence while the previous contractor was still under contract with the City - \$2.4 million, purchase of new carts \$4.8 million, temporary staffing, truck leasing, contractors to perform the services not be completed by the previous contractor \$4.2 million.

Non spendable fund balance decreased \$4.7 million due to the sale of land in the inventory of land for resale of \$4.5 million.

Spendable - restricted - The bond proceeds from the 2021 CIP Bond of \$50 million were moved from the General fund to restricted cash in the appropriate CIP fund. The increased accounts payable balance in the Solid Waste Fund due to the additional resources needed to perform services during the summer and fall totaled \$11.4 million.

Spendable - Committed, Assigned, Unassigned fund balances decreased \$13 million. An additional \$2 million was reserved for future debt service retirement bringing the total reserved to \$5 million. General fund encumbrances decreased \$1 million. Unassigned fund balance decreased and committed fund balance increased due to the transfer of the 2021 CIP bond proceeds from the General Fund to the CIP funds. Committed projects increased in the Capital Improvement fund by \$13 million.

Governments have an option of including the budgetary comparison statements for the General Fund and the major special revenue funds as either part of the Fund Financial Statements within the Basic Financials Statements, or as required supplementary information (RSI) after the Notes to the Financial Statements. The City has chosen to present the budgetary statements in the RSI following the Notes to the Financial Statements.

## City of Port St. Lucie, Florida

### Management's Discussion and Analysis For the Year Ended September 30, 2022

The following summarizes information beginning on page 31 in the following financial statements:

City of Port St. Lucie, Florida  
General Fund  
Budgetary Comparison Statement  
Fiscal Year Ended September 30, 2022  
(in thousands)

	Final Amended Budget	Actuals	Variance Positive (Negative)
Revenues	\$ 127,722	\$ 129,300	\$ 1,578
Expenditure	<u>134,968</u>	<u>114,277</u>	<u>20,691</u>
Excess (deficiency) of revenues over (under) expenditures	(7,246)	15,023	22,269
Other financing sources (uses)	<u>(65,585)</u>	<u>(58,810)</u>	<u>6,775</u>
Net change in fund balance	<u>\$ (72,831)</u>	<u>\$ (43,787)</u>	<u>\$ 29,044</u>
Fund balance October 1		<u>106,615</u>	
Fund balance September 30		<u>\$ 62,828</u>	

Total revenues in the General Fund were 1.2% favorable in comparison to the final amended budget and total expenditures were 15.3% also favorable when compared to the final amended budget.

Actual general fund revenues were \$1.6 million higher than the Final Amended Budget. Increased electric utility franchise fees of \$2 million were responsible for this positive variance to budget. Actual general fund expenditures were \$20.7 million less than the Final Amended Budget. The second installment of the ARPA grant of \$13 million was received in June and expenditures were budgeted for fiscal year 2022. However, the funds were not spent in the current fiscal year so they were reclassified to deferred revenue. The capital outlay budget increased for two projects: \$1.3 million for a generator for the City's Emergency Operations Center at the City Hall Complex Building B and \$1 million for improvements on Port St. Lucie Boulevard. These budgeted expenditures were not spent in fiscal year 2022.

**Proprietary Funds.** Proprietary funds account for services for which the City charges outside customers and internal City departments. The City maintains two types of proprietary funds: enterprise funds and an internal service fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its various business-type activities and uses the internal service fund to report activities that provide centralized services to the City. Because the internal service fund largely benefits governmental rather than business-type functions, they are included within the governmental activities in the government-wide financial statements.

Proprietary funds provide the same information as shown in the government-wide financial statements, only in more detail, including the addition of cash flow statements. The proprietary funds financial statements provide separate information for the City Water and Wastewater Utility System and Stormwater Utility, which are considered major enterprise funds. Data for the nonmajor enterprise fund is presented in the aggregate, and the data for the internal service fund is presented in the aggregate as well.

**City of Port St. Lucie, Florida**

**Management's Discussion and Analysis**  
**For the Year Ended September 30, 2022**

The following table summarizes basic proprietary fund financial statements which can be found beginning on page 35 of this report:

City of Port St. Lucie, Florida  
Changes in Enterprise Fund Net Position  
Fiscal Year Ended September 30,  
(in thousands)

	Net Position (Deficit) 2021	Net Changes in Fund Balances 2022	Net Position (Deficit) 2022
Utility System Fund	\$ 445,739	\$ 50,900	\$ 496,639
Stormwater Utility Fund	19,520	1,394	20,914
Nonmajor Enterprise Fund	5,065	367	5,432
Totals	<u>\$ 470,324</u>	<u>\$ 52,661</u>	<u>\$ 522,985</u>

The Utility System Fund increased its net position by \$50.9 million. Cash and receivables increased due to the 1.5% rate increase for usage. As the customer base continues to grow as more businesses and residents move to the City, charges for services increased by \$8.1 million. Capital contributions from developers increased \$4 million which also contributed to the increase in the cash balance. Inventories increased \$4.3 million due to supply chain concerns in anticipation of a possible shortage of wastewater products that would increase the backlog of homes awaiting wastewater service. Capital Assets increased \$24 million as the Utility System Department continues its capital improvement plan to upgrade the Westport Wastewater plant and to continue to upgrade both the water distribution system and the wastewater collection system. The long term debt balance continues to decline as principal payments of \$20 million were paid in 2022.

The Stormwater Utility Fund increased net position by \$1.4 million due to a \$1,051,770 grant received from the South Water Florida Management District to improve water quality in the Sagamore Basin and to reduce nitrogen and phosphorus being discharged in the North Fork of the St. Lucie River.

The non major enterprise fund, the Saints Golf Course, had an increase in fund balance of \$367 thousand due to increased green fees of \$300,000. Rounds played in 2022 increased by 11,000 rounds. There were significantly less days of lost revenue for weather related closures than in fiscal year 2021 because rain days decreased by 21 days, cart path only days decreased by 23 days, and days closed due to weather decreased by 15 days.

**Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found beginning on page 44 of this report.

## **City of Port St. Lucie, Florida**

### **Management's Discussion and Analysis For the Year Ended September 30, 2022**

#### **Other Information**

In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information regarding the current funding progress for, and employer contributions to, pensions and other post-employment benefits (OPEB), as well as changes in pension and OPEB liabilities. Also included are budgetary comparisons for major governmental funds and funds for which the budget is legally adopted. The required supplementary information begins on page 114 of this report.

The combining statements referred to earlier in connection with nonmajor funds are presented in the combining statements and schedules section. Combining and individual fund statements and schedules can be found on page 140 of this report.

A statistical section provides financial statement users with additional historical perspective, context, and detail for use in evaluating the information contained within the financial statements, notes to the financial statements, and the required supplementary information with the goal of providing the user with a better understanding of the City's economic condition. The Statistical information begins on page 192 of this report.

#### **ECONOMIC FACTORS**

The 1990 census recorded Port St. Lucie's population at 55,866 and the 2020 census recorded Port St. Lucie's population at 204,851, nearly 267% increase. As of July 2022, the City covers approximately 120 square miles and has an estimated population over 225,000.

Unemployment rates in the US, Florida, and Port St. Lucie metropolitan statistical area (MSA) respectively for December 2022 are 3.5%, 2.7%, and 2.9%. This compares well to the national and state rates.

Data from Zillow indicates that the average median sales price for an existing single family home in Port St. Lucie has increased 14.4% over December 2021.

#### **Budget Outlook**

The local economy continues to show signs of sustained health. For the ninth year in a row the City's taxable value has increased and the year-over-year percentage of increase has grown each year (from 1.7% in 2013-2014 to 22.8% in FY 2022-2023). This generated an additional \$11.2 million in property tax revenue for the 2022-2023 fiscal year over the prior year. As a result of the increase in assessed values, the City Council reduced tax rates by 0.3000 mills for Fiscal Year 2022-2023, reducing the total City tax rate from 5.6000 to 5.3000.

The Building Department continues to see increased permitting activity every year and 2022 was no different. By November 2022, the Department had issued 63,230 permits, surpassing the total amount of building permits issued in all of 2021 by nearly 2,887 permits. Of those, 4,413 were for single-family residences. Cheney Brothers closed on its purchase of approximately 54 acres for development of an initial 353,000 square foot food service distribution space within the Legacy Park area. This project is expected to bring 250 new full time jobs with an average salary of \$55,000. Accel Florida closed on the purchase of 40 acres and commenced development of an initial 150,000 square foot manufacturing space with the potential for an additional expansion of 400,000 square feet. The initial facility is expected to bring 125 new full time jobs with average wages above the County average wage upon completion.

**City of Port St. Lucie, Florida**

**Management's Discussion and Analysis  
For the Year Ended September 30, 2022**

The long-range General Fund model assumes a modest level of taxable value increase going into future years and increases to other economic revenues. Fund Balance Contingencies are being budgeted at 17% or greater. This sound financial picture allowed the City Council to enhance the level of services for normal salary increases and salary adjustments resulting from market salary analyses completed in FY 2021-22, as well as add 43 new staff members to the General Fund. These include 16 new sworn police officers to address the rapid growth in the community as well as augmenting District 5 in the City's burgeoning western sector. The budget also includes a one time investment of \$1.1 million to fund equipment for three new parks (Tradition Regional Park, proposed Riverland Paseo Park, and Pioneer Park (The Port)) that will open in FY 2023-24. With the City continuing to be in a strong position to fund its financial obligations, it is anticipated that the City's credit ratings will achieve higher classifications.

**Request for Information.**

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida, 34984-5099.



A tropical landscape featuring several tall palm trees in the background, some supported by wooden stakes. In the foreground, there are large, colorful plants with orange and yellow variegated leaves, and a smaller blue-green plant. The ground is covered with green grass and dark brown mulch. The sky is blue with light clouds.

# Basic Financial Statements



"A City for All Ages"

## **DESCRIPTION OF MAJOR FUNDS**

### **GOVERNMENTAL FUNDS**

General Fund - to account for revenues and expenditures for the City. All general tax revenue and other receipts that are not allocated by law or contractual agreement to another fund are accounted for in this fund. The general operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the general fund.

SW Annexation Special Assessment District 1 Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessment Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the SW Annexation Special Assessment District.

Port St. Lucie Community Redevelopment Agency Fund - 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. The fund receives the tax-increment revenues from the City and County for the various redevelopment districts.

Governmental Finance Corporation Fund - to account for lease payments from the City and public building impact fees authorized by Ordinance 06-64 (as amended by Ordinance 13-24) which are used to pay the principal and interest on the Certificates of Participation issued by the Governmental Finance Corporation.

Solid Waste Fund - to account for the annual special assessments imposed on all residential properties in the City. Solid waste special assessment revenues are used to pay the costs of waste collection for all residential properties in the City and the costs related to administration of the assessment program.

### **PROPRIETARY FUNDS**

Utility System Fund - to account for the operations of a water and wastewater system.

Stormwater Utility Fund - to account for the operations of a program designed to maintain, replace and improve the City's stormwater-related infrastructure.

**City of Port St. Lucie, Florida**  
**Statement of Net Position**  
**September 30, 2022**

	Governmental Activities	Business-Type Activities	Total
<b>Assets</b>			
Equity in pooled cash and investments	\$ 248,289,740	\$ 103,775,303	\$ 352,065,043
Restricted Equity in pooled cash and investments	82,626,732	101,776,754	184,403,486
Receivables	155,189,192	24,242,040	179,431,232
Internal balances	(64,212)	64,212	-
Prepaid and other assets	24,195,598	7,054,315	31,249,913
Capital assets, net of depreciation	590,483,592	625,000,436	1,215,484,028
Capital assets, not depreciated	174,058,087	72,732,193	246,790,280
<b>Total assets</b>	<b>1,274,778,729</b>	<b>934,645,253</b>	<b>2,209,423,982</b>
<b>Deferred outflows</b>			
Deferred outflows - loss on bond defeasance	10,218,284	9,034,071	19,252,355
Deferred outflows - pension	24,296,838	-	24,296,838
Deferred outflows - OPEB	10,326,869	5,395,461	15,722,330
<b>Total deferred outflows</b>	<b>44,841,991</b>	<b>14,429,532</b>	<b>59,271,523</b>
<b>Liabilities</b>			
Accounts payable and other accrued expenses	33,493,282	23,495,813	56,989,095
Unearned revenue	28,300,147	1,527,474	29,827,621
Long-term liabilities due within one year	20,375,827	17,518,172	37,893,999
Long-term liabilities due in more than one year	351,948,389	368,979,679	720,928,068
Long-term liabilities due in more than one year net other post employment benefits	13,549,240	6,742,743	20,291,983
Long-term liabilities due in more than one year net pension liability	34,284,334	-	34,284,334
Payable from restricted assets	-	1,899,716	1,899,716
<b>Total liabilities</b>	<b>481,951,219</b>	<b>420,163,597</b>	<b>902,114,816</b>
<b>Deferred Inflows</b>			
Pensions	2,571,497	-	2,571,497
Other post employment benefits	5,114,344	3,799,255	8,913,599
Other deferred inflow	1,498,469	1,963,786	3,462,255
<b>Total deferred inflows</b>	<b>9,184,310</b>	<b>5,763,041</b>	<b>14,947,351</b>
<b>Net Position</b>			
Net investment in capital assets	487,156,244	314,583,414	801,739,658
Restricted for:			
Debt services	160,979,244	37,960,263	198,939,507
Capital projects	46,410,681	52,688,078	99,098,759
Protective inspections	33,545,322	-	33,545,322
Housing assistance	3,335,606	-	3,335,606
Economic environment	6,263,976	-	6,263,976
Transportation	50,589,289	-	50,589,289
Other purposes	5,134,906	-	5,134,906
Claims	-	92,234	92,234
Unrestricted	35,069,923	117,824,158	152,894,081
<b>Total net position</b>	<b>\$ 828,485,191</b>	<b>\$ 523,148,147</b>	<b>\$ 1,351,633,338</b>

The notes to the financial statements are an integral part of this statement.

**City of Port St. Lucie, Florida**

**Statement of Activities**

**For the Year Ended September 30, 2022**

Function/Programs	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Primary government:</b>				
General government	\$ 29,629,418	\$ 4,237,816	\$ -	\$ -
Public safety	63,916,110	21,945,379	2,416,039	1,452,483
Physical environment	34,388,888	30,352,394	10,861	9,451,304
Transportation	37,053,597	2,118,542	-	12,477,472
Economic environment	20,836,579	67,336	5,218,519	-
Human services	7,696,391	576,223	1,912,075	-
Culture and recreation	21,633,784	2,328,169	60,000	3,960,704
Debt service - interest	15,948,274	-	-	-
Total general government	231,103,041	61,625,859	9,617,494	27,341,963
<b>Business-type activities:</b>				
Utility system	96,362,819	96,454,132	797,101	58,086,971
Stormwater utility	26,546,559	26,844,247	1,051,770	-
Golf course	1,901,668	2,241,749	-	-
Total business-type activities	124,811,046	125,540,128	1,848,871	58,086,971
Total primary government	\$ 355,914,087	\$ 187,165,987	\$ 11,466,365	\$ 85,428,934

**General Revenues:**

Taxes:
Property taxes
Franchise and utility taxes
Sales tax
Communications service tax
Local business tax
State revenue sharing - unrestricted
Local option gas tax
Insurance premium tax
Investment income
Miscellaneous Revenue
Transfers
Total general revenues and transfers

Change in net position

Net position - beginning

Net position - ending

The notes to the financial statements are an integral part of this statement.

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**Net (Expenses) Revenues and Changes in Net Position**

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<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
\$ (25,391,602)	\$ -	\$ (25,391,602)
(38,102,209)	-	(38,102,209)
5,425,671	-	5,425,671
(22,457,583)	-	(22,457,583)
(15,550,724)	-	(15,550,724)
(5,208,093)	-	(5,208,093)
(15,284,911)	-	(15,284,911)
(15,948,274)	-	(15,948,274)
<u>(132,517,725)</u>	<u>-</u>	<u>(132,517,725)</u>
-	58,975,385	58,975,385
-	1,349,458	1,349,458
-	340,081	340,081
<u>-</u>	<u>60,664,924</u>	<u>60,664,924</u>
\$ <u>(132,517,725)</u>	\$ <u>60,664,924</u>	\$ <u>(71,852,801)</u>
\$ 74,483,225	\$ -	\$ 74,483,225
29,762,758	-	29,762,758
25,147,442	-	25,147,442
5,533,117	-	5,533,117
2,079,231	-	2,079,231
16,421,611	-	16,421,611
4,637,582	-	4,637,582
1,869,997	-	1,869,997
(6,712,996)	(6,269,368)	(12,982,364)
17,490,802	569,325	18,060,127
3,418,443	(3,418,443)	-
<u>174,131,212</u>	<u>(9,118,486)</u>	<u>165,012,726</u>
41,613,487	51,546,438	93,159,925
786,871,704	471,601,709	1,258,473,413
<u>\$ 828,485,191</u>	<u>\$ 523,148,147</u>	<u>\$ 1,351,633,338</u>



**City of Port St. Lucie, Florida**

**Balance Sheet  
Governmental Funds  
September 30, 2022**

	General Fund	SW Annexation District 1 Collection Fund	Community Redevelopment Agency Fund	Solid Waste Fund	Governmental Finance Corporation Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Assets</b>							
Cash and cash equivalents	\$ 54,344,762	\$ 4,695,801	\$ 275,361	\$ 7,271,207	\$ 16,683,760	\$ 155,729,241	\$ 239,000,132
Current receivables	7,651,101	110,660,995	-	-	280,602	24,603,147	143,195,845
Due from other funds	474,727	-	-	-	-	26,575	501,302
Due from other governments	5,845,220	24,034	-	75,570	-	5,704,846	11,649,670
Prepaid items	88,921	-	-	-	-	676,917	765,838
Inventories	83,169	-	-	-	23,346,591	-	23,429,760
Restricted assets	24,432,533	6,795,117	-	-	-	51,399,082	82,626,732
Advances to other funds	3,826,406	-	-	-	-	-	3,826,406
<b>Total assets</b>	<b>\$ 96,746,839</b>	<b>\$ 122,175,947</b>	<b>\$ 275,361</b>	<b>\$ 7,346,777</b>	<b>\$ 40,310,953</b>	<b>\$ 238,139,808</b>	<b>\$ 504,995,685</b>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>							
<b>Liabilities</b>							
Accounts payable	\$ 2,220,902	\$ -	\$ 1,224	\$ 7,507,648	\$ 109,896	\$ 9,467,716	\$ 19,307,386
Accrued salaries and wages	1,122,337	-	5,824	12,008	-	228,778	1,368,947
Due to other funds	90,787	-	-	474,727	-	-	565,514
Due to other governments	7,129	-	-	-	-	130,396	137,525
Unearned revenue	26,511,397	-	-	-	-	1,788,750	28,300,147
Deposits payable	294,313	-	-	-	2,089,500	205,693	2,589,506
Retainage payable	76,225	-	-	-	-	903,982	980,207
Advances from other funds	-	-	-	3,826,406	-	-	3,826,406
<b>Total liabilities</b>	<b>30,323,090</b>	<b>-</b>	<b>7,048</b>	<b>11,820,789</b>	<b>2,199,396</b>	<b>12,725,315</b>	<b>57,075,638</b>
<b>Deferred Inflows</b>							
Unavailable revenue	2,095,801	110,660,995	-	-	-	26,867,771	139,624,567
Leases	1,498,469	-	-	-	-	-	1,498,469
<b>Total deferred inflows</b>	<b>3,594,270</b>	<b>110,660,995</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26,867,771</b>	<b>141,123,036</b>
<b>Nonspendable</b>	<b>172,090</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23,346,591</b>	<b>676,917</b>	<b>24,195,598</b>
Restricted	-	11,514,952	268,313	-	4,230,263	159,077,623	175,091,151
Committed	6,000,150	-	-	-	10,534,703	38,792,182	55,327,035
Assigned	3,029,742	-	-	-	-	-	3,029,742
Unassigned	53,627,497	-	-	(4,474,012)	-	-	49,153,485
<b>Total fund balances</b>	<b>62,829,479</b>	<b>11,514,952</b>	<b>268,313</b>	<b>(4,474,012)</b>	<b>38,111,557</b>	<b>198,546,722</b>	<b>306,797,011</b>
<b>Total liabilities, deferred inflows, and fund balances</b>	<b>\$ 96,746,839</b>	<b>\$ 122,175,947</b>	<b>\$ 275,361</b>	<b>\$ 7,346,777</b>	<b>\$ 40,310,953</b>	<b>\$ 238,139,808</b>	<b>\$ 504,995,685</b>

The notes to the financial statements are an integral part of this statement.

**City of Port St. Lucie, Florida**

**Reconciliation of the Balance Sheet of Governmental Funds to the  
Statement of Net Position  
September 30, 2022**

<b>Fund Balances - Total Governmental Funds</b>		\$ 306,797,011
<b>Amounts reported for governmental activities in the Statement of Net Position are different because:</b>		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets is \$1,288,425,016 and the accumulated depreciation is \$523,883,337.		764,541,679
Long-term liabilities are not due and payable in the current period and are not reported in the governmental funds. Long-term liabilities at year end consist of:		
Bonds Payable:	\$ 346,860,000	
Leases:	532,193	
Compensated Absences:	12,726,044	
Net Other Post Employment Benefits:	13,549,240	
Net pension liability:	34,284,334	(407,951,811)
Governmental funds do not report a liability for accrued interest until it is due and payable. Accrued interest must be reported as a liability in the government-wide financial statements.		(3,429,711)
In fund financial statements, governmental fund types recognize discounts and premiums during the current period as other financing uses. In the government-wide statements, discounts and premiums are applied against bonds payable on the statement of net position.		(12,205,979)
Deferred inflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in the governmental funds.		(7,685,841)
Earned but unavailable revenues are not reported in the funds, but are reported in the statement of net position.		139,624,567
The difference between the amount required to repay previously issued debt in a refunding transaction and the amount of the old debt is reported as a deferred outflow of resources in the government-wide financial statements.		10,218,284
Deferred outflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in the governmental funds.		34,623,707
The internal service fund is used by management to charge the cost of employee health insurance. The current assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		3,953,285
<b>Net position of governmental activities</b>		<u><u>\$ 828,485,191</u></u>

The notes to the financial statements are an integral part of this statement.

**City of Port St. Lucie, Florida**

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Funds  
For the Year Ended September 30, 2022**

	General Fund	SW Annexation District 1 Collection Fund	Community Redevelopment Agency Fund	Solid Waste Fund	Governmental Finance Corporation Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues</b>							
Taxes	\$ 83,012,307	\$ -	\$ -	\$ -	\$ -	\$ 13,855,281	\$ 96,867,588
Licenses and permits	14,095,901	-	-	-	-	19,387,584	33,483,485
Intergovernmental	23,371,957	-	2,676,434	-	-	33,259,450	59,307,841
Charges for services	4,974,373	6,883,993	-	26,404,241	-	10,838,187	49,100,794
Fines and forfeitures	1,022,725	-	-	-	-	415,045	1,437,770
Investment income							
Net change in fair value of investment	(850,063)	(368,908)	(9,062)	(254,444)	(527,317)	(6,694,344)	(8,704,138)
Interest income	558,469	75,266	346	31,467	159,967	1,154,674	1,980,189
Impact fees	1,238,288	-	-	-	9,451,304	17,554,082	28,243,674
Other	1,876,490	-	57,893	9	207,773	1,703,981	3,846,146
Total revenues	129,300,447	6,590,351	2,725,611	26,181,273	9,291,727	91,473,940	265,563,349
<b>Expenditures</b>							
Current							
General government	28,593,480	-	-	-	-	-	28,593,480
Public safety	53,214,887	-	-	-	-	10,926,100	64,140,987
Physical environment	539,630	115,702	-	32,603,120	-	197,338	33,455,790
Transportation	143,838	-	-	-	-	16,096,913	16,240,751
Economic environment	445,208	-	1,472,226	-	16,089,803	-	18,007,237
Human services	2,470,372	-	-	-	-	5,194,674	7,665,046
Culture and recreation	15,925,615	-	-	-	-	1,223,033	17,148,648
Capital outlay	3,045,966	-	469,912	-	96,100	22,727,764	26,339,742
Debt Service							
Principal	5,026,983	3,215,000	3,770,000	349	18,640,000	5,942,200	36,594,532
Interest expense	4,871,182	3,576,663	1,109,250	7,969	1,839,928	4,863,130	16,268,122
Total expenditures	114,277,161	6,907,365	6,821,388	32,611,438	36,665,831	67,171,152	264,454,335
<b>Excess (deficiency) of revenues over (under) expenditures</b>	15,023,286	(317,014)	(4,095,777)	(6,430,165)	(27,374,104)	24,302,788	1,109,014
<b>Other financing sources (uses)</b>							
Transfers in	11,777,067	-	2,516,980	-	3,689,828	85,615,590	103,599,465
Transfers out	(72,231,357)	(1,095)	(48,714)	(246,536)	(1,400,000)	(26,186,234)	(100,113,936)
Proceeds from sale of assets	1,644,472	-	1,800,000	-	15,922,119	-	19,366,591
Issuance of debt	-	-	-	6,275	-	-	6,275
Total other financing sources (uses)	(58,809,818)	(1,095)	4,268,266	(240,261)	18,211,947	59,429,356	22,858,395
<b>Net change in fund balances</b>	(43,786,532)	(318,109)	172,489	(6,670,426)	(9,162,157)	83,732,144	23,967,409
<b>Fund balances, beginning of year</b>	106,616,011	11,833,061	95,824	2,196,414	47,273,714	114,814,578	282,829,602
<b>Fund balances, end of year</b>	\$ 62,829,479	\$ 11,514,952	\$ 268,313	\$ (4,474,012)	\$ 38,111,557	\$ 198,546,722	\$ 306,797,011

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of  
Governmental Funds to the Statement of Activities  
For the Year Ended September 30, 2022

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**Amounts reported for governmental activities in the statement of activities are different because:**

Net Change in Fund Balances - Total Governmental Funds	\$ 23,967,409
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital outlay recorded as expenditures in the current period.	24,549,602
The amount of depreciation expense associated with capital assets is recorded as expense in the current period.	(31,830,111)
Donated capital assets received in the current period.	9,860
Principal payments, leases, bond issuances, refunding transactions - net	36,876,500
Current year amortization of premium / discount	3,683,028
Net change of compensated absences recorded in the current period.	(924,196)
<b>Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. Changes related to long-term liabilities included:</b>	
Governmental funds do not recognize expenditures for the liability associated with accrued interest payable on long-term debt. This is the change in accrued interest payable for the current period.	(126,689)
Governmental funds do not recognize expenditures for the change in the Net Pension liability and related deferred inflows and outflows from year-to-year. This is the change of the Net Pension liability and related deferred inflows and outflows for the current period.	(1,948,104)
Governmental funds do not recognize expenditures for the change in the Net OPEB liability and related deferred inflows and outflows from year-to-year. This is the change of the Net OPEB liability and related deferred inflows and outflows for the current period.	131,291
In the governmental funds, revenues cannot be recognized until they are available to liquidate liabilities of the current period. In the statement of activities, revenue is recognized as soon as it is earned regardless of its availability.	(10,867,226)
The internal service fund is used by management to charge the costs of health insurance. The change in net position attributable to governmental funds is reported with governmental activities.	(1,907,877)
<b>Net change in net position - governmental activities</b>	<b><u>\$ 41,613,487</u></b>

The notes to the financial statements are an integral part of this statement.

**City of Port St. Lucie, Florida**

**Statement of Net Position  
Proprietary Funds  
September 30, 2022**

	<b>Utility System Fund</b>	<b>Stormwater Utility Fund</b>	<b>Non Major Enterprise Fund</b>	<b>Total Enterprise Funds</b>	<b>Governmental Activities - Internal Service Fund</b>
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents	\$ 93,751,825	\$ 9,417,390	\$ 606,088	\$ 103,775,303	\$ 9,289,608
Current receivables	15,277,697	1,107,832	-	16,385,529	442,175
Due from other funds	22,862	41,350	-	64,212	-
Due from other governments	7,932	82,721	-	90,653	-
Prepaid items	47,724	40,033	-	87,757	-
Inventories	6,565,781	346,361	54,416	6,966,558	-
Restricted equity in pooled cash and investments	101,111,187	665,567	-	101,776,754	-
Total current assets	<u>216,785,008</u>	<u>11,701,254</u>	<u>660,504</u>	<u>229,146,766</u>	<u>9,731,783</u>
<b>Noncurrent assets</b>					
Noncurrent receivables	7,603,147	-	-	7,603,147	-
Advances to other funds	83,144	-	-	83,144	-
Capital assets (net of depreciation)	588,266,686	34,319,866	2,413,884	625,000,436	70,577
Capital assets, not being depreciated/amortized	53,891,958	16,053,293	2,786,942	72,732,193	253,459
Total noncurrent assets	<u>649,844,935</u>	<u>50,373,159</u>	<u>5,200,826</u>	<u>705,418,920</u>	<u>324,036</u>
Total assets	<u>866,629,943</u>	<u>62,074,413</u>	<u>5,861,330</u>	<u>934,565,686</u>	<u>10,055,819</u>
<b>Deferred outflows</b>					
Loss on debt defeasance	8,612,172	421,899	-	9,034,071	-
Other post employment benefits	3,881,779	1,399,332	114,350	5,395,461	-
Total deferred outflows	<u>12,493,951</u>	<u>1,821,231</u>	<u>114,350</u>	<u>14,429,532</u>	<u>-</u>
<b>Liabilities</b>					
<b>Current liabilities</b>					
Deposits payable	7,115,606	29,400	15,200	7,160,206	-
Accounts payable	13,819,144	1,323,693	106,322	15,249,159	5,679,999
Accrued salaries and wages	367,054	94,887	11,444	473,385	-
Unearned revenue	1,498,729	-	28,745	1,527,474	-
Retainage payable	538,123	74,940	-	613,063	-
Current portion of long-term debt	16,101,062	1,407,296	9,814	17,518,172	1,308
Payable from restricted assets	1,327,315	572,401	-	1,899,716	-
Total current liabilities	<u>40,767,033</u>	<u>3,502,617</u>	<u>171,525</u>	<u>44,441,175</u>	<u>5,681,307</u>
<b>Noncurrent liabilities</b>					
Long-term portion of debt	332,591,925	36,299,875	87,879	368,979,679	1,871
Advances from other funds	-	29,694	53,450	83,144	-
Net other post employment benefits	4,869,680	1,730,385	142,678	6,742,743	-
Total noncurrent liabilities	<u>337,461,605</u>	<u>38,059,954</u>	<u>284,007</u>	<u>375,805,566</u>	<u>1,871</u>
Total liabilities	<u>378,228,638</u>	<u>41,562,571</u>	<u>455,532</u>	<u>420,246,741</u>	<u>5,683,178</u>
<b>Deferred Inflows</b>					
Other post employment benefits	2,746,353	965,302	87,600	3,799,255	-
Leases	1,509,667	454,119	-	1,963,786	-
Total deferred inflows	<u>4,256,020</u>	<u>1,419,421</u>	<u>87,600</u>	<u>5,763,041</u>	<u>-</u>
<b>Net Position</b>					
Net investment in capital assets	295,880,319	13,505,447	5,197,648	314,583,414	320,858
Debt service	37,386,930	573,333	-	37,960,263	-
Capital projects	52,688,078	-	-	52,688,078	-
Claims	-	92,234	-	92,234	-
Unrestricted	110,683,909	6,742,638	234,900	117,661,447	4,051,783
Total net position	<u>\$ 496,639,236</u>	<u>\$ 20,913,652</u>	<u>\$ 5,432,548</u>	<u>\$ 522,985,436</u>	<u>\$ 4,372,641</u>

The notes to the financial statements are an integral part of this statement.

**City of Port St. Lucie, Florida**

**Reconciliation of the Statement of Net Position of  
Proprietary Funds to the Statement of Net Position  
September 30, 2022**

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Total net position of Enterprise Funds on the statement of net position of proprietary funds	\$522,985,436
Adjustments for internal balances and internal service fund activities.	162,711
<b>Net position in business-type activities</b>	<u><u>\$523,148,147</u></u>

The notes to the financial statements are an integral part of this statement.



**City of Port St. Lucie, Florida**

**Statement of Revenues, Expenditures, and Changes in Net Position  
Proprietary Funds  
For the Year Ended September 30, 2022**

	<b>Utility System Fund</b>	<b>Stormwater Utility Fund</b>	<b>Non Major Enterprise Fund</b>	<b>Total Enterprise Funds</b>	<b>Governmental Activities - Internal Service Fund</b>
<b>Operating revenues:</b>					
Charges for services	\$ 97,464,729	\$ 27,101,250	\$ 2,260,467	\$ 126,826,446	\$ -
Employer contributions to health insurance	-	-	-	-	16,586,876
Employee contributions to health insurance	-	-	-	-	3,334,281
Other contributions	310,111	110,212	3,071	423,394	416,506
Other operating revenues	-	-	-	-	258,201
Total operating revenues	<u>97,774,840</u>	<u>27,211,462</u>	<u>2,263,538</u>	<u>127,249,840</u>	<u>20,595,864</u>
<b>Operating expenses:</b>					
Personal services	22,527,407	5,843,173	739,077	29,109,657	29,527
Contractual services	2,771,273	14,693,981	212,063	17,677,317	1,248,187
Depreciation/amortization expense	40,039,244	2,290,363	186,360	42,515,967	7,373
Operating supplies and expense	18,438,113	2,832,413	763,587	22,034,113	261,450
Administrative expenses	-	-	-	-	925,238
Insurance premiums	-	-	-	-	3,355,152
Benefits paid	-	-	-	-	17,481,867
Total operating expenses	<u>83,776,037</u>	<u>25,659,930</u>	<u>1,901,087</u>	<u>111,337,054</u>	<u>23,308,794</u>
Operating income (loss)	<u>13,998,803</u>	<u>1,551,532</u>	<u>362,451</u>	<u>15,912,786</u>	<u>(2,712,930)</u>
<b>Nonoperating revenue (expenses)</b>					
Investment income					
Net change in fair value of investment	(7,096,819)	(321,215)	(22,362)	(7,440,396)	(297,742)
Interest income	1,082,124	78,264	3,829	1,164,217	55,411
Grants	797,101	1,051,770	-	1,848,871	-
Interest expense	(12,586,782)	(886,629)	(581)	(13,473,992)	-
Gain (Loss) on disposition of equipment	(16,025)	(3,080)	-	(19,105)	-
Total nonoperating revenue (expenses)	<u>(17,820,401)</u>	<u>(80,890)</u>	<u>(19,114)</u>	<u>(17,920,405)</u>	<u>(242,331)</u>
Income (loss) before operating transfers	<u>(3,821,598)</u>	<u>1,470,642</u>	<u>343,337</u>	<u>(2,007,619)</u>	<u>(2,955,261)</u>
<b>Transfers and Contributions</b>					
Capital contributions	19,032,717	-	-	19,032,717	-
System developments fees	10,034,420	-	-	10,034,420	-
Connection fees	29,019,834	-	-	29,019,834	-
Transfers in	1,295,566	1,367,756	199,000	2,862,322	-
Transfers out	(4,660,857)	(1,444,888)	(175,020)	(6,280,765)	(67,086)
Total transfers and contributions	<u>54,721,680</u>	<u>(77,132)</u>	<u>23,980</u>	<u>54,668,528</u>	<u>(67,086)</u>
<b>Change in net position</b>	<u>50,900,082</u>	<u>1,393,510</u>	<u>367,317</u>	<u>52,660,909</u>	<u>(3,022,347)</u>
<b>Net position, beginning of year</b>	<u>445,739,154</u>	<u>19,520,142</u>	<u>5,065,231</u>	<u>470,324,527</u>	<u>7,394,988</u>
<b>Net position, end of year</b>	<u>\$ 496,639,236</u>	<u>\$ 20,913,652</u>	<u>\$ 5,432,548</u>	<u>\$ 522,985,436</u>	<u>\$ 4,372,641</u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Reconciliation of the Statement of Revenues, Expenditures and Changes in  
Fund Net Position of Proprietary Funds to the Statement of Activities  
For the Year Ended September 30, 2022

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Net Change in Net Position - Enterprise Funds	\$ 52,660,909
The internal service fund is used by management to charge the costs of health insurance. The change in net position of the internal service fund is reported with business-type activities.	<u>(1,114,471)</u>
<b>Net change in net position - business-type activities</b>	<u><b>\$ 51,546,438</b></u>

The notes to the financial statements are an integral part of this statement.

**City of Port St. Lucie, Florida**

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended September 30, 2022**

	<b>Utility System Fund</b>	<b>Stormwater Utility Fund</b>	<b>Non Major Enterprise Funds</b>	<b>Total Enterprise Funds</b>	<b>Governmental Activities - Internal Service Funds</b>
<b>Cash flows from operating activities</b>					
Receipts from customers	\$ 96,270,720	\$ 26,932,557	\$ 2,263,926	\$ 125,467,203	\$ 19,862,406
Payments to suppliers	(15,122,800)	(17,821,600)	(927,934)	(33,872,334)	(20,988,159)
Payments to employees	(23,370,006)	(6,162,579)	(755,654)	(30,288,239)	(29,527)
Other operating revenues	310,111	110,212	3,071	423,394	258,201
Net cash provided (used) by operating activities	58,088,025	3,058,590	583,409	61,730,024	(897,079)
<b>Cash flows from noncapital and related financing activities</b>					
Operating grants	797,101	1,051,770	-	1,848,871	-
Transfers from (to) other funds	(3,365,291)	(77,132)	23,980	(3,418,443)	(67,086)
Payments received/(made) on advances (to)/from other funds	13,372	(4,776)	(8,596)	-	-
Net cash provided (used) by noncapital and related financing activities	(2,554,818)	969,862	15,384	(1,569,572)	(67,086)
<b>Cash flows from capital and related financing activities</b>					
Acquisition of capital and lease assets	(63,732,885)	(3,330,084)	(146,499)	(67,209,468)	-
Principal paid on capital debt	(32,856,157)	(1,795,211)	(1,307)	(34,652,675)	(1,307)
Interest paid on bonds, leases and notes	(12,586,782)	(886,629)	(581)	(13,473,992)	-
Issuance of bonds, leases and notes	15,750,000	-	-	15,750,000	-
Contributed capital and capital grants	58,086,971	-	-	58,086,971	-
Net cash provided (used) by capital and related financing activities	(35,338,853)	(6,011,924)	(148,387)	(41,499,164)	(1,307)
<b>Cash flows from investing activities</b>					
Interest earnings on cash and investments	(6,014,694)	(242,952)	(18,532)	(6,276,178)	(242,331)
Net cash provided by (used by) investing activities	(6,014,694)	(242,952)	(18,532)	(6,276,178)	(242,331)
Net increase (decrease) in cash and cash equivalents	14,179,660	(2,226,424)	431,874	12,385,110	(1,207,803)
Cash and cash equivalents - beginning of year	180,683,352	12,309,381	174,214	193,166,947	10,497,411
Cash and cash equivalents - end of year	\$ 194,863,012	\$ 10,082,957	\$ 606,088	\$ 205,552,057	\$ 9,289,608

The notes to the financial statements are an integral part of this statement.

**City of Port St. Lucie, Florida**

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended September 30, 2022**

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Funds	Total Enterprise Funds	Governmental Activities - Internal Service Funds
<b>Reconciliation of operating income (loss) to net cash provided (used) by operating activities:</b>					
Operating income (loss)	\$ 13,998,803	\$ 1,551,532	\$ 362,451	\$ 15,912,786	\$ (2,712,930)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Adjustments					
Depreciation and amortization	40,039,244	2,290,363	186,360	42,515,967	7,373
Deferred outflows - OPEB	(174,197)	(60,435)	(4,977)	(239,609)	-
Deferred inflows - OPEB	(1,176,142)	(408,049)	(33,604)	(1,617,795)	-
Deferred inflows - Leases	1,509,667	454,119	-	1,963,786	-
Change in assets and liabilities:					
Accounts receivable, net	(3,306,686)	(639,985)	-	(3,946,671)	(442,175)
Unearned revenue	(779,567)	-	3,459	(776,108)	(33,082)
Inventory	(4,339,334)	(51,534)	(15,068)	(4,405,936)	-
Prepaid expenses	248,528	67,899	6,363	322,790	74,758
Accrued insurance claims	-	-	-	-	2,208,977
Accounts payable	9,747,742	(296,567)	56,421	9,507,596	-
Due to/from other funds	-	(124)	-	(124)	-
Other accrued liabilities	(210,898)	(169,220)	2,751	(377,367)	-
Accrued salaries and wages	(629,053)	(160,785)	(18,039)	(807,877)	-
Due to/from other governments	739,663	17,297	-	756,960	-
Customer deposits	642,914	-	-	642,914	-
Retainage payable	472,117	11,246	-	483,363	-
Net OPEB liability	1,305,224	452,833	37,292	1,795,349	-
Net cash provided (used) by operating activities	<u>\$ 58,088,025</u>	<u>\$ 3,058,590</u>	<u>\$ 583,409</u>	<u>\$ 61,730,024</u>	<u>\$ (897,079)</u>
<b>Supplemental cash flow information:</b>					
Noncash capital improvements and other changes					
Developer contributions	\$ 19,032,717	\$ -	\$ -	\$ 19,032,717	\$ -
Noncash investing activities					
Increase (decrease) in fair value of investments	<u>\$ (7,096,818)</u>	<u>\$ (321,216)</u>	<u>\$ (22,361)</u>	<u>(7,440,395)</u>	<u>\$ (297,742)</u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Statement of Fiduciary Net Position  
Fiduciary Funds  
September 30, 2022

	<b>Retirement Trust Funds</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 233
Fixed investments	9,890,832
Corporate stocks	31,826,444
Corporate bonds	8,115,730
US Government obligations	1,571,196
Federal agencies	12,144,129
Municipal obligations	1,191,075
Real estate investments	17,160,963
Mutual funds	80,055,976
Accrued investment income	137,178
Prepaid items	3,981
Total assets	<u>\$ 162,097,737</u>
<b>Liabilities and net position</b>	
Accounts payable	<u>243,384</u>
<b>Net position</b>	
Restricted for:	
Pension	137,915,138
Other Post Employment Benefits	<u>23,939,215</u>
Total net position	<u>161,854,353</u>
<b>Total liabilities and net position</b>	<u>\$ 162,097,737</u>

The notes to the financial statements are an integral part of this statement.

City of Port St. Lucie, Florida

Statement of Changes in Fiduciary Net Position  
Fiduciary Funds  
For the Year Ended September 30, 2022

	<b>Retirement Trust Funds</b>
<b>Additions</b>	
<b>Contributions</b>	
City	\$ 7,114,144
State	1,869,997
Employee	2,125,107
Total contributions	<u>11,109,248</u>
<b>Investment income</b>	
Net increase in fair value of investments	(30,946,077)
Interest and dividends	3,895,792
Total investment income	(27,050,285)
Investment expense	<u>(306,799)</u>
Total additions	<u>(16,247,836)</u>
<b>Deductions</b>	
Benefit payments	8,177,041
Administrative costs and charges	276,337
Refunds	92,096
Total deductions	<u>8,545,474</u>
<b>Change in net position</b>	(24,793,310)
Net position, beginning of year	<u>186,647,663</u>
<b>Net position, end of year</b>	<u>\$ 161,854,353</u>

The notes to the financial statements are an integral part of this statement.



# Notes to the Financial Statements

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Port St. Lucie, Florida (the "City") was incorporated in 1961 and covers an area of approximately 121 square miles. The City derives authority from Article VIII, Section 2 of the Constitution of the State of Florida, and Chapter 166, Florida Statutes, "Municipal Home Rule Powers Act". The specific organizational governing authority of the City of Port St. Lucie is the City of Port St. Lucie City Charter as adopted in 1976 and as from time to time subsequently amended. The City operates under an elected City Council (5 members) and provides services to its more than 225,000 residents in the form of law enforcement, community enrichment and development, street maintenance, culture and recreation, planning and zoning, human services and general administrative services.

The accounting policies of the City conform to generally accepted accounting principles as applicable to governmental units. The following is a summary of the more significant policies:

**A. SCOPE OF REPORTING ENTITY**

The accompanying financial statements present the City's primary government and component units over which the City exercises significant influence. Even though the component units are legally separate, they are so intertwined with the City that they are, in substance, the same as the City. The following component units are included in the City's financial statements as blended component units.

Port St. Lucie Governmental Finance Corporation - The Corporation is a not-for-profit corporation incorporated in 1990 for the sole purpose of assisting the City in acquiring and constructing various governmental projects consisting of real and/or personal property. The Corporation is included in the City's financial statements since the directors of the Corporation are the Mayor and members of the City Council and the lease payments by the City to the Corporation are the primary source of funds to pay the debt of the Corporation.

Community Redevelopment Agency - The Community Redevelopment Agency was established for the purpose of improving the economic and social conditions within a specific boundary. Incremental property taxes collected within this area are remitted by the various taxing entities back to the Community Redevelopment Agency. The Community Redevelopment Agency (CRA) is included in the City's financial statements since the directors are the Mayor and members of the City Council and the incremental property taxes received by the City are remitted to the CRA.

The activities of the Port St. Lucie Governmental Finance Corporation and the Community Redevelopment Agency are included in the basic financial statements as major funds.

Port St. Lucie Municipal Police Officers' Retirement Trust Fund - The Port St. Lucie Municipal Police Officers' Retirement Trust Fund is included in the financial statements as a pension trust fund. Activities of the Trust Fund are reported in the Statement of Fiduciary Net Position and the Statement of Changes in Fiduciary Net Position. The Trust Fund issues separate financial statements and are available by contacting the City of Port St. Lucie Finance Department, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

The City's Basic Financial Statements contain three components: government-wide financial statements, fund financial statements and notes to the financials.

Government-wide Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole, excluding fiduciary activities such as employee pension plans. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers. The governmental activities of the City include general government, public safety, physical environment, transportation, economic environment, human services and culture and recreation. The business-type activities of the City include the utility system, stormwater utility, and golf course.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees, fines and forfeitures, and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets and include fees charged to developers. These revenues are subject to externally imposed restrictions to their program uses. Taxes and other revenue sources are reported as general revenues.

Interfund transfers were recorded to the General Fund from the other operating funds to cover the cost of services provided, such as finance, personnel, purchasing, legal, information technology, and certain management functions.

The Government-wide Financial Statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the Proprietary Fund and Fiduciary Fund financial statements. The government-wide statement of net position reports all assets and liabilities of the City, including long-term assets and long-term liabilities and other obligations. The effect of interfund activity has been removed from these statements. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred. The City's fiduciary funds are presented in the fund financial statements. Since by definition these assets are being held for the benefit of a third party (plan participants and third party) and cannot be used to address activities or obligations of the government, these funds are not incorporated into the government-wide statements.

Fund Financial Statements

Fund financial statements are provided for governmental, proprietary, and fiduciary funds. Major individual governmental and enterprise funds are reported in separate columns with composite columns for non-major funds.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements' governmental column, a reconciliation is presented on the page following each statement, which briefly explains the adjustments necessary to transform the fund based financial statements into the governmental column of the government-wide presentation. Totals on the business-type activity fund statements should directly reconcile to the business-type activity column presented in the government-wide statements.

The focus of the government-wide financial statements is on the City as a whole. The focus of the Fund Financial Statements is on the major funds of the governmental and business-type activities. Each presentation provides valuable information that can be analyzed to enhance the usefulness of the information.

Proprietary funds record both operating and non-operating revenues and expenses. Operating revenues are those that are obtained from the operations of a proprietary fund that include charges for services and user fees. Non-operating revenues are not related to the operations of a proprietary fund and include interest earnings and intergovernmental revenue. Operating expenses represent the cost of operations, which includes depreciation. Non-operating expenses are not related to operations, for example interest expense.

Modified Accrual

Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual (i.e., both measurable and available). "Available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The City considers all revenues available if they are collected within 45 days after year-end. Primary revenue sources that have been treated as susceptible to accrual include, where material, intergovernmental revenue, franchise taxes, communication taxes and charges for services.

Property taxes are accounted for when measurable and available. No accruals for the property tax levy becoming due in November 2021 are included in the accompanying financial statements since such taxes are levied for the subsequent fiscal year and are not considered available at September 30, 2022.

In applying the "susceptible to accrual" concept (the City may act as either provider or recipient), the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenue when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met, should under most circumstances be reported as advances by the provider and unearned revenue by the recipient.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred, as under accrual accounting. Exceptions to this general rule include principal and interest on long-term debt, expenditures related to compensated absences, and claims and judgments, which are recognized when due.

**C. BASIS OF PRESENTATION**

The financial transactions of the City are recorded in individual funds. The operations for each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures/expenses. Resources are allocated to and accounted for in individual funds, based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Governmental Funds

The focus of Governmental Fund measurement (in the Fund Financial Statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income.

The following is a description of the major Governmental Funds of the City:

General Fund - to account for revenues and expenditures for the City. All general tax revenue and other receipts that are not allocated by law or contractual agreement to another fund are accounted for in this fund. The general operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the general fund.

SW Annexation Special Assessment District 1 Collection Fund - to account for the annual assessment collections and payment of principal and interest on the Special Assessment Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the SW Annexation Special Assessment District.

Port St. Lucie Community Redevelopment Agency Fund - 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. The fund receives the tax-increment revenues from the City and County for the various redevelopment districts.

Governmental Finance Corporation Fund - to account for lease payments from the City and public building impact fees authorized by Ordinance 06-64 (as amended by Ordinance 13-24) which are used to pay the principal and interest on the Certificates of Participation issued by the Governmental Finance Corporation.

Solid Waste Fund - to account for the annual special assessments imposed on all residential properties in the City. Solid waste special assessment revenues are used to pay the costs of waste collection for all residential properties in the City and the costs related to administration of the assessment program.

Proprietary Funds

The focus of Proprietary Fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows, which is similar to businesses. The following is a description of the major Proprietary Funds of the City:

Utility System Fund - to account for the operations of a water and wastewater system.

Stormwater Utility Fund - to account for the operations of a program designed to maintain, replace and improve the City's stormwater-related infrastructure.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Other Fund Types

Additionally, the City reports the following Fund types:

Internal Service Fund - to account for medical, dental and vision benefits provided to City employees and administered by the City.

Pension Trust/Employee Benefit Funds - to account for one defined benefit plan, three defined contribution plans, and one other post employment benefits plan (OPEB), which accumulate resources for pension and other benefit payments to City employees/retirees.

**D. ASSETS, LIABILITIES, DEFERRED INFLOWS/OUTFLOWS AND NET POSITION OR EQUITY, REVENUES, AND EXPENDITURES/EXPENSES**

Pooled Cash and Investments

The City's cash and cash equivalents are considered to be cash on hand and demand deposits. The City has established an investment policy in accordance with Section 218.415, Florida Statutes that allows the City to invest in relatively low risk securities, such as certificates of deposit, money market accounts, and U. S. Government Securities and Agencies. Investments are stated at fair value or amortized cost, which approximates fair value. Resources of all funds, with the exception of the pension funds and the other post employment (OPEB) fund, have been combined into investment pools for the purpose of maximizing investment yields. Interest revenue is comprised of interest and dividends. Net increase/decrease in fair value of investments is comprised of realized and unrealized gains and losses on investments. Interest revenue on pooled investments is allocated monthly based upon equity balances of the respective funds. Net increase/decrease in fair value of investments is allocated annually based upon equity balances of the respective funds. Accrued interest on pooled investments is grouped with pooled cash and investments on the balance sheet at year-end.

Receivables

All receivables are shown net of an allowance for uncollectibles. Unbilled service revenues of the utility system are accrued at the end of the year by prorating actual subsequent billings.

Due To/Due From

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds". Any residual balance outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Prepaid and Other Assets

Inventories are composed of expendable supplies held for consumption, and are stated at cost using the first-in, first-out method. The governmental fund type inventories are recorded using the consumption method.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

The Neighborhood Stabilization Program Fund has acquired various distressed improved properties with funding from federal government grant programs. The City renovates these properties or, in some cases, demolishes the structure, and sells the property to qualified individuals in the City. The Governmental Finance Fund has acquired property held for resale when the previous owner stopped making tax payments. These properties are accounted for as an item of inventory based on the acquisition price plus applicable carrying costs, amounting to \$23,346,591 at September 30, 2022, as presented in the non-major governmental funds.

For certain bond issues, the City purchased bond insurance to lower the cost of borrowing. Prepaid insurance is amortized over the terms of the respective bonds using the straight line method. The carrying value as of September 30, 2022 is \$440.

Restricted Assets

Certain revenue bond proceeds of the various funds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by contracts or applicable bond covenants.

Capital Assets

The City's property, plant, equipment, intangible and infrastructure assets with useful lives of more than one year are stated at historical cost and comprehensively reported in the government-wide financial statements. The City maintains infrastructure asset records consistent with all other capital assets. Proprietary and component unit capital assets are also reported in their respective fund financial statements. Donated assets are stated at acquisition value on the date donated. The City generally capitalizes assets such as land, building infrastructure, leases, construction, and computer software with costs of \$100,000 or more and machinery and equipment costs of \$5,000 or more. Major capital outlays for capital assets, and improvements are capitalized as the projects are constructed. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of assets constructed net of any interest income earned.

Estimated useful lives, in years, for depreciable assets are as follows:

<u>Assets</u>	<u>Years</u>
Buildings	5 - 50
Improvements, other than buildings	2 - 50
Infrastructure	20 - 50
Mobile equipment	3 - 30
Furniture, machinery, and equipment	3 - 30
Intangible	5 - 10

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits, which will be paid to employees upon separation from City service if they meet certain criteria. These benefits, plus their related taxes, are classified as compensated absences. The accumulated compensated absences are accrued when incurred in the government-wide financial statements and proprietary funds for both the current and long-term portions. The General Fund, Road and Bridge Fund, and Building Department Fund typically are the governmental-type funds that liquidate the compensated absences liability. Compensated absences are reported in the governmental funds only if they have matured and are due and payable as of September 30, 2022.

Long-Term Debt and Bond Discounts/Premiums

In the government-wide financial statements and the proprietary fund types in the fund financial statements, outstanding debt is reported as liabilities. Bond discounts or premiums are amortized over the terms of the respective bonds using the effective interest rate method.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources and discounts as other financing uses of the current period. Issuance costs are reported as expenditures.

Deferred Outflows

Deferred outflows of resources represent a consumption of net position that applies to a future periods and will not be recognized as an outflow of resources (expense). In the government-wide financial statements and the proprietary fund types in the fund financial statements, the difference between the reacquisition price and the net carrying value of refunded debt is amortized over the terms of the respective bonds using the effective interest rate method and reported as deferred outflows. The amounts for pensions and OPEB relate to certain differences between projected and actual actuarial results, changes in assumptions, changes in proportion and differences between City pension plan contributions and proportionate share contributions, and certain differences between projected and actual investment earnings.

In the government-wide financial statements, imposed nonexchange transactions that will be collected in future periods are reported as revenues in the statement of activities. The governmental fund financial statements report imposed nonexchange transactions that will be collected in future periods as deferred inflows.

Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. The amounts for pensions and OPEB relate to certain differences between projected and actual actuarial results, changes in assumptions, changes in proportion and differences between City pension plan contributions and proportionate share contributions, and certain differences between projected and actual investment earnings. The amounts for leases relate to the value of lease receivables plus any payments received at or before the start of the lease term that relate to future periods.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reported period. Actual results could differ from management's estimates.

Property Taxes

The City's property tax is levied annually on October 1 on the real and personal property located in the City on January 1 (the lien date) of the fiscal year. The assessed value on which the fiscal year 2022 levy was based was approximately \$13.3 billion. The assessed values are established by the St. Lucie County Property Appraiser. Tax collections by the St. Lucie County Tax Collector normally begin in November of each year with a due date of March 31 of the following year. Discounts are allowed for early payment of 4% in November, 3% in December, 2% in January, and 1% in February. Unpaid property taxes become delinquent as of April 1. Current tax collections for the year ended September 30, 2021 were approximately 96% of the total tax levied. The City is permitted by state law to levy taxes up to 10 mills of assessed valuation. The tax rate for the year ended September 30, 2022 was 4.8807 mills for general operating purposes plus a voter-approved 0.7193 mill levy for debt service on general-obligation bonds.

**E. NEW ACCOUNTING PRONOUNCEMENTS**

New Accounting Pronouncements 2022:

GASB Statement No. 87, *Leases*, establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The requirements of this Statement are effective for reporting periods beginning after June 15, 2021. The City has implemented this Statement in fiscal year 2022.

Pronouncements Issued But Not Yet Effective:

GASB has issued the following pronouncements that may affect future financial position, results of operations, cash flows, or financial presentation of the City upon implementation. The City has not fully determined the effect these pronouncements will have on the City's financial statements:

GASB Statement No. 96, *Subscriptions-Based Information Technology Arrangements*, provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset an intangible asset, and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**E. NEW ACCOUNTING PRONOUNCEMENTS (CONTINUED)**

GASB Statement No. 100, *Accounting Changes and Error Corrections*, this Statement establishes accounting and financial reporting requirements for (a) accounting changes and (b) the correction of an error in previously issued financial statements (error correction). This Statement defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity and describes the transactions or other events that constitute those changes. This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period. This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated. Furthermore, this Statement addresses how information that is affected by a change in accounting principle or error correction should be presented in required supplementary information (RSI) and supplementary information (SI). The requirements of this Statement are effective for accounting changes and error corrections made in fiscal years beginning after June 15, 2023, and all reporting periods thereafter.

GASB Statement No. 101, *Compensated Absences*, the objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter.

In fiscal year 2022, the City implemented GASB Statement No. 87, *Leases*. In accordance with general accepted accounting principles, the implementation of this statement requires the restatement of the September 30, 2021 net position in the statement of activities to record the cumulative effect of recording the original basis of the leased assets less accumulated amortization, net of the respective lease liabilities as of September 30, 2021.

	Governmental Activities	Business-type Activities	Total
Net position, September 30, 2021 as previously reported	\$ 786,871,704	\$ 471,601,709	\$ 1,258,473,413
Right-to-use lease assets	889,932	125,616	1,015,548
Lease liability	(889,932)	(125,616)	(1,015,548)
Lease receivable	1,685,328	2,271,978	3,957,306
Deferred inflow related to leases	(1,685,328)	(2,271,978)	(3,957,306)
Net position, September 30, 2021, restated	<u>\$ 786,871,704</u>	<u>\$ 471,601,709</u>	<u>\$ 1,258,473,413</u>



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

**A. BUDGET AND BUDGETARY ACCOUNTING**

The City's Office of Management and Budget prepares an annual operating budget for the General, Debt Service, Special Revenue, and Enterprise Funds. Major capital facilities and improvements, which are accounted for within the Capital Projects Funds, are subject to budgetary control on a project basis whereas other capital outlay accounted for within these funds are subjected to the standard budgetary control.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. The City Manager submits to the City Council a proposed operating budget for the fiscal year commencing on October 1. The operating budget includes proposed expenditures and means of financing them.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. The budget is legally enacted through the passage of an ordinance by City Council on or before the thirtieth day of September of the fiscal year currently ending.
- d. The level of budgetary control is the department. The City Manager is authorized to transfer budgeted amounts within any fund. Revisions that increase the budgeted totals of any fund require approval of the City Council. Unencumbered appropriations lapse at year-end.
- e. Budgets for general and special revenue funds are adopted on a basis consistent with generally accepted accounting principles, except encumbrances are presented as expenditures.
- f. Formal budget integration is not employed for proprietary, capital project or trust funds because effective budgetary control is achieved by alternate measures.
- g. Encumbrances - Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation in the governmental funds. Encumbrances outstanding at year-end are reported as assigned fund balance for construction and long-term contracts and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

**B. FUND BALANCE DISCLOSURE**

Fund balance classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund balance can have different levels of restraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the general fund. The general fund is the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)**

**B. FUND BALANCE DISCLOSURE (CONTINUED)**

In accordance with Governmental Accounting Standards Board Statement 54, Fund Balance Reporting and Governmental Fund Type Definitions, the City classifies governmental fund balances as follows:

Nonspendable

Nonspendable fund balance includes amounts that cannot be spent because they are not in spendable form, such as inventories and prepaid amounts.

Spendable Fund Balance

Restricted - fund balance amounts that are constrained for specific purposes which are externally imposed through debt covenants or amounts constrained by federal and state law.

Committed - fund balance amounts that can only be used for the specific purposes that are internally imposed by City Council Ordinances. Commitments may be changed by the City Council amending or repealing the Ordinance that imposed the constraint initially. Contractual obligations are included to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual obligations.

Assigned - fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. This indicates that resources in these funds are, at a minimum, intended to be used for the purposes of that fund. Fund balance may be assigned by City Council Resolution, by transfer to a special revenue or capital project fund as authorized by City Council, or an appropriation of existing fund balance to eliminate a projected budgetary deficit in the subsequent year's budget.

Unassigned - the residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance are available unless there are legal requirements that prohibit this, such as grant agreements that require a local spending match. Also, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)**

**B. FUND BALANCE DISCLOSURE (CONTINUED)**

The fund balance classifications at September 30, 2022 are as follows:

Fund Balance by Category	General Fund	SW Annexation District 1 Collection Fund	Community Redevelopment Agency Fund	Solid Waste Fund	Governmental Finance Corporation Fund	Nonmajor Governmental Funds	Total
<u>Nonspendable:</u>							
Prepaid items	\$ 24,291	\$ -	\$ -	\$ -	\$ -	\$ 663,629	\$ 687,920
Deposits	64,630	-	-	-	-	13,288	77,918
Inventories	83,169	-	-	-	23,346,591	-	23,429,760
<u>Restricted:</u>							
Protective inspections	-	-	-	-	-	33,545,322	33,545,322
Law enforcement	-	-	-	-	-	2,013,092	2,013,092
Economic environment	-	-	268,313	-	4,230,263	1,765,400	6,263,976
Pollution control	-	-	-	-	-	259,405	259,405
Housing assistance/rehabilitation	-	-	-	-	-	3,335,606	3,335,606
Transportation	-	-	-	-	-	50,589,289	50,589,289
Street lights	-	-	-	-	-	29,763	29,763
Neighborhood improvements	-	-	-	-	-	1,960,343	1,960,343
Conservation	-	-	-	-	-	872,303	872,303
Water/sewer capital projects	-	-	-	-	-	8,150,129	8,150,129
Parks and recreation capital improvements	-	-	-	-	-	33,683,405	33,683,405
Road and bridge capital projects	-	-	-	-	-	4,577,147	4,577,147
Debt service	-	11,514,952	-	-	-	18,296,419	29,811,371
<u>Committed:</u>							
General projects	-	-	-	-	-	38,792,182	38,792,182
Economic environment	-	-	-	-	10,534,703	-	10,534,703
Public art	1,000,150	-	-	-	-	-	1,000,150
Debt service	5,000,000	-	-	-	-	-	5,000,000
<u>Assigned:</u>							
Encumbrances, other	3,029,742	-	-	-	-	-	3,029,742
<u>Unassigned:</u>	53,627,497	-	-	(4,474,012)	-	-	49,153,485
	<u>\$ 62,829,479</u>	<u>\$ 11,514,952</u>	<u>\$ 268,313</u>	<u>\$ (4,474,012)</u>	<u>\$ 38,111,557</u>	<u>\$ 198,546,722</u>	<u>\$ 306,797,011</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS**

**A. CASH AND INVESTMENTS**

The City operates using pooled cash and investments and cash balances from all funds which are combined and invested to the extent available. Earnings are allocated monthly to each fund based on average daily balances of cash and investments.

As of September 30, 2022, pooled cash, cash equivalents and investments including restricted amounts of the primary government, consisted of the following:

	City Primary Government	Fiduciary Funds Pension Trust	Fiduciary Funds OPEB	Total
Deposits with financial institutions and cash on hand	\$ 74,333,270	\$ -	\$ 233	\$ 74,333,503
Cash equivalents and investments	462,135,259	138,017,363	23,938,982	624,091,604
Total cash, cash equivalents and investments	<u>\$ 536,468,529</u>	<u>\$ 138,017,363</u>	<u>\$ 23,939,215</u>	<u>\$ 698,425,107</u>
Investment Type				
U.S. Government obligations	\$ 31,765,469	\$ 1,571,196	\$ -	\$ 33,336,665
U.S. Government agencies	97,477,690	12,144,129	-	109,621,819
Municipal obligations	4,802,697	1,191,075	-	5,993,772
Corporate obligations	58,923,891	8,115,730	-	67,039,621
US Treasury	2,516,628	-	-	2,516,628
Yankee obligations	989,983	-	-	989,983
Domestic fixed income funds	-	9,890,832	-	9,890,832
Domestic equity investment funds	-	37,016,558	23,938,982	60,955,540
Domestic stocks	-	31,826,444	-	31,826,444
Foreign equity investment funds	-	16,473,057	-	16,473,057
Temporary investment funds	-	2,627,379	-	2,627,379
Real estate investment funds	-	17,160,963	-	17,160,963
Money market funds	157,027,944	-	-	157,027,944
Investment pools	63,453,003	-	-	63,453,003
Certificates of deposits	45,177,954	-	-	45,177,954
Total cash equivalents and investments	<u>\$ 462,135,259</u>	<u>\$ 138,017,363</u>	<u>\$ 23,938,982</u>	<u>\$ 624,091,604</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**A. CASH AND INVESTMENTS (CONTINUED)**

As of September 30, 2022, the City's cash and cash equivalents included deposits with financial institutions. Cash deposits are subject to custodial risk and custodial risk is the risk that in the event of a bank failure, the City's deposits may not be returned. Deposits with financial institutions were entirely covered by federal deposit insurance and collateral pool pledged to the State Treasurer of Florida by financial institutions that comply with the requirement of Florida Statutes and have been designated as Qualified Public Depositories ("QPD") by the State Treasurer of Florida. The Florida bank deposit insurance exists because Florida Statutes require state and local governmental units to only deposit monies with financial institutions classified as QPD. For a financial institution to qualify as QPD, it must participate in the state's deposit insurance pool that requires collateral to be deposited based on the financial institution's rating and the value of public funds it has on deposit. Upon default of any QPD, the pooled collateral is used to guarantee the state and local government deposits. This pool is additional insurance above the federal depository insurance. As of September 30, 2022, the City has bank deposits only with QPD institutions.

Cash, cash equivalents and investments held separately or where contractual arrangement or bond covenants require otherwise, are classified as "restricted assets". When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed. For purposes of the Statement of Cash Flows, cash equivalents are defined as all liquid investments with an original maturity of three months or less.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**A. CASH AND INVESTMENTS (CONTINUED)**

The following schedule reconciles the deposit and investment information above to the City's financial statements:

Fund Type	Equity in Pooled Cash and Investments	Restricted Equity in Pooled Cash and Investments	Total
<u>Governmental Activities</u>			
General	\$ 54,344,762	\$ 24,432,533	\$ 78,777,295
SW Annexation District 1	4,695,801	6,795,117	11,490,918
Community Redevelopment	275,361	-	275,361
Solid Waste	7,271,207	-	7,271,207
Governmental Finance Corporation	16,683,760	-	16,683,760
Other Governmental Funds	155,729,241	51,399,082	207,128,323
Total Governmental	239,000,132	82,626,732	321,626,864
<u>Business Type Activities</u>			
Utility System Fund	93,751,825	101,111,187	194,863,012
Stormwater Utility Fund	9,417,390	665,567	10,082,957
Nonmajor Enterprise Funds	606,088	-	606,088
Internal Service Fund	9,289,608	-	9,289,608
Total Business Type	113,064,911	101,776,754	214,841,665
Subtotal	\$ 352,065,043	\$ 184,403,486	\$ 536,468,529

The Other Post Employment Benefits (OPEB) trust fund's investments are maintained by an independent third-party investment management firm that is permitted by the City to invest those monies in their managed mutual funds.

	Fair Value	Rating S & P	Level
Mutual funds	\$ 23,938,982	n/a	level 1
Cash and equivalents	233	n/a	n/a
	<u>\$ 23,939,215</u>		

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

Investments

The City's investment policy applies to all investment activity and shall include all available funds in excess of amounts needed to meet short-term expenses, but shall not apply to pension funds, trust funds, or funds related to the issuance of debt where there are other existing policies or indentures in effect. The policy objective is to invest funds in a manner with highest priority on preservation of principal and safety of liquidity with optimization of investment returns being secondary consideration. Treasury securities are the benchmark used for riskless investment transactions with a minimum standard for rate of return.

The investment guidelines allow the following investments:

- Negotiable obligations unconditionally guaranteed by the United States Government and its agencies.
- Fully collateralized United States Agency obligations which carry an implied guarantee and the implied full faith and credit of the United States Government.
- Other United States Agency obligations which carry an implied guarantee and the implied full faith and credit of the United States Government.
- Interest-bearing savings accounts, money market accounts, certificates of deposit, or time deposits constituting direct obligations of any bank or savings and loan association certified as a Qualified Public Depository by the State of Florida.
- Repurchase agreements collateralized by U.S. Treasury Bills or Notes.
- State of Florida Local Government Surplus Funds Trust Fund (F.S. Chapter 218).
- Local government investment pool shares organized under F.S. Chapter 163 and rated AAA.
- Money market mutual fund shares of any money market fund registered as an investment company under the federal "Investment Company Act of 1940", as amended.

The policy also establishes guidelines for diversification by the above classification varying from a maximum of 5% to 80% in each category and to maintain no more than 10% of available resources in any one financial institution.

Except for the investments held in local government investment pools, the City's pooled investments are 100% insured through a combination of the implied guarantee of the United States Government, the Federal Depository Insurance Corporation (FDIC), and Florida's Qualified Public Depository coverage. United States Agency and Treasury obligations are held for the City by a third-party safe-keeping custodian through a "delivery-versus-payment" (DVP) process.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

The Florida local government investment pool balance consists of five governmental investment pools: Florida Cooperative Liquid Assets Securities System (FLCLASS), Florida Surplus Asset Fund (FLSAFE), Florida Public Assets for Liquidity Management (FL PALM), Florida Short Term Asset Reserve (FLSTAR), and Florida Local Government Investment Trust. The pools are organized under Florida Statutes Section 163, the Florida Interlocal Cooperation Act, by Florida public agencies for the purpose of operating an independent investment pool for local governments in Florida and administered by a Board of Trustees elected by the participants in the pool. FLCLASS and FLSAFE are operated in a manner consistent with SEC Rule 2a7 of the Investment Company Act of 1940. Rule 2a7 allows SEC registered mutual funds to use amortized cost rather than fair value, to report net position used to compute share prices if certain conditions are met. Those conditions included restrictions on the types of investments held, restrictions on the term to maturity of individual investment and the dollar weighted average of the portfolio, requirement for portfolio diversification, and requirement of divestiture considerations in the event of security downgrades and defaults and required actions if the fair value of the portfolio deviates from amortized cost by a specified amount. The fair value of the position in the pools is considered to be the same as the City's account balance (amortized cost) in the pool. The investment in FL PALM includes shares in the Term Series which are purchased to mature at pre-determined maturity dates selected by the City. FL PALM shares are redeemable at fair value with at least 7 days notice, less a premature redemption penalty.

Municipal Police Officers' Retirement Trust

The Municipal Police Officers' Retirement Trust Fund (MPORT) is authorized to invest in:

- U.S. Government obligations and U.S. agencies
- Domestic and foreign high quality bonds, notes and fixed income securities
- General market common stocks and equity securities, preferred stocks and pooled equity funds (maximum investment of 70% of total assets and no one stock or equity-related security would exceed 5% of the total portfolio on the cost basis)
- Real estate investment trusts (REIT), limited to 5% of the total portfolio

Fair Value of Investments: The City follows the provisions of GASB Codification, 150: *Investments*, which establishes a framework for measuring the fair value of investments in a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The three levels of the fair value hierarchy under GASBC 150 are described below:

Level 1 - Investments reflect unadjusted quoted prices in active markets for identical assets.

Level 2 - Investments reflect prices that are based on inputs that are either directly or indirectly observable for an asset (including quoted prices for similar assets), which may include inputs in markets that are not considered to be active.

Level 3 - Investments reflect prices based upon unobservable inputs.



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

The table below represents all investments of the City's Primary Government and Fiduciary Funds categorized in the fair value hierarchy.

Investments by fair value level	Total	Level 1	Level 2	Level 3
<b>Fixed Income Securities</b>				
U.S. government obligations	\$ 33,336,665	\$ -	\$ 33,336,665	\$ -
U.S. government agencies	109,621,819	-	109,621,819	-
Municipal obligations	5,993,772	-	5,993,772	-
Corporate obligations	67,039,621	-	67,039,621	-
US treasury bill	2,516,628	-	2,516,628	-
Yankee obligations	989,983	-	989,983	-
Domestic fixed investment funds	9,890,832	9,890,832	-	-
Domestic equity investment funds	60,955,540	60,955,540	-	-
Domestic stocks	31,826,444	31,826,444	-	-
Foreign equity investment funds	16,473,057	16,473,057	-	-
Temporary investments	2,627,379	2,627,379	-	-
<b>Subtotal</b>	<b>341,271,740</b>	<b>121,773,252</b>	<b>219,498,488</b>	<b>-</b>
<b>Investments measured at net asset value (NAV):</b>				
Real estate investment funds	17,160,963	-	-	-
FLSAFE	20,001,321	-	-	-
FLCLASS	20,069,077	-	-	-
FLSTAR	4,029,955	-	-	-
Florida Local Government Investment Trust	3,130,007	-	-	-
FLPALM	16,222,643	-	-	-
<b>Total investments at NAV</b>	<b>80,613,966</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Investments at cost:</b>				
Certificates of deposit (exempt)	45,177,954	-	-	-
Money market funds	157,027,944	-	-	-
<b>Total Investments at cost</b>	<b>202,205,898</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total investments</b>	<b>\$ 624,091,604</b>	<b>\$ 121,773,252</b>	<b>\$ 219,498,488</b>	<b>\$ -</b>

Real estate investment funds are open ended, commingled private real estate portfolios. These REIT-based funds are structured as limited partnerships. Their primary focus is to invest in well-based income producing properties within major U.S. markets. The fair values of the investments in these funds have been determined using the NAV per unit of the trust's ownership interest in partner's capital. The investments of the fund are valued quarterly. Withdrawal requests must be made 60 days in advance and may be paid in one or more installments.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

The FLCLASS, FLSAFE, FLSTAR, Florida Local Government Investment Trust, and FLPALM are local government investment pools. These pool types are Stable NAV Government Investment Pools.

Investment Risks

Interest rate risk is the risk that changes in interest rates will adversely affect the fair market value of fixed income securities. In order to limit interest rate risk the City's investment policy provides for maximum maturity period of 5 years.

Credit risk for fixed income securities is the risk that the issuer will not fulfill its obligations. Nationally recognized statistical rating organizations ("NRSRO"), such as Moody's and Standard and Poor's, assign credit ratings to security issuers and issues that indicate a measure of potential credit risk to investors. The City's investment policy addresses credit risk by limiting investments to the safest types of securities which are generally those receiving the highest credit ratings from NRSRO.

Concentration risk is the risk of amplified losses that may occur from having a large portion of your holdings in a particular investment, asset class or market segment relative to the overall portfolio. The City's investment policy requires diversification of investments to minimize potential losses on individual securities.

Custodial credit risk is defined as the risk that the plan may not recover cash and investment held by another party in the event of a financial failure. The Pension Trust Plan requires all securities to be held by a third-party custodian in the name of the Plan. Securities transactions between a broker-dealer and the custodian involving the purchase or sale of securities must be made on a "delivery vs. payment" basis to ensure that the custodian will have the security or money, as appropriate, in hand at the conclusion of the transaction. The investments in mutual funds are considered unclassified pursuant to the custodial credit risk categories of GASBC 150, because they are not evidenced by securities that exist in physical or book-entry form.

The Pension Trust Plan allows for foreign investments. Investing in foreign markets may involve special risks and considerations not typically associated with investing in companies in the United States of America. These risks include revaluation of currencies, high rates of inflation, repatriation restrictions on income and capital, and future adverse political, social, and economic developments. Moreover, securities of foreign governments may be less liquid, subject to delayed settlements, taxation on realized or unrealized gains, and their prices are more volatile than those of comparable securities in U.S. companies.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

The following table summarizes the fixed income portfolio price sensitivity to changes in interest rates:

Primary Government	NRSRO Rating	Average Duration	Fair Value
U.S. government obligations	AA+	2.468	\$ 31,765,469
U.S. government mortgage and asset back securities	AA+	2.958	97,477,690
Municipal obligations	AA	0.2187	4,802,697
Corporate obligations	A-AAA	1.595	58,923,891
Treasury Bills	A-1+	0.2635	2,516,628
Yankee obligations	A	0.2638	989,983
Pension Trust Funds			
U.S. government obligations	AA	8.9	1,571,196
U.S. government agencies	AA	4.21	12,144,129
Municipal obligations	AA-AAA	4.1	1,191,075
Corporate obligations	BBB-AA	7.7	8,115,730
Temporary investment funds	N/A	Daily	2,627,379

**B. RECEIVABLES**

At September 30, 2022, receivables for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts of \$4,222,038 for the nonmajor funds, are as follows:

	General Fund	SW Annexation District 1 Collection Fund	Solid Waste Fund	Governmental Finance Corporation Fund	Nonmajor Governmental Funds	Total
Governmental Funds:						
Current receivables	\$ 7,651,101	\$ 110,660,995	\$ -	\$ 280,602	\$ 24,603,147	\$ 143,195,845
Due from other governments	5,845,220	24,034	75,570	-	5,704,846	11,649,670
Gross Receivables	<u>\$ 13,496,321</u>	<u>\$ 110,685,029</u>	<u>\$ 75,570</u>	<u>\$ 280,602</u>	<u>\$ 30,307,993</u>	<u>\$ 154,845,515</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

Accounts receivable for enterprise funds are net of allowance for uncollectible accounts of \$345,823 for the Utility System and \$314,051 for the Stormwater Utility System. In addition, the enterprise funds have long term accounts receivable for 10 year, non-interest bearing water and sewer connection fees loans. The following schedule summarizes the receivable balances in the following fund types at September 30, 2022:

	<b>Utility System Fund</b>	<b>Stormwater Utility Fund</b>	<b>Total</b>
Business-Type Activities:			
Current receivables	\$15,277,697	\$ 1,107,832	\$16,385,529
Due from other governments	7,932	82,721	90,653
Noncurrent receivables	7,603,147	-	7,603,147
Advances to other funds	83,144	-	83,144
	<u>\$22,971,920</u>	<u>\$ 1,190,553</u>	<u>\$24,162,473</u>

**C. ASSESSMENTS RECEIVABLE**

The City issued special assessment debt for the expansion of the Utility System (Water and Sewer). The expansion occurred in multiple phases and projects at various times in the City. The levies have occurred in prior years and are reflected as special revenue funds. The City is assessing property owners for the expansion of the water and sewer system. Property owners were given the option of prepaying the full assessment amount or financing the amount over 20 years. The City issued special assessment debt to fund the construction for property owners who elected not to prepay. When financed, the payment is included within the property-owners annual real property tax bill and includes interest and an amount to cover the additional costs of financing. Property owners may pay off their assessment at any time plus accrued interest.

The City also issued special assessment debt for funding infrastructure improvements of roads, drainage, and water and sewer within particular benefited areas. These have been implemented at the request of those property-owners. The benefited properties are assessed annually for the necessary amounts to fund the current debt service requirements on the applicable debts.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**C. ASSESSMENTS RECEIVABLE (CONTINUED)**

The following schedule summarizes the current year transactions and balances at September 30, 2022:

	SW Annexation District 1 Collection Fund	Other Governmental	Total
Assessments Receivables Balance, October 1, 2021	\$ 113,669,950	\$ 32,423,306	\$ 146,093,256
Collections and Credits During the Year Ended September 30, 2022	(3,030,525)	(9,358,997)	(12,389,522)
Interest on Delinquent Assessments	21,570	1,151,614	1,173,184
Assessments Receivable Balance, September 30, 2022	<u>\$ 110,660,995</u>	<u>\$ 24,215,923</u>	<u>\$ 134,876,918</u>

Delinquent special assessments and interest on delinquent special assessments for the current fiscal year in the amount of \$535,461 are included in the assessments receivable year end balance reported in the above schedule. An allowance for doubtful accounts of \$1,734,943 has been provided for special assessments receivable at September 30, 2022.

In accordance with governmental accounting standards, the assessments are reported as "deferred inflows - unavailable revenues" on the Governmental Funds Balance Sheet since the assessments will be billed and collected in future years and are unavailable to pay current obligations. In the Statement of Net Position, the special assessments were recorded as revenues at the time of the assessment and are a component of Net Position

**D. LEASES RECEIVABLE**

For the year ended September 30, 2022, the financial statements include the adoption of GASB Statement No. 87, Leases. The primary objective of this statement is to enhance the relevance and consistency of information about governments' leasing activities. This statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. For additional information, refer to the disclosures below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 83 month lease as Lessor for the use of Tulip Boulevard Cell Tower. An initial lease receivable was recorded in the amount of \$193,476.25. As of September 30, 2022, the value of the lease receivable is \$169,172.21. The lessee is required to make monthly fixed payments of \$2,052.85 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2480%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$165,748.76, and City of Port St. Lucie, FL recognized lease revenue of \$27,727.49 during the fiscal year. The lessee has 3 extension option(s), each for 60 months. City of Port St. Lucie, FL had a termination period of 4 months as of the lease commencement.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**D. LEASES RECEIVABLE (CONTINUED)**

On October 01, 2021, City of Port St. Lucie, FL entered into a 72 month Sublease lease as Lessor for the use of West Port WWTF - Cell Tower - Verizon Direct Lease. An initial lease receivable was recorded in the amount of \$181,113.36. As of September 30, 2022, the value of the lease receivable is \$153,956.37. The lessee is required to make monthly fixed payments of \$2,290.34 plus an amount of atleast 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$150,927.80, and City of Port St. Lucie, FL recognized lease revenue of \$30,185.56 during the fiscal year. The lessee has 1 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 297 month lease as Lessor for the use of McCarty Extension Radio Cell Tower Site Lease. An initial lease receivable was recorded in the amount of \$48,406.92. As of September 30, 2022, the value of the lease receivable is \$46,595.53. The lessee is required to make annual fixed payments of \$2,500.00 plus an amount of atleast 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 1.8290%. The Infrastructure estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$46,453.27, and City of Port St. Lucie, FL recognized lease revenue of \$1,953.64 during the fiscal year. The lessee has 4 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 120 month Sublease lease as Lessor for the use of South Port WWTF - Cell Tower - Additional Land. An initial lease receivable was recorded in the amount of \$83,331.79. As of September 30, 2022, the value of the lease receivable is \$76,468.62. The lessee is required to make monthly fixed payments of \$584.93 plus an amount of atleast 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$74,998.61, and City of Port St. Lucie, FL recognized lease revenue of \$8,333.18 during the fiscal year. The lessee has 6 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 136 month Sublease lease as Lessor for the use of South Port WWTF - Cell Tower TC1401. An initial lease receivable was recorded in the amount of \$540,778.44. As of September 30, 2022, the value of the lease receivable is \$504,640.02. The lessee is required to make annual fixed payments of \$36,471.18 plus an amount of atleast 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$493,225.87, and City of Port St. Lucie, FL recognized lease revenue of \$47,552.57 during the fiscal year. The lessee has 6 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 83 month lease as Lessor for the use of Becker Cell Tower - SPS Lucie - 02. An initial lease receivable was recorded in the amount of \$280,650.80. As of September 30, 2022, the value of the lease receivable is \$245,350.29. The lessee is required to make annual fixed payments of \$35,886.32 plus an amount of atleast 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2480%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$240,123.61, and City of Port St. Lucie, FL recognized lease revenue of \$40,527.19 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**D. LEASES RECEIVABLE (CONTINUED)**

On October 01, 2021, City of Port St. Lucie, FL entered into a 180 month lease as Lessor for the use of Torino Park Cell Tower. An initial lease receivable was recorded in the amount of \$584,044.78. As of September 30, 2022, the value of the lease receivable is \$556,639.10. The lessee is required to make annual fixed payments of \$30,789.24 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.6320%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$545,194.79, and City of Port St. Lucie, FL recognized lease revenue of \$38,849.99 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 66 month Sublease lease as Lessor for the use of North Port WWTF - Ground Lease STC TWO, LLC - SPRINT. An initial lease receivable was recorded in the amount of \$233,533.01. As of September 30, 2022, the value of the lease receivable is \$197,989.61. The lessee is required to make annual fixed payments of \$36,023.23 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.8040%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$191,072.46, and City of Port St. Lucie, FL recognized lease revenue of \$42,460.55 during the fiscal year.

On October 01, 2021, City of Port St. Lucie, FL entered into a 86 month Sublease lease as Lessor for the use of North Port WWTF Cell Tower - Direct Lease. An initial lease receivable was recorded in the amount of \$158,399.20. As of September 30, 2022, the value of the lease receivable is \$138,406.59. The lessee is required to make monthly fixed payments of \$1,652.85 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2480%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$136,296.99, and City of Port St. Lucie, FL recognized lease revenue of \$22,102.21 during the fiscal year. The lessee has 1 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 70 month lease as Lessor for the use of Apache Avenue Park Cell Tower. An initial lease receivable was recorded in the amount of \$166,721.77. As of September 30, 2022, the value of the lease receivable is \$141,317.52. The lessee is required to make monthly fixed payments of \$2,134.97 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$138,450.53, and City of Port St. Lucie, FL recognized lease revenue of \$28,271.24 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 73 month Sublease lease as Lessor for the use of West Port WWTF - Darwin Cell Tower. An initial lease receivable was recorded in the amount of \$332,435.47. As of September 30, 2022, the value of the lease receivable is \$282,069.62. The lessee is required to make monthly fixed payments of \$4,153.71 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$277,788.54, and City of Port St. Lucie, FL recognized lease revenue of \$54,646.93 during the fiscal year. The lessee has 1 extension option(s), each for 60 months. The lessee had a termination period of 2 months as of the lease commencement.



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**D. LEASES RECEIVABLE (CONTINUED)**

On October 01, 2021, City of Port St. Lucie, FL entered into a 79 month Sublease lease as Lessor for the use of North Port WWTF - Direct Lease - Verizon. An initial lease receivable was recorded in the amount of \$163,781.96. As of September 30, 2022, the value of the lease receivable is \$140,938.83. The lessee is required to make monthly fixed payments of \$1,905.12 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2480%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$138,903.69, and City of Port St. Lucie, FL recognized lease revenue of \$24,878.27 during the fiscal year. The lessee has 1 extension option(s), each for 60 months.

On October 01, 2021 City of Port St. Lucie, FL entered into a 129 month lease as Lessor for the use of Lyngate Park Cell Tower. An initial lease receivable was recorded in the amount of \$396,485.35. As of September 30, 2022, the value of the lease receivable is \$368,004.92. The lessee is required to make annual fixed payments of \$30,871.24 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.8040%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$359,726.47, and City of Port St. Lucie, FL recognized lease revenue of \$36,758.88 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 83 month lease as Lessor for the use of Thornhill Cell Tower. An initial lease receivable was recorded in the amount of \$336,722.43. As of September 30, 2022, the value of the lease receivable is \$294,423.38. The lessee is required to make annual fixed payments of \$43,063.51 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2477%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$288,369.79, and City of Port St. Lucie, FL recognized lease revenue of \$48,352.64 during the fiscal year. The lessee has 3 extension option(s), each for 60 months.

On October 01, 2021, City of Port St. Lucie, FL entered into a 72 month lease as Lessor for the use of City Hall Cell Tower - MI55XC002. An initial lease receivable was recorded in the amount of \$257,425.33. As of September 30, 2022, the value of the lease receivable is \$218,631.77. The lessee is required to make annual fixed payments of \$39,067.72 plus an amount of at least 25% of the Rent Revenue for all future collocators. The lease has an interest rate of 0.2130%. The Land estimated useful life was 0 months as of the contract commencement. The value of the deferred inflow of resources as of September 30, 2022 was \$214,973.14, and City of Port St. Lucie, FL recognized lease revenue of \$42,452.18 during the fiscal year. The lessee has 1 extension option(s), each for 60 months.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

Governmental principal and interest expected to maturity for the years subsequent to September 30, 2022 are:

	Governmental Activities		
<u>September 30,</u>	Principal	Interest	Total
2023	\$ 160,986	\$ 7,826	\$ 168,812
2024	168,387	7,178	175,565
2025	176,090	6,498	182,588
2026	184,106	5,785	189,891
2027	189,747	5,038	194,785
2028 - 2032	452,552	15,438	467,990
2033 - 2037	198,075	3,202	201,277
Total	<u>\$ 1,529,943</u>	<u>\$ 50,965</u>	<u>\$ 1,580,908</u>

Business-Type principal and interest expected to maturity for the years subsequent to September 30, 2022 are:

	Business-Type Activities		
<u>September 30,</u>	Principal	Interest	Total
2023	\$ 275,315	\$ 6,289	\$ 281,604
2024	286,377	5,418	291,795
2025	297,853	4,511	302,364
2026	309,760	3,566	313,326
2027	321,716	2,582	324,298
2028 - 2032	428,920	5,769	434,689
2033 - 2037	66,270	2,375	68,645
2038 - 2042	11,216	1,284	12,500
2043 - 2046	7,234	266	7,500
Total	<u>\$ 2,004,661</u>	<u>\$ 32,060</u>	<u>\$ 2,036,721</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**E. CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2022, was as follows:

	Beginning Balance	Additions	Deletions	Adjustments / Transfers	Ending Balance
Governmental Activities					
Capital assets, not being depreciated/amortized					
Land	\$ 163,224,478	\$ 600,452	\$ (161,117)	\$ (178,909)	\$ 163,484,904
Construction work in progress	32,691,479	10,371,171	-	(32,489,467)	10,573,183
<b>Total Capital Assets, Not Being Depreciated</b>	<b>195,915,957</b>	<b>10,971,623</b>	<b>(161,117)</b>	<b>(32,668,376)</b>	<b>174,058,087</b>
Capital Assets, Being Depreciated/Amortized:					
Buildings	135,753,463	617,953	-	774,086	137,145,502
Improvements other than buildings	87,821,133	8,911,171	-	13,001,009	109,733,313
Machinery and equipment	40,741,016	3,680,055	(2,337,781)	-	42,083,290
Right-to-use lease assets	889,932	6,275	-	-	896,207
Intangible	298,922	-	-	-	298,922
Infrastructure	804,952,627	363,787	-	18,893,281	824,209,695
<b>Total Capital Assets, Being Depreciated</b>	<b>1,070,457,093</b>	<b>13,579,241</b>	<b>(2,337,781)</b>	<b>32,668,376</b>	<b>1,114,366,929</b>
Less Accumulated Depreciation/Amortization for:					
Buildings	53,400,277	3,373,558	-	-	56,773,835
Improvements other than buildings	33,352,583	5,792,665	-	-	39,145,248
Machinery and equipment	27,315,192	3,696,797	(2,219,425)	-	28,792,564
Right-to-use lease assets	-	350,216	-	-	350,216
Intangible	142,640	48,431	-	-	191,071
Infrastructure	380,061,959	18,568,444	-	-	398,630,403
<b>* Total Accumulated Depreciation/Amortization</b>	<b>494,272,651</b>	<b>31,830,111</b>	<b>(2,219,425)</b>	<b>-</b>	<b>523,883,337</b>
<b>Total Capital Assets, Being Depreciated - Net</b>	<b>576,184,442</b>	<b>(18,250,870)</b>	<b>(118,356)</b>	<b>32,668,376</b>	<b>590,483,592</b>
<b>Total Capital Assets, Net of Depreciation/Amortization</b>	<b>\$ 772,100,399</b>	<b>\$ (7,279,247)</b>	<b>\$ (279,473)</b>	<b>\$ -</b>	<b>\$ 764,541,679</b>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**E. CAPITAL ASSETS (CONTINUED)**

\* Depreciation/Amortization expense was charged to functions as follow:

Governmental Activities:	
General Government	\$ 702,781
Public Safety	2,693,065
Physical Environment	626,177
Transportation	20,667,531
Economic Environment	2,728,500
Human Services	38,694
Culture & Recreation	<u>4,373,363</u>
Total Depreciation	<u>\$ 31,830,111</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

Capital asset activity for the year ended September 30, 2022 was as follows:

	Beginning Balance	Increase	Decrease	Transfers	Ending Balance
<b>Business-Type Activities</b>					
Capital assets, not being depreciated/amortized					
Land	\$ 56,187,923	\$ 1,365	\$ (2,860)	\$ -	\$ 56,186,428
Construction work in progress	26,740,129	16,170,223	-	(26,364,587)	16,545,765
<b>Total Capital Assets, Not Being Depreciated</b>	<b>82,928,052</b>	<b>16,171,588</b>	<b>(2,860)</b>	<b>(26,364,587)</b>	<b>72,732,193</b>
Capital assets, being depreciated/amortized					
Plant	338,485,664	4,561,180	-	-	343,046,844
Water and Sewer system	734,839,194	42,896,830	-	16,996,132	794,732,156
Machinery and equipment	37,504,407	1,716,637	(697,483)	-	38,523,561
Buildings	5,110,008	98,531	-	7,664,761	12,873,300
Improvements other than buildings	9,965,455	1,715,967	-	1,703,694	13,385,116
Intangible	1,054,230	48,735	-	-	1,102,965
Infrastructure	26,959,631	-	-	-	26,959,631
Right-to-use lease assets	125,616	-	-	-	125,616
<b>Total Capital Assets, Being Depreciated</b>	<b>1,154,044,205</b>	<b>51,037,880</b>	<b>(697,483)</b>	<b>26,364,587</b>	<b>1,230,749,189</b>
Less Accumulated Depreciation/Amortization for:					
Plant	142,466,868	9,006,170	-	-	151,473,038
Water and Sewer system	385,325,361	29,002,675	-	-	414,328,036
Machinery and equipment	23,752,398	2,169,065	(681,238)	-	25,240,225
Buildings	2,297,391	661,522	-	-	2,958,913
Improvements other than buildings	2,962,070	833,910	-	-	3,795,980
Intangible	706,283	104,075	-	-	810,358
Infrastructure	6,403,653	701,784	-	-	7,105,437
Right-to-use lease assets	-	36,766	-	-	36,766
<b>* Total Accumulated Depreciation</b>	<b>563,914,024</b>	<b>42,515,967</b>	<b>(681,238)</b>	<b>-</b>	<b>605,748,753</b>
<b>Total Capital Assets, Being Depreciated - Net</b>	<b>590,130,181</b>	<b>8,521,913</b>	<b>(16,245)</b>	<b>26,364,587</b>	<b>625,000,436</b>
<b>Total Capital Assets, Net of Depreciation</b>	<b>\$ 673,058,233</b>	<b>\$ 24,693,501</b>	<b>\$ (19,105)</b>	<b>\$ -</b>	<b>\$ 697,732,629</b>

\* Depreciation/Amortization expense was charged to functions as follow:

Business-Type Activities:	
Utility system	\$ 40,039,244
Stormwater Utility	2,290,363
Nonmajor enterprise	186,360
<b>Total Depreciation</b>	<b>\$ 42,515,967</b>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**F. ENCUMBRANCES**

The City has outstanding commitments for engineering and construction projects in process. Those commitments are approximated for the respective funds at September 30, 2022:

General Fund	\$ 3,029,742
Community Redevelopment Agency Fund	209,025
Solid Waste Fund	2,955,853
Nonmajor Governmental Funds	53,236,976
Utility System	17,310,048
Stormwater Utility	2,046,191
Nonmajor Enterprise Fund	379,600
Total Encumbrances	<u><u>\$ 79,167,435</u></u>

**G. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS**

The following is a summary of amounts due to other funds:

Receivable Fund	Payable Fund	Amount
General Fund	Solid Waste Fund	\$ 474,727
Road and Bridge Fund	General Fund	26,177
National Pollution Fund	General Fund	398
Utility System	General Fund	22,862
Stormwater Utility	General Fund	41,350

The following balances resulted from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made and adjustments recorded subsequent to year end.

The following is a summary of amounts advanced to other funds:

Receivable Fund	Payable Fund	Amount
Utility System	Stormwater Utility	\$ 29,694
Utility System	Nonmajor Enterprise Fund	53,450
General Fund	Solid Waste Fund	3,826,406

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

The following is a summary of interfund transfers:

Transfers-Out	Transfers-In							Total
	General Fund	Community Redevelopment Fund	Governmental Finance Corporation Fund	Nonmajor Governmental Funds	Utility System Fund	Stormwater Utility Funds	Nonmajor Enterprise Fund	
General Fund	\$ -	\$ 2,365,935	\$ 3,689,828	\$ 63,477,799	\$ 1,221,639	\$ 1,277,156	\$ 199,000	\$ 72,231,357
SW Annex District 1 Fund	1,095	-	-	-	-	-	-	1,095
Community Redevelopment Fund	48,714	-	-	-	-	-	-	48,714
Governmental Finance Corporation Fund	-	-	-	1,400,000	-	-	-	1,400,000
Nonmajor Governmental Funds	5,223,981	151,045	-	20,737,791	73,417	-	-	26,186,234
Solid Waste Fund	155,936	-	-	-	-	90,600	-	246,536
Utility System Fund	4,660,857	-	-	-	-	-	-	4,660,857
Stormwater Utility Fund	1,444,888	-	-	-	-	-	-	1,444,888
Nonmajor Enterprise Fund	175,020	-	-	-	-	-	-	175,020
Internal Service Fund	66,576	-	-	-	510	-	-	67,086
Totals	<u>\$ 11,777,067</u>	<u>\$ 2,516,980</u>	<u>\$ 3,689,828</u>	<u>\$ 85,615,590</u>	<u>\$ 1,295,566</u>	<u>\$ 1,367,756</u>	<u>\$ 199,000</u>	<u>\$106,461,787</u>

The City's routine transfers include transfers made to move unrestricted revenues or balances that have been collected or accumulated in the General Fund to other funds based on budgetary authorization, and the transfer of revenues from a fund that by statute or budgetary authority must collect them to a fund that by statute or budgetary authority to expend them. Additionally, several funds transferred to the Road & Bridge Fund their allocable share of construction project expenditures.

**H. LEASES PAYABLE**

For the year ended September 30, 2022, the financial statements include the adoption of GASB Statement No. 87, *Leases*. The primary objective of this statement is to enhance the relevance and consistency of information about governments' leasing activities. This statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. For additional information, refer to the disclosures below.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. LEASES PAYABLE (CONTINUED)**

On October 01, 2021, City of Port St. Lucie, FL entered into a 53 month Sublease lease as Lessee for the use of Xerox Copier - Parks & Recreation. An initial lease liability was recorded in the amount of \$6,169.29. As of September 30, 2022, the value of the lease liability is \$4,783.78. City of Port St. Lucie, FL is required to make monthly fixed payments of \$117.65. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$6,169.29. with accumulated amortization of \$1,396.82 is included with Equipment on the Lease Class activities table found below.

On August 08, 2022, City of Port St. Lucie, FL entered into a 36 month Sublease lease as Lessee for the use of Xerox Copier - C8130T2. An initial lease liability was recorded in the amount of \$6,274.34. As of September 30, 2022, the value of the lease liability is \$5,926.69. City of Port St. Lucie, FL is required to make monthly fixed payments of \$179.87. The lease has an interest rate of 2.1840%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$6,274.34 with accumulated amortization of \$191.72 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 53 month Sublease lease as Lessee for the use of Xerox Copier - C8145H2 - Police. An initial lease liability was recorded in the amount of \$15,431.43. As of September 30, 2022, the value of the lease liability is \$11,962.50. City of Port St. Lucie, FL is required to make monthly fixed payments of \$294.20. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$15,431.43 with accumulated amortization of \$3,474.24 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 56 month Sublease lease as Lessee for the use of Xerox Copier - C400DN. An initial lease liability was recorded in the amount of \$1,818.55. As of September 30, 2022, the value of the lease liability is \$1,433.26. City of Port St. Lucie, FL is required to make monthly fixed payments of \$32.96. The lease has an interest rate of 0.6320%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$1,818.55 with accumulated amortization of \$383.53 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 44 month Sublease lease as Lessee for the use of Xerox Copier - C8070H - Legal. An initial lease liability was recorded in the amount of \$13,598.39. As of September 30, 2022, the value of the lease liability is \$9,912.41. City of Port St. Lucie, FL is required to make monthly fixed payments of \$311.79. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$13,598.39 with accumulated amortization of \$3,642.43 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 41 month Sublease lease as Lessee for the use of Xerox Copier - B405DN. An initial lease liability was recorded in the amount of \$448,630.50. As of September 30, 2022, the value of the lease liability is \$314,314.95. City of Port St. Lucie, FL is required to make monthly fixed payments of \$11,005.13. The lease has an interest rate of 0.3280%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$448,630.50 with accumulated amortization of \$131,306.49 is included with Equipment on the Lease Class activities table found below.



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**H. LEASES PAYABLE (CONTINUED)**

On October 01, 2021, City of Port St. Lucie, FL entered into a 42 month Sublease lease as Lessee for the use of Xerox - Multiple. An initial lease liability was recorded in the amount of \$15,720.21. As of September 30, 2022, the value of the lease liability is \$11,254.02. City of Port St. Lucie, FL is required to make monthly fixed payments of \$377.44. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$15,720.21 with accumulated amortization of \$4,417.86 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 49 month Sublease lease as Lessee for the use of Xerox Copier - C7025S. An initial lease liability was recorded in the amount of \$7,705.30. As of September 30, 2022, the value of the lease liability is \$5,832.00. City of Port St. Lucie, FL is required to make monthly fixed payments of \$158.81. The lease has an interest rate of 0.4750%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$7,705.30 with accumulated amortization of \$1,887.01 is included with Equipment on the Lease Class activities table found below.

On October 01, 2021, City of Port St. Lucie, FL entered into a 25 month lease as Lessee for the use of Dell - Latitude S420. An initial lease liability was recorded in the amount of \$500,200.32. As of September 30, 2022, the value of the lease liability is \$249,842.04. City of Port St. Lucie, FL is required to make annual fixed payments of \$250,461.65. The lease has an interest rate of 0.2480%. The Computer Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$500,200.32 with accumulated amortization of \$240,096.15 is included with Computer Equipment on the Lease Class activities table found below.

On August 29, 2022, City of Port St. Lucie, FL entered into a 36 month Sublease lease as Lessee for the use of Xerox Copier - C8130T2. An initial lease liability was recorded in the amount of \$6,274.54. As of September 30, 2022, the value of the lease liability is \$5,925.89. City of Port St. Lucie, FL is required to make monthly fixed payments of \$179.87. The lease has an interest rate of 2.1840%. The Equipment estimated useful life was 0 months as of the contract commencement. The value of the right to use asset as of September 30, 2022 of \$6,274.54 with accumulated amortization of \$185.91 is included with Equipment on the Lease Class activities table found below.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**I. GOVERNMENTAL AMOUNT OF LEASE ASSETS BY MAJOR CLASSES OF UNDERLYING ASSET**

Amount of lease assets by major classes of underlying asset as of September 30, 2022 are:

As of Fiscal Year-end

<u>Asset Class</u>	<u>Lease Asset Value</u>	<u>Accumulated Amortization</u>
Equipment	\$ 521,623	\$ 146,886
Computer Equipment	500,200	240,096
Total	<u>\$ 1,021,823</u>	<u>\$ 386,982</u>

Governmental lease principal and interest requirements for each of the years subsequent to September 30, 2022 are:

Governmental Activities

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 362,088	\$ 1,620	\$ 363,708
2024	113,064	531	113,595
2025	54,562	106	54,668
2026	2,479	3	2,482
Total	<u>\$ 532,193</u>	<u>\$ 2,260</u>	<u>\$ 534,453</u>

Business-Type Lease principal and interest requirements for each of the years subsequent to September 30, 2022 are:

Business-Type Activities

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 36,620	\$ 245	\$ 36,865
2024	36,178	120	36,298
2025	16,196	13	16,209
Total	<u>\$ 88,994</u>	<u>\$ 378</u>	<u>\$ 89,372</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**J. LONG-TERM LIABILITIES**

Governmental Activities Debt

The following is a summary of the changes in long-term liabilities for the year ended September 30, 2022:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within one year
Governmental Activities:					
General Obligation & Refunding Bonds Series 2014	\$ 53,380,000	\$ -	\$ 4,675,000	\$ 48,705,000	\$ 4,910,000
General Obligation & Refunding Bonds Series 2016	35,945,000	-	-	35,945,000	-
Public Service Tax Bonds, Series 2014	18,380,000	-	505,000	17,875,000	535,000
Public Service Tax Bonds, Series 2016	18,640,000	-	18,640,000	-	-
CRA TIF Refunding Bonds, Series 2016	24,070,000	-	3,770,000	20,300,000	3,955,000
Taxable Special Obligation bonds, Series 2017	17,895,000	-	1,000,000	16,895,000	1,025,000
Taxable Special Obligation Bonds, Series 2018	50,805,000	-	1,565,000	49,240,000	1,620,000
Capital and Refunding Bonds, Series 2021	45,665,000	-	2,610,000	43,055,000	2,715,000
Subtotal	264,780,000	-	32,765,000	232,015,000	14,760,000
Special Assessment District Bonds					
Series 2003 D, East Lake Village	515,000	-	-	515,000	515,000
Series 2005 A, St Lucie Land Holdings	5,435,000	-	-	5,435,000	330,000
Series 2016, SW Annex Refunding	112,110,000	-	3,215,000	108,895,000	3,270,000
Unamortized bond premium	15,889,007	-	3,683,028	12,205,979	-
Subtotal	133,949,007	-	6,898,028	127,050,979	4,115,000
Total bonds payable, net	398,729,007	-	39,663,028	359,065,979	18,875,000
Compensated Absences	11,801,848	8,459,715	7,535,519	12,726,044	1,138,739
Leases	1,157,042	6,275	631,124	532,193	362,088
Subtotal	12,958,890	8,465,990	8,166,643	13,258,237	1,500,827
Total	\$ 411,687,897	\$ 8,465,990	\$ 47,829,671	\$ 372,324,216	\$ 20,375,827

\$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.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

\$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 (Wyncrest Project).

\$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 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%. Proceeds were used to provide funds together with other legally available funds to refund all of the City's outstanding Research Facilities Revenue Bonds, Series 2010 (Oregon Health and Science University Vaccine and Gene Therapy Institute Florida Corp. Project and pay costs and expenses of issuing the Series 2018A Bonds. There was an economic loss of \$600,820 resulting from the transaction. The proceeds of the Series 2010 Bonds were used by the City to finance a loan to the Oregon Health and Science University Vaccine and Gene Therapy Institute Florida Corp ("VGTI") for the purpose of financing the acquisition of certain land located in the City and the construction, furnishing and equipping of the approximately 99,000 gross square foot building.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

\$45,665,000 Capital Improvement and Refunding Revenue Bonds, Series 2021 - payable solely from and secured by a lien upon and pledge of the pledged funds, due in annual principal installments ranging from \$770,000 to \$2,715,000 plus semiannual interest at a rate ranging from 3.000% to 4.000%. Proceeds are being used to provide funds together with other legally available funds to acquire, construct, and equip a new Public Works Building, Police Training Facility, Torino Regional Park Improvements, Tradition Regional Park Improvements, an Adaptive Traffic Light System, and refund the remaining balance of the \$13,915,000 Sales Tax Refunding Revenue Bonds, Series 2011. The refunding resulted in a future cash flow savings of \$232,586 and a net present value savings of \$227,448.

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 Land Holdings 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.

\$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).

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

Long-term debt service requirements for each of the years subsequent to September 30, 2022 are:

	Governmental Activities		
<u>September 30,</u>	Principal	Interest	Total
2023	\$ 18,875,000	\$ 13,842,052	\$ 32,717,052
2024	18,935,000	13,040,551	31,975,551
2025	19,730,000	12,239,963	31,969,963
2026	20,670,000	11,366,468	32,036,468
2027	15,525,000	10,656,331	26,181,331
2028	14,715,000	10,042,074	24,757,074
2029	15,310,000	9,453,382	24,763,382
2030	15,945,000	8,821,959	24,766,959
2031	16,625,000	8,142,892	24,767,892
2032	17,305,000	7,454,682	24,759,682
2033	17,985,000	6,721,006	24,706,006
2034	18,755,000	5,954,430	24,709,430
2035	19,515,000	5,206,509	24,721,509
2036	10,000,000	4,425,107	14,425,107
2037	10,365,000	4,052,801	14,417,801
2038	10,755,000	3,666,342	14,421,342
2039	11,165,000	3,264,699	14,429,699
2040	11,585,000	2,840,045	14,425,045
2041	12,040,000	2,387,743	14,427,743
2042	12,505,000	1,916,692	14,421,692
2043	9,150,000	1,411,400	10,561,400
2044	8,155,000	1,079,075	9,234,075
2045	8,435,000	800,650	9,235,650
2046	1,930,000	512,600	2,442,600
2047	2,010,000	435,400	2,445,400
2048	2,090,000	355,000	2,445,000
2049	2,175,000	271,400	2,446,400
2050	2,260,000	184,400	2,444,400
2051	2,350,000	94,000	2,444,000
Total	<u>\$ 346,860,000</u>	<u>\$ 150,639,653</u>	<u>\$ 497,499,653</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

Business-Type Activity Debt:

The following summary reflects the transactions of long-term obligations in the enterprise funds for the year ended September 30, 2022:

	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
<b>Stormwater Utility System Fund:</b>					
Series 2020 Stormwater Refunding Special Revenue	\$ 30,145,000	\$ -	\$ -	\$ 30,145,000	\$ -
Series 2011 Stormwater Refunding Revenue Bonds	2,585,000	-	1,260,000	1,325,000	1,325,000
<b>Utility System Fund:</b>					
Series 2007 Utility Refunding & Improvement Revenue Bonds	56,565,000	-	8,265,000	48,300,000	8,695,000
Series 2012 Utility Refunding Revenue Bonds	16,275,000	-	16,275,000	-	-
Series 2014 Utility Refunding Revenue Bonds	26,595,000	-	1,590,000	25,005,000	1,715,000
Series 2016 Utility Refunding Revenue Bonds	200,210,000	-	3,245,000	196,965,000	3,370,000
Series 2018 Utility Refunding Revenue Bonds	7,505,000	-	280,000	7,225,000	285,000
Series 2021 Utility System Revenue Bonds	30,635,000	-	540,000	30,095,000	560,000
Unamortized bond premium	32,368,585	-	4,436,428	27,932,157	-
<b>Total bonds payable, net</b>	<b>402,883,585</b>	<b>-</b>	<b>35,891,428</b>	<b>366,992,157</b>	<b>15,950,000</b>
2022 Direct Placement Bank Loan	-	15,750,000	295,000	15,455,000	1,175,000
Compensated Absences	4,270,350	2,292,326	2,600,976	3,961,700	356,552
Leases	125,616	-	36,622	88,994	36,620
<b>Total Long-term Obligations</b>	<b>\$ 407,279,551</b>	<b>\$ 18,042,326</b>	<b>\$ 38,824,026</b>	<b>\$ 386,497,851</b>	<b>\$ 17,518,172</b>

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.

\$30,145,000 Stormwater Utility Refunding Revenue Bonds, Series 2020 - due in annual principal installments of \$1,030,000 to \$3,070,000, plus interest of 4% through May 2039. The series 2020 bonds were issued on February 13th, 2020, and the proceeds of this issue were used to refund 2010A and 2010B Taxable Build America Bonds and Taxable Recovery Zone Economic Development Bonds of \$26,895,000 and \$9,105,000 respectively. The refunding resulted future cash flow savings of \$11,072,557 and in a net present value savings of \$9,296,118.

\$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.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

The Utility System Revenue Bonds and Notes 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.

\$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. The refunding resulted in a future cash flow savings of \$4,395,964 and a net present value savings of \$2,899,018. The economic loss of \$1,039,035 will be amortized over 18 years.

\$30,635,000 Utility System Revenue Bonds, Series 2021 - due in annual principal installments ranging from \$540,000 to \$1,145,000 plus interest semiannually ranging from 3.00% to 5.00% through September 2041. The Series 2021 Bonds were issued in June 2021 to provide funds, together with other legally available funds, to finance costs relating to the acquisition, construction, and equipping two new western reverse osmosis Floridian wells for the James E. Anderson ("JEA") Water Treatment Plant, a new western raw water main to connect the new wells to the JEA Water Treatment Plant, relocation of water utility lines in connection with the Floresta Drive roadway improvements, a new deep injection well for the Prineville Water Treatment Facility, various upgrades to the Westport Wastewater Treatment Plant to meet new nutrient reduction requirements, the extension of a reuse water line one mile southwest of C24 canal to the Glades wastewater booster pumping station, and various upgrades to the Northport booster pump main to increase the capacity of wastewater flows to the Glades Wastewater Treatment Plant.



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

\$15,750,000 Direct Placement Bank Loan, 2022 - due in annual principal installments ranging from \$295,000 and \$4,375,000 plus interest semiannually of 2.350% through September 2029. The Direct Placement Bank Loan, 2022 was issued in June of 2022 to refund all of Utility System Refunding Revenue Bonds, Series 2012. The refunding resulted in a net present value savings of \$1,465,240. The purpose of the Series 2012 were to advance refund a portion of the Series 2003 Refunded Bonds and advance a portion of the Series 2004 Refunded Bonds.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

Long-term debt service requirements for each of the years subsequent to September 30, 2022 are:

Business-Type Activities

<u>September 30,</u>	Principal	Interest	Total
2023	\$ 17,125,000	\$ 15,190,668	\$ 32,315,668
2024	17,610,000	14,362,668	31,972,668
2025	18,495,000	13,507,445	32,002,445
2026	19,430,000	12,608,485	32,038,485
2027	20,410,000	11,670,733	32,080,733
2028	21,370,000	10,752,233	32,122,233
2029	22,395,000	9,778,705	32,173,705
2030	23,690,000	8,756,650	32,446,650
2031	24,755,000	7,747,350	32,502,350
2032	25,880,000	6,675,300	32,555,300
2033	27,015,000	5,592,050	32,607,050
2034	28,180,000	4,482,750	32,662,750
2035	29,405,000	3,311,950	32,716,950
2036	30,520,000	2,354,100	32,874,100
2037	3,680,000	1,108,400	4,788,400
2038	3,910,000	961,200	4,871,200
2039	4,135,000	815,150	4,950,150
2040	1,100,000	660,400	1,760,400
2041	1,145,000	616,400	1,761,400
2042	1,190,000	570,600	1,760,600
2043	1,235,000	523,000	1,758,000
2044	1,285,000	473,600	1,758,600
2045	1,335,000	422,200	1,757,200
2046	1,390,000	368,800	1,758,800
2047	1,445,000	313,200	1,758,200
2048	1,505,000	255,400	1,760,400
2049	1,565,000	195,200	1,760,200
2050	1,625,000	132,600	1,757,600
2051	1,690,000	67,600	1,757,600
Total	<u>\$ 354,515,000</u>	<u>\$ 134,274,837</u>	<u>\$ 488,789,837</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

Utility System Fund

A summary of significant bond ordinance terms and covenants for the Utility System Revenue Bonds are as follows:

1. Principal and interest are payable from and secured by a pledge of the net revenues from the operation of the system. Pledged revenues may include ad valorem taxes, special assessments, capital facilities charges, and certain investment earnings thereon, or any combination thereof. Currently, ad valorem taxes and special assessments are not pledged as a Pledged Revenue for the bonds. The bonds do not constitute a lien on the system.
2. The Utility System is required to maintain certain depository accounts, such as a Sinking Fund for annual debt service, Reserve Account for the maximum annual debt service requirement, Capital Facilities Charges Account for the deposit of connection fees and a Renewal and Replacement Account to fund replacement of System capital assets.
3. The City has covenanted to establish and maintain rates at a level sufficient to provide net revenues from operation of the System equal to 100% of the current debt service requirement plus the required deposits into the Reserve account and the Renewal and Replacement Fund. Rates also must be sufficient to equal 110% of the current debt service requirement and the required deposits, including the investment income from the Project Fund, a calculated percentage of the capital facilities charges, and any transfers from the Rate Stabilization fund.

Stormwater Utility Fund

A summary of significant bond ordinance terms and covenants for the Stormwater Utility Revenue Bonds are as follows:

1. Principal and interest are payable from and secured by a pledge of the gross revenues from the operation of the stormwater utility. Additionally, electric franchise fees can be used to ensure there will be sufficient amounts on hand to pay the debt service requirement.
2. The Utility is required to maintain certain depository accounts, such as a Sinking Fund for annual debt service and a Renewal and replacement Fund for replacement of capital assets.

**K. REFUNDED AND DEFEASED DEBT**

Bonds are refunded to retire all or a portion of an outstanding bond issue. Typically, the purpose of refundings is to refinance at a lower interest rate to reduce overall debt service. Refunding provides an irrevocable deposit with an escrow agent of sufficient funds to pay principal and interest, when due, on the refunded bonds to the earliest call date. These obligations are no longer considered a liability of the City.

Deafeasances / Extinguishment of Debt

During fiscal year 2021-22, the City defeased \$18.6 million of Public Service Tax Bonds, Series 2016. City funds were used to fund the defeasance with the trustee in accordance with the trust agreement on September 27, 2022. The City eliminated future interest payments by defeasing the debt.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**K. REFUNDED AND DEFEASED DEBT (CONTINUED)**

Refundings

The City has the following defeased refunded debt issues:

During fiscal year 2021-22, the City issued Direct Placement Bank Loan (Professional Bank) to refund Utility System Refunding Revenue Bonds, Series 2012. The refunding reduced the present value of future debt service payments. These savings were available due to improved market conditions (i.e., lower interest rates) during the year compared to the issuance year. The effects of the refunding is summarized as follows (in thousands):

	Utility System Refunding Revenue Bonds
Series	2012
Closing Date	6/3/2022
Net Interest Rate	2.35 %
Refunding Bonds Issued	\$ 15,750,000
Premium (Discount)	-
Underwriter's Discount	-
Issuance Costs and Insurance	(60,039)
Net Proceeds	\$ 15,689,961
Refunded Amount	\$ 16,275,000
Decrease (Increase) in Debt Service	\$ 1,606,078
Economic Gain (Loss)	\$ 1,465,240
Number of Years Affected	4.9

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**K. REFUNDED AND DEFEASED DEBT (CONTINUED)**

The deferred and amortized amounts of accounting gains/losses on bond refundings (which are deferred outflows/inflows of resources) at September 30, 2022, are amortized as follows (in thousands):

	Deferred Amount	Additions (Gains/Losses)	Reductions due to Refunding	Amortization Gains/(Losses)	Deferred Amount
Genreal Government					
Revenue Bonds	\$ 4,649	\$ -	\$ (1,033)	\$ (931)	\$ 2,685
Special Assessment District	8,664	-	-	(1,265)	7,399
General Obligation	268	-	-	(134)	134
	<u>\$ 13,581</u>	<u>\$ -</u>	<u>\$ (1,033)</u>	<u>\$ (2,330)</u>	<u>\$ 10,218</u>

	Deferred Amount	Additions (Gains/Losses)	Reductions due to Refunding	Amortization Gains/(Losses)	Deferred Amount
Enterprise Funds					
Stormwater	\$ 478	\$ -	\$ -	\$ (57)	\$ 421
Utility	10,126	-	-	(1,513)	8,613
	<u>\$ 10,604</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1,570)</u>	<u>\$ 9,034</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)**

**L. CRA TRUST FUND**

The Community Redevelopment Agency has responsibility for the tax increment districts. Pursuant to Section 163.387, Florida Statutes, a Redevelopment Trust Fund serves to process the transactions relating to the tax increment district. The following schedule shows the amount and source of funds and the amount and use of funds for the trust fund during the fiscal year ended September 30, 2022, as well as principal and interest paid during the year on the debt which is pledged with tax increment revenues. The balance of the debt remaining is presented as part of governmental activities debt.

Source of Funds	Date	Amount
City of Port St. Lucie	Various	\$ 2,516,980
St. Lucie County	12/30/2020	2,676,434
Sale of Capital Assets	Various	1,800,000
Lease Revenue	Monthly	57,893
Interest Earnings	Monthly	(8,716)
Total Deposits		<u>\$ 7,042,591</u>

Use of Funds	Date	Amount
Debt Service - Principal	1/3/2022	\$ 3,770,000
Debt Service - Interest	Semi-annual	1,109,250
Stormwater Utility Payment	4/7/2022	9,237
CRA Operating Expenses	Various	1,462,989
Purchase of Capital Assets	Various	469,912
City of Port St. Lucie - Indirect Costs	Various	48,714
Total Withdrawals		<u>\$ 6,870,102</u>

Principal and interest on indebtedness	Principal	Interest	Total
Series 2016 bonds	<u>\$ 20,300,000</u>	<u>\$ 2,168,500</u>	<u>\$ 22,468,500</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION**

**A. RISK MANAGEMENT**

The City is exposed to various risks of loss related to theft of, damage to, and destruction of assets, errors and omissions, injuries to employees and third parties, and natural disasters. The City is a member of the Treasure Coast Risk Management Program (TRICO, a cooperative of local governments created under Florida Statute 163). As a participant in the risk pool, the City may be assessed for any deficits of the pool, which would be required to be funded.

The City has commercial property, automobile physical damage, flood, equipment breakdown, auto/ general/ cyber/ law enforcement liability, public officials and employment practices liability, crime, terrorism and active shooter, and statutory accidental death and dismemberment coverage through TRICO which also carries various excess and reinsurance policies through different carriers. The property coverage is subject to \$75,000,000 limit with a \$100,000 deductible per occurrence except wind, flood, and earthquake. Terrorism coverage is subject to \$75,000,000 limit and a \$100,000 deductible. The equipment breakdown coverage is subject to a \$10,000 deductible per occurrence. The City is a qualified self-insurer in the State of Florida and granted sovereign immunity under Florida Statute 768.28. Liability is currently limited to \$200,000 per claimant/\$300,000 per occurrence. An excess general liability, law enforcement and automobile liability policy is in force with policy limits of \$1,000,000 per occurrence/\$2,000,000 annual aggregate which is subject to \$1,000,000 self-insured retention and tracks Florida Statute 768.28. A Cyber Liability policy is in force providing \$2,000,000 each claim and \$5,000,000 aggregate excess of \$250,000 retention. Various sub limits apply. Crime coverage is subject to \$2,000,000 limit for employee theft and \$5,000,000 for computer & funds transfer fraud, subject to a \$50,000 per occurrence deductible. Active shooter/workplace violence coverage is \$1,000,000 aggregate per member. The Workers Compensation liability policy is statutory per Florida Statute 440, including employer's liability of \$1,000,000 occurrence, and is subject to a self-insured retention of \$1,000,000. The limits for Public Officials and Employment Practices Liability are \$1,000,000 per claim/per member/\$1,000,000 aggregate per member, subject to a TRICO pool aggregate limit of \$4,000,000, with a \$250,000 self-insured retention. Other sub limits apply. The accidental death and dismemberment coverage tracks Florida Statute 112.18, 112.181, 112.1815, 112.19 and 112.191 as respects benefits payable..

The City is self-insured for health benefits provided to employees. The various departments fund the Medical Insurance Fund (Internal Service Fund) based on the experience rate of the prior year on a per employee basis for total claims and expenses paid. The City has contracted with Florida Blue to provide administration services for the plan. Administrative fees are based upon a flat rate per employee per month and are paid out of this fund. The City purchased stop-loss insurance from Symetra Life Insurance Company. The individual stop-loss limit is \$275,000 with an additional aggregate deductible of \$168,000 and a maximum stop loss limit of \$1,626.87 per employee per month. Stop-loss payments for the past year were \$284,923.

The following claims incurred but not reported (IBNR) liability, was estimated based on actuarial valuation, IBNR as of September 30, 2022 is reflected below:

Balance at September 30, 2021	\$ 983,324
Current Year Claims	18,818,624
Current Year Payments	(18,738,748)
Balance at September 30, 2022	<u>\$ 1,063,200</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**B. EMPLOYEE RETIREMENT SYSTEMS**

The City has one single employer defined pension plan and is a participant in one multi-employer defined pension plan, Florida Retirement System (FRS).

The City accounts for single employer plan as pension trust funds; which is substantially in the same manner as proprietary funds with economic resources measurement focus and the accrual basis of accounting. Plan member contributions, employer contributions, and contributions from other entities, including rollovers by participants from other plans, are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due in accordance with terms of the plans. Plan assets are valued at fair value for financial statement purposes, as reported by the custodial agents.

The City has three Defined Contribution Plans: General Employees Plan, Police Officers 401A Plan, and the Employees 401A Plan. Ordinance (77-25), as amended by subsequent City Ordinances, established Defined Contribution Plans for City employees. Currently the Defined Contribution Plan for General Employees 401A Plans range between 11.4% and 12.0%, and the Police Officers 401A Plan is 10.5%. Vesting allows 100% after five (5) years or when reaching 55 years of age.

Both the City's defined pension plans are presented in accordance with GASB Statement No. 67, "Financial Reporting for Pension Plans" and GASB Statement No. 18, "Accounting and Financial Reporting for Pensions. These statements replace GASB Statement No. 27 "Accounting for Pensions by State and Local Governmental Employers", and GASB Statement No. 50, "Pension Disclosures". GASB 68, enhances accountability and transparency through revised and new note disclosures and required supplementary information (RSI).

Current Membership of Pension Plans:

Current membership, as of September 30, 2022 in the Florida Retirement System (FRS) and the Municipal Police Officers' Retirement Trust Fund were as follows:

	Municipal Police Officers' Retirement Trust Fund	Florida Retirement System
Inactive plan members of beneficiaries currently receiving benefits	102	0
Inactive plan members entitled to but not yet receiving benefits	12	0
Active plan members	239	5
	<u>353</u>	<u>5</u>



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**B. EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

The following summarizes the pension related amounts for the City as of the indicated measurement dates:

	Measurement Date	Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
Police Pension	9/30/2022	\$ 33,058,905	\$ 23,780,086	\$ 2,525,333	\$ 8,549,572
FRS	6/30/2022	1,144,490	489,903	30,407	195,435
HIS	6/30/2022	80,939	26,849	15,757	7,404
		<u>\$ 34,284,334</u>	<u>\$ 24,296,838</u>	<u>\$ 2,571,497</u>	<u>\$ 8,752,411</u>

Defined Benefit Pension Plan - Municipal Police Officers' Retirement Trust Fund

Plan Description

The Municipal Police Officers' Retirement Trust Fund (plan), which is a single-employer defined benefit public employee's retirement system (PERS), was established under the provisions of Chapter 185 of the Statutes of the State of Florida, and is accounted for in the Municipal Police Officers' Retirement Trust Fund. The plan is managed and administered by the five-member Retirement Board, which includes two Council appointees, two members of the department elected by the membership, and a fifth member elected by the other four and appointed by the Council.

Plan Membership as of October 1, 2021

Inactive plan members of beneficiaries currently receiving benefits	102
Inactive plan members entitled to but not yet receiving benefits	12
Active plan members	<u>239</u>
	<u>353</u>

Benefits Provided

The plan provides for normal retirement at age 55 with 10 years of service or age 52 with 25 years of service. Normal retirement benefits are calculated at 3.27% per service year based on the participant's compensation of the highest 5 years of employment. Early retirement is provided for members age 50 with 10 years of credited service, reduced by 3.00% per year. Under the provisions of the plan, pension benefits vest fully after 5 years of full-time employment as a sworn police officer.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**B. EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)**

Contributions

Plan Members contribute 9.0% of pensionable wages and the City contributes 10.5% of total pay contributed for each member plus any remaining amount necessary for payment of normal (current year's) cost. For the year ending September 30, 2022, the City contributed 28.96% of covered payroll. Additionally, the State collects a 0.85% tax on premiums for casualty insurance and remits those collections to the City annually. The state contributions are recorded as revenue and personnel fringe benefit expenditures in the City's general fund before being recorded as a contribution to the plan.

Net Pension Liability

The City's net pension liability was measured as of September 30, 2022, and the total pension liability used to calculate the net pension liability was determined by the actuarial valuation as of October 1, 2021.

The components of the Net Pension Liability of the City on September 30, 2021 were as follows:

Total pension liability	\$ 170,889,873
Plan fiduciary net position	<u>(137,830,968)</u>
Sponsor's net pension liability	<u>33,058,905</u>
Plan fiduciary net position as a percentage of total pension liability	80.65 %

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of October 1, 2021, updated to September 30, 2022, using the following actuarial assumptions:

Inflation	2.50%
Salary increases	Service based
Discount rate	7.00%
Investment rate of return	7.00%

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

Mortality Rate Healthy Active Lives:

Female: PubS.H-2010 for Employees, set forward one year

Male: PubS.H-2010 for Employees, set forward one year.

Mortality Rate Healthy Retiree Lives:

Female: PubS.H-201 for healthy Retirees, set forward one year.

Male: PubS.H-2010 for Healthy Retirees, set forward one year.

Mortality Rate Beneficiary Lives:

Female: PubG.H-2010 for Healthy Retirees.

Male: PubG.H-2010 for Healthy Retirees, set back one year.

Mortality Rate Disabled Lives:

80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

All rates are projected generationally with Mortality Improvement Scale MP-2018. The Plan feels this assumption sufficiently accommodates future mortality improvement.

The above assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman's July 1, 2021 FRS valuation report for special risk employees.

The most recent actuarial experience study used to review the other significant assumptions was dated June 17, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of Pension Plan investment expenses and inflation) are developed for each major asset class. For 2022, the inflation rate assumption of the investment advisor was 2.50%. These ranges are combined to produce the long-range expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2022 are summarized as follows:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
All cap value equity	22.50%	7.50%
Broad growth equity	22.50%	7.50%
Index Core	5.00%	7.50%
International Equity	15.00%	8.50%
Fixed Income (Core)	20.00%	2.50%
Global Bond	5.00%	3.50%
Real Estate	10.00%	4.50%
Total	100%	

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the City's contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

Changes in Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Changes in Net Pension Liability			
Balances at beginning of year	\$ 157,629,294	\$ 157,933,184	\$ (303,890)
Charges for the year			
Service cost	4,909,316	-	4,909,316
Interest	11,488,988	-	11,488,988
Differences between expected and actual experience	765,233	-	765,233
Changes in assumptions	1,970,266	-	1,970,266
Contributions - employer	-	4,783,658	(4,783,658)
Contributions - state	-	1,869,997	(1,869,997)
Contributions - employee	-	2,059,680	(2,059,680)
Contributions - buy back	65,427	65,427	-
Net investment income	-	(22,657,793)	22,657,793
Benefit payments, including refunds of employee contributions	(5,938,651)	(5,938,651)	-
Administrative expenses	-	(284,534)	284,534
Net change	13,260,579	(20,102,216)	33,362,795
Balances at end of year	\$ 170,889,873	\$ 137,830,968	\$ 33,058,905

Sensitivity of the net pension liability to changes in the discount rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
City's net pension liability	\$ 54,825,913	\$ 33,058,905	\$ 14,931,865

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in a separately issued plan financial report. That report may be obtained by contacting the Finance Department at the City of Port St. Lucie, 121 S.W. Port St. Lucie Blvd, Port St. Lucie, FL 34984.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2022, the City recognized a pension expense of \$8,549,572. On September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 2,447,207	\$ 2,068,045
Changes of assumptions	4,935,309	457,288
Net difference between Projected and Actual Earnings on Pension Plan Investments	16,397,570	-
Total	<u>\$ 23,780,086</u>	<u>\$ 2,525,333</u>

The following table represents amounts recognized in Deferred Outflows of Resources and Deferred Inflows of Resources related to pension expense.

Year Ending September 30,

2023	\$ 5,410,140
2024	3,911,534
2025	4,071,882
2026	6,999,159
2027	178,164
Thereafter	683,874
Total	<u>\$ 21,254,753</u>

**C. FLORIDA RETIREMENT SYSTEM**

Defined Benefit Plan - Florida Retirement System

The City of Port St Lucie participates in two defined benefit pension plans that are administered by the State of Florida, Department of Management Services, Division of Retirement. The plans provide retirement, disability or death benefits to retirees or their designated beneficiaries. Chapter 121, Florida Statutes, establishes the authority for benefit provisions. Changes to the law can only occur through an act of the Florida Legislature. The State of Florida issues a publicly available financial report that includes financial statements and required supplementary information for the plans. That report is available from the Florida Department of Management Services' website ([www.dms.myflorida.com](http://www.dms.myflorida.com)).

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**C. FLORIDA RETIREMENT SYSTEM (CONTINUED)**

The Florida Retirement System (FRS) Pension Plan is a cost-sharing, multiple-employer defined benefit pension plan with a Deferred Retirement Option Program (DROP) available for eligible employees. The FRS was established and is administered in accordance with Chapter 121, Florida Statutes. Retirees receive a lifetime pension benefit with joint and survivor payment options. FRS membership is compulsory for employees filling regularly established positions in a state agency, county agency, state university, state college, or district school board, unless restricted from FRS membership under Sections 121.053 or 121.122, Florida Statutes, or allowed to participate in a defined contribution plan in lieu of FRS membership. Participation by cities, municipalities, special districts, charter schools and metropolitan planning organizations is optional.

The Retiree Health Insurance Subsidy (HIS) Program is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with Section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees and surviving beneficiaries of the state-administered retirement systems in paying their health insurance costs. To be eligible to receive a HIS benefit, a retiree under a state administered retirement system must provide proof of eligible health insurance coverage, which can include Medicare.

**a. Benefits Provided**

Benefits under the FRS Pension Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned.

Eligible retirees and beneficiaries receive a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$5. The minimum payment is \$30 and the maximum payment is \$150 per month, pursuant to Section 112.363, Florida Statutes.

**b. Contributions**

The contribution requirements of plan members and the employer are established and may be amended by the Florida Legislature. Employees are required to contribute 3.00% of their salary to the FRS Pension Plan. The employer's contribution rates as of September 30, 2022, were as follows:

	FRS		HIS	
Regular class	9.10	%	1.60	%
Special risk class	24.17	%	1.60	%
Senior management service class	27.29	%	1.60	%
Elected officials	49.70	%	1.60	%
DROP	16.68	%	1.60	%

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

The employer's contributions for the year ended September 30, 2022, were \$131,255 to the FRS Pension Plan and \$4,624 to the HIS Program.

**c. Pension Liabilities and Pension Expense**

In its financial statements for the year ended September 30, 2022, the City reported a liability for its proportionate share of the net pension liability of the FRS Pension Plan and its proportionate share of the net pension liability of the HIS Program. The net pension liabilities were measured as of June 30, 2022. The City's proportions of the net pension liabilities were based on its share of contributions to the pension plans relative to the contributions of all participating entities, actuarially determined.

	FRS	HIS
Net Pension Liability	\$ 1,144,490	\$ 80,939
Proportion at:		
Current measurement date	0.0031%	0.0008%
Prior measurement date	0.0029%	0.0007%
Pension expense (benefit)	\$ 195,435	\$ 7,403

**d. Deferred Outflows/Inflows of Resources Related to Pensions**

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	FRS		HIS	
	Deferred outflows of resources	Deferred inflows of resources	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 54,357	\$ -	\$ 2,457	\$ 356
Change of assumptions	140,949	-	4,639	12,521
Net difference between projected and actual earnings on pension plan investments	75,570	-	117	-
Changes in proportion and differences between City pension plan contributions and proportionate share of contributions	177,039	30,407	18,275	2,880
City pension plan contribution subsequent to the measurement date	41,988	-	1,361	-
Total	<u>\$ 489,903</u>	<u>\$ 30,407</u>	<u>\$ 26,849</u>	<u>\$ 15,757</u>



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**e. Deferred Outflows/Inflows of Resources Related to Pensions**

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date and prior to the employer's fiscal year end will be recognized as a reduction of the net pension liability in the reporting period ending September 30, 2023. Other pension-related amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in pension expense as follows:

Year ending September 30:	FRS	HIS
2023	\$ 101,255	\$ 1,704
2024	59,209	2,608
2025	17,818	2,861
2026	223,621	2,995
2027	15,605	97
Thereafter	-	(534)
Total	<u>\$ 417,508</u>	<u>\$ 9,731</u>

**f. Actuarial Assumptions**

The total pension liability for each of the defined benefit plans was measured as of June 30, 2022. The total pension liability for the FRS Pension Plan was determined by an actuarial valuation dated July 1, 2021. For the HIS Program, the total pension liability was determined by an actuarial valuation dated July 1, 2021 and using standard actuarial rolled-forward to develop the liability at June 30, 2022. The individual entry age normal actuarial cost method was used for each plan, along with the following significant actuarial assumptions:

	FRS		HIS	
Inflation	2.40	%	2.40	%
Salary increase	3.25	%	3.25	%
Investment rate of return (long term)	6.70	%	N/A	
Discount rate	6.70	%	3.54	%

Mortality assumptions for the FRS Pension Plan were based on PUB2010 base tables projected generationally with Scale MP-2018. Mortality assumptions for the HIS Program were based on the Generational RP-2000 with Projection Scale BB.

For both plans, the actuarial assumptions were based on the results of an actuarial experience study for the period July 1, 2013, through June 30, 2018.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

The following changes in key actuarial assumptions occurred in 2022:

FRS:

The maximum amortization period was decreased to 20 years for all current and future amortization bases.

HIS:

The municipal bond index rate and the discount rate used to determine the total pension liability decreased from 2.21% to 2.16%.

The long-term expected investment rate of return was not based on historical returns, but instead was based on a forward-looking capital market economic model. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption.

For the FRS Pension Plan, the table below summarizes the consulting actuary's assumptions based on the long-term target asset allocation.

	Target Allocation (1)		Annual Arithmetic Return		Compound Annual (Geometric Return)		Standard Deviation	
Cash	1.0	%	2.6	%	2.6	%	1.1	%
Fixed income	19.8	%	4.4	%	4.4	%	3.2	%
Global equity	54.0	%	8.8	%	7.3	%	17.8	%
Real estate	10.3	%	7.4	%	6.3	%	15.7	%
Private equity	11.1	%	12.0	%	8.9	%	26.3	%
Strategic investments	3.8	%	6.2	%	5.9	%	7.8	%
	100	%						
Assumed Inflation - Mean					2.4	%	1.3	%

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**g. Discount Rate**

The discount rate used to measure the total pension liability for the FRS Pension Plan was 6.70%. The 6.70% reported investment return assumption differs from the 7.00% investment return assumption chosen by the 2020 FRS Actuarial Assumption Conference for funding policy purposes, as allowable under governmental accounting and reporting standards. FRS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Because the HIS Program is essentially funded on a pay-as-you-go basis and the depletion date is considered to be immediate, a municipal bond rate of 3.54% was used to determine the total pension liability for the program. The Bond Buyer General Obligation Bond 20-Bond Municipal Bond Index was used as the applicable municipal bond index.

**h. Sensitivity Analysis**

The following tables demonstrate the sensitivity of the net pension liability to changes in the discount rate. The sensitivity analysis shows the impact to the employer's proportionate share of the net pension liability if the discount rate was 1.00% higher or 1.00% lower than the current discount rate.

	FRS			HIS		
	Current			Current		
	1% Decrease	Discount Rate	1% Increase	1% Decrease	Discount Rate	1% Increase
	5.70	6.70	7.70	2.54	3.54	4.54
City's proportionate share of the net pension liability	\$ 1,979,317	\$ 1,144,490	\$ 446,475	\$ 92,601	\$ 80,939	\$ 71,289

**i. Pension Plans' Fiduciary Net Position**

Detailed information about the pension plans' fiduciary net position is available in the State's separately issued financial reports.

**j. Defined Contribution Plan**

Pursuant to Chapter 121, Florida Statutes, the Florida Legislature created the Florida Retirement Investment Plan ("FRS Investment Plan"), a defined contribution pension plan qualified under Section 401(a) of the Internal Revenue Code. The FRS Investment Plan is an alternative available to members of the Florida Retirement System in lieu of the defined benefit plan. There is a uniform contribution rate covering both the defined benefit and defined contribution plans, depending on membership class. Required employer contributions made to the plan during the year ended September 30, 2022, totaled \$0.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS**

Plan Description

Section 112.0801, Florida Statutes, requires all public employers to allow their retirees to participate in the same health group plan offered to their active employees. The City operates a self-funded plan for health, dental, vision and life insurance benefits. All financial activities of the self-funded plan are recorded in the Internal Service Fund. Substantially all the City's full-time employees may become eligible for those benefits if they reach normal retirement age while working for the City. The City recognizes the costs associated with providing these benefits as claims are paid. Funding of the plan is from various funds of the City that incur payroll related expenses, such as the General Fund, Road & Bridge Fund and Utility System Fund. These funds have also expended money in the past to liquidate the other post-employment benefit (OPEB) net OPEB liability.

The Other Post Employment Benefit plan is a single-employer benefit plan administered by the City. Retirees' are charged the same rate by the City as active employees. Premiums charged by the City are a blended rate based on the experience of younger active employees and older retired employees. Since retirees have higher costs yet pay the same rate as younger active employees, the blended rate creates an implicit rate subsidy for retirees.

The City offers a Health Insurance Premium Subsidy to select retirees. The Health Insurance Subsidy is not contingent on continuing medical coverage through the City. The Subsidy is equivalent to a portion of the cost of single medical coverage through the Ciree health savings plan (the Plan) for employees' health needs during retirement. An irrevocable trust was established with ICMA Retirement Corporation and is 100% funded by city contributions. The assets of the Plan are held in trust, with the City Manager, or his/her designee, and the City Finance Director, or his/her designee, as trustee for the exclusive benefit of the Plan participants. Each year the City contributes to the Other Postemployment Plan Trust Account an amount based on the actuity. The portion payable at retirement is 5% per each year of service up to a maximum of 80%. The portion payable for total and permanent disability incurred in the line of work is 100%. To be eligible for the Premium Subsidy a participant must meet the following qualifications:

- a) be an eligible employee as of the inception of the policy on 10/1/2005 and hired prior to 10/25/2010, and
- b) retire:
  - 1) at age 55 with 10 years of service for general employees, or
  - 2) at age 52 with 10 years of covered service for sworn officers.

OPEB Trust Account

In March 2010, City Council adopted Resolution 10-R11 establishing a retarially determined contribution. For the year ended September 30, 2022, the City contributed \$2,330,486. The City's contributions to the Trust Account and the earnings of the Trust Account are dedicated to providing benefits for eligible retirees. An actuarial valuation of the OPEB obligation is prepared each year to determine the annual contribution to the Trust Account. The actuarial valuation report, prepared by the Nyhart Company part of FuturePlan by Ascenses, for OPEB is available upon request.

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

OPEB Trust Fund

The City established an OPEB Trust Fund to account for the costs of retiree health insurance, the resources required to pay retiree health insurance benefits and the accumulation of funds in the OPEB Trust Account. Separate financial statements for the OPEB Trust Fund are not available. A Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position are included in the City's Annual Comprehensive Financial Report. Since the City self-funds health insurance for active and retired employees, costs of retiree health insurance and amounts to be contributed by retirees are calculated annually based on recommendations provided by the City's health insurance consultant. Contributions by employer to the OPEB Trust Fund for the fiscal year ending September 30, 2022 were \$2,330,486.

Plan Membership as of September 30, 2022

Inactive plan members currently receiving benefits	129
Active plan members with coverage	1040
Active plan members without coverage	<u>133</u>
	<u><u>1,302</u></u>

Investments

Resolution 10-R11 required all Plan assets to be invested in the ICMA Retirement Corporation's VantageCare Retirement Health Savings Plan (RHS Plan). Investment options in the RHS Plan include:

- Cash Management Fund
- Bond funds
- Balanced/Asset allocation funds
- U.S. stock funds
- International/Global funds

As authorized by the resolution, the City Manager and Finance Director have directed ICMA Retirement Corporation to invest the Plan assets in a Broad U.S. Stock Market Index Fund (Stock Fund) and a Core U.S. Bond Index Fund (Bond Fund). Plan assets are allocated as follows:

<u>Asset Class</u>	<u>Target Allocation</u>
Stock Fund	60%
Bond Fund	40%

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

For the year ended September 30, 2022, the annual money-weighted rate of return on the investments, net of investment expense, was 7.56%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net OPEB Liability of the City

The components of the net OPEB liability of the City at September 30, 2022, were as follows:

Total OPEB liability	\$ 44,230,965
Plan fiduciary net position	<u>(23,938,982)</u>
Net OPEB liability	<u>\$ 20,291,983</u>

Plan fiduciary net position as % of total OPEB liability 54.12%

Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of September 30, 2022, using the following assumptions.

Discount Rate

7.00%

Payroll Growth

Payroll growth includes general inflation of 3.25% plus merit/productivity increases based on the FRS valuation as of July 1, 2022. General employees are assumed to follow the Regular table while Police employees are assumed to follow the Special Risk table.

Inflation Rate Components

General inflation: 2.40% per year

Real wage inflation: 0.85%

Cost Method

Entry Age Normal Level

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

Health Care Coverage Election Rate

Disability

Sample rates of disability are as shown below:

Age	General		Police
	Male	Female	Unisex
20	0.002%	0.001%	0.03%
30	0.003%	0.001%	0.04%
40	0.009%	0.005%	0.07%
50	0.022%	0.010%	0.18%
60	0.048%	0.022%	0.90%

Turnover Rate

Assumption used to project terminations (voluntary and involuntary) prior to meeting minimum retirement eligibility for retiree health coverage. The rates represent the probability of termination in the next 12 months. Sample annual turnover rates are shown below:

Age	General						Police
	Male			Female			All YOS
	0 YOS	5 YOS	10+ YOS	0 YOS	5 YOS	10+ YOS	
20	32.85%	11.69%	9.77%	30.27%	13.47%	11.55%	12.00%
30	25.85%	8.83%	4.71%	25.39%	9.42%	5.37%	10.00%
40	24.38%	7.37%	2.97%	24.40%	7.02%	3.33%	5.20%
50	23.45%	6.03%	2.95%	23.21%	6.16%	2.95%	1.60%
60	27.37%	6.76%	5.31%	23.21%	6.06%	2.95%	
56+	N/A	N/A	N/A	N/A	N/A	N/A	0.40%
62+	27.37%	6.76%	3.68%	23.21%	6.06%	2.95%	

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

Retirement Rate

Assumed annual rates of retirement are as shown below. DROP participants are assumed to be retired as of their measurement date.

<b>General</b>		<b>Police</b>		
<b>Age</b>	<b>All YOS</b>	<b>Age</b>	<b>10-24 YOS</b>	<b>25+ YOS</b>
55-61	2%	50	5%	5%
62	25%	51	5%	5%
63-64	10%	52	5%	100%
65-69	20%	53	5%	100%
70+	100%	54	5%	100%
		55	100%	100%

Mortality

RPH-2017 Total data set Mortality Table fully generational using Scale MP-2022 for health retirees

RHP-2017 Disabled Retiree Mortality Table fully generational using Scale MP-2022 for disabled retirees

Health Care Trend Rates 7.5% decreasing to 4.5%

The initial trend rate was based on a combination of employer history, national trend surveys, and professional judgment. The ultimate trend rate was selected based on historical medical CPI information.

HIS Trend Rates 7.34% decreasing to 4.45%

HIS trend rates are based on (1) health care trend rates shown above and; (2) assumed dental / vision trend rates which begin at an initial 4.5% and decrease to 3.5% by FYE 2026 by 0.25% steps each year.

Retiree Contributions

Retiree contributions are assumed to increase according to health care trend rates.



**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

Investment Returns

The long-term expected rate of return on OPEB plan investments is 7.00% based on the City's OPEB Trust Account expected targets. This was validated using a building block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These expected future real rates of return are then combined to produce the long-term expected rate of return by weighting them based on the target asset allocation percentage and adding in expected inflation (2.60%). The best estimates of arithmetic real rates of return for each major asset class included in the OPEB Plan's target asset allocation as of June 30, 2022 are summarized below:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Rate of Return</u>
U.S. Stock	60%	4.10%
U.S. Bond	40%	2.10%
Weighted Average	100%	3.30%

The City's funding policy is to pay the pay-go costs out of the City's Operating Funds and to partially pre-fund the Actuarially Determined Contribution. The final single equivalent discount rate used for this year's valuation is 7.00% as of September 30, 2022 with the assumption that the City will eventually pay the pay-go costs out of the OPEB Trust Account at the time when the OPEB Trust Account is expected to be sufficient to finance all future benefit payments.

Changes in Net OPEB Liability

Increase (Decrease)

	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Beginning balances	\$ 43,271,799	\$ 28,573,630	\$ 14,698,169
Changes for the year:			
Service cost	396,120	-	396,120
Interest	2,976,567	-	2,976,567
Differences between expected and actual experience	(83,035)	-	(83,035)
Contributions - employer	-	2,330,486	(2,330,486)
Net investment income	-	(4,634,648)	4,634,648
Benefit payments	(2,330,486)	(2,330,486)	-
Net changes	959,166	(4,634,648)	5,593,814
Ending balance	\$ 44,230,965	\$ 23,938,982	\$ 20,291,983

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

*Sensitivity of the net OPEB liability to changes in the discount rate and healthcare cost trend rates.* The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0 percent) or 1-percentage point higher (8.0 percent) than the current discount rate:

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
Net OPEB liability (asset)	\$ 25,411,410	\$ 20,291,983	\$ 15,998,427

*Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates.* The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (7.0 percent decreasing to 3.5 percent) or 1-percentage-point higher (8.5 percent decreasing to 5.5 percent) than the current healthcare cost trend rates:

	1% Decrease(6.5% decreasing to 3.5%)	Healthcare Cost Trend Rates (7.5% decreasing to 4.5%)	1% Increase (8.5% decreasing to 5.5%)
Net OPEB liability (asset)	\$ 15,518,174	\$ 20,291,983	\$ 25,984,772

*OPEB plan fiduciary net position.* Separate financial statements for the OPEB Trust Fund are not available. A Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position are included in the City's Annual Comprehensive Financial Report.

**OPEB Expense and Deferred Outflows/Inflows of Resources**

For the year ended September 30, 2022, the City recognized OPEB expense of \$2,137,135. At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 8,195,596	\$ 8,335,660
Changes of assumptions	4,020,738	577,939
Net difference between projected and actual earnings on OPEB plan investments	3,505,996	-
Total	<u>\$ 15,722,330</u>	<u>\$ 8,913,599</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

The amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB are recognized in OPEB expenses as follows:

Year ended:

2023	\$	834,385
2024		800,426
2025		996,069
2026		2,618,323
2027		559,676
Thereafter		999,852

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

Fiduciary Net Pension Activity:

	<b>Municipal Police Officers</b>	<b>Other Post Employment Benefits</b>	<b>Total</b>
<b>Assets</b>			
Cash and equivalents	\$ -	\$ 233	\$ 233
Fixed investment	9,890,832	-	9,890,832
Corporate stocks	31,826,444	-	31,826,444
Corporate bonds	8,115,730	-	8,115,730
US Government obligations	1,571,196	-	1,571,196
Federal agencies	12,144,129	-	12,144,129
Municipal obligation	1,191,075	-	1,191,075
Real estate investments	17,160,963	-	17,160,963
Mutual funds	56,116,994	23,938,982	80,055,976
Accrued investment income	137,178	-	137,178
Prepaid expenses	3,981	-	3,981
Total assets	<u>138,158,522</u>	<u>23,939,215</u>	<u>162,097,737</u>
<b>Liabilities and net position</b>			
<b>Liabilities</b>			
Broker deals	157,019	-	157,019
Accounts payable	86,365	-	86,365
Total liabilities	<u>243,384</u>	<u>-</u>	<u>243,384</u>
<b>Net position</b>			
Restricted for employees retirement	<u>137,915,138</u>	<u>23,939,215</u>	<u>161,854,353</u>
Total net position	<u>137,915,138</u>	<u>23,939,215</u>	<u>161,854,353</u>
<b>Total liabilities and net position</b>	<u>\$ 138,158,522</u>	<u>\$ 23,939,215</u>	<u>\$ 162,097,737</u>

**City of Port St. Lucie, Florida**  
**Notes to the Financial Statements**  
**For the Year Ended September 30, 2022**

**NOTE 4. OTHER INFORMATION (CONTINUED)**

**D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)**

	<b>Municipal Police Officers</b>	<b>Other Post Employment Benefits</b>	<b>Total</b>
<b>Additions</b>			
<b>Contributions</b>			
City	\$ 4,783,658	\$ 2,330,486	\$ 7,114,144
State	1,869,997	-	1,869,997
Employee	2,125,107	-	2,125,107
<b>Total Contributions</b>	<b>8,778,762</b>	<b>2,330,486</b>	<b>11,109,248</b>
<b>Investment Income</b>			
Net Increase in Fair Value of Investments	(26,311,423)	(4,634,654)	(30,946,077)
Interest and Dividends	3,895,792	-	3,895,792
<b>Total Investment Income</b>	<b>(22,415,631)</b>	<b>(4,634,654)</b>	<b>(27,050,285)</b>
Investment Expense	(306,799)	-	(306,799)
<b>Net Investment Income</b>	<b>(22,722,430)</b>	<b>(4,634,654)</b>	<b>(27,357,084)</b>
<b>Total Additions</b>	<b>(13,943,668)</b>	<b>(2,304,168)</b>	<b>(16,247,836)</b>
<b>Deductions</b>			
Benefit Payments	5,846,555	2,330,486	8,177,041
Administrative Costs and Charges	276,337	-	276,337
Refunds	92,096	-	92,096
<b>Total Deductions</b>	<b>6,214,988</b>	<b>2,330,486</b>	<b>8,545,474</b>
<b>Net Increase in Net Pension</b>	<b>(20,158,656)</b>	<b>(4,634,654)</b>	<b>(24,793,310)</b>
<b>Total Net Position - beginning</b>	<b>158,073,794</b>	<b>28,573,869</b>	<b>186,647,663</b>
<b>Total Net Position - ending</b>	<b>\$ 137,915,138</b>	<b>\$ 23,939,215</b>	<b>\$ 161,854,353</b>

**E. CONTINGENCIES**

The City is a defendant in various lawsuits arising in the normal course of business, including claims for property damages, personal injuries, and personnel practices. In the opinion of management, the ultimate outcome of these lawsuits, some of which are covered by insurance, will not have a material adverse effect on the City's financial position.

A landscape photograph of a garden. In the foreground, there is a large, colorful plant with orange and yellow leaves, growing in a white circular planter. The plant is surrounded by dark brown mulch. In the background, there are several palm trees and other green plants. The sky is blue with white clouds. The text "Required Supplementary Information" is overlaid in the center of the image.

# Required Supplementary Information

**City of Port St. Lucie, Florida**

**Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual - General Fund  
For the Year Ended September 30, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>Revenues</b>				
Taxes	\$ 80,622,211	\$ 80,742,208	\$ 83,012,307	\$ 2,270,099
Licenses and permits	11,971,302	11,971,302	14,095,901	2,124,599
Intergovernmental	14,961,440	27,140,181	23,371,957	(3,768,224)
Charges for services	3,614,891	3,648,775	4,974,373	1,325,598
Fines and forfeitures	997,575	997,575	1,022,725	25,150
Investment income	786,500	786,500	(291,594)	(1,078,094)
Impact fees	1,325,000	1,325,000	1,238,288	(86,712)
Other	1,105,480	1,110,730	1,876,490	765,760
Total revenues	<u>115,384,399</u>	<u>127,722,271</u>	<u>129,300,447</u>	<u>1,578,176</u>
<b>Expenditures</b>				
General government	29,406,201	42,373,740	28,593,480	13,780,260
Public safety	52,781,892	54,588,553	53,214,887	1,373,666
Physical environment	477,309	542,309	539,630	2,679
Transportation	257,639	257,639	143,838	113,801
Economic environment	461,306	468,306	445,208	23,098
Human services	2,319,942	2,706,934	2,470,372	236,562
Culture and recreation	16,778,368	16,943,955	15,925,615	1,018,340
Capital outlay	3,390,961	5,297,029	3,045,966	2,251,063
Principal	4,552,246	4,552,246	5,026,983	(474,737)
Interest	3,620,848	7,237,302	4,871,182	2,366,120
Total expenditures	<u>114,046,712</u>	<u>134,968,013</u>	<u>114,277,161</u>	<u>20,690,852</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>1,337,687</u>	<u>(7,245,742)</u>	<u>15,023,286</u>	<u>22,269,028</u>
Transfers in	8,676,376	11,850,298	11,777,067	(73,231)
Transfers out	(10,014,067)	(77,435,083)	(72,231,357)	5,203,726
Proceeds from sale of assets	-	-	1,644,472	1,644,472
Total other financing sources (uses)	<u>(1,337,691)</u>	<u>(65,584,785)</u>	<u>(58,809,818)</u>	<u>6,774,967</u>
<b>Net change in fund balance</b>	<u>\$ (4)</u>	<u>\$ (72,830,527)</u>	<u>(43,786,532)</u>	<u>\$ 29,043,995</u>
<b>Fund balance, beginning of year</b>			<u>106,616,011</u>	
<b>Fund balance, end of year</b>			<u>\$ 62,829,479</u>	

City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual - SW Annexation District 1 Collection Fund  
For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
<b>Revenues</b>				
Charges for services	\$ 6,897,000	\$ 6,897,000	\$ 6,883,993	\$ (13,007)
Investment income	170,000	170,000	(293,642)	(463,642)
Total revenues	<u>7,067,000</u>	<u>7,067,000</u>	<u>6,590,351</u>	<u>(476,649)</u>
<b>Expenditures</b>				
Physical environment	161,000	161,000	115,702	45,298
Principal	3,215,000	3,215,000	3,215,000	-
Interest	3,647,155	3,647,155	3,576,663	70,492
Total expenditures	<u>7,023,155</u>	<u>7,023,155</u>	<u>6,907,365</u>	<u>115,790</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>43,845</u>	<u>43,845</u>	<u>(317,014)</u>	<u>(360,859)</u>
Transfers out	(1,095)	(1,095)	(1,095)	-
<b>Net change in fund balance</b>	<u>\$ 42,750</u>	<u>\$ 42,750</u>	<u>(318,109)</u>	<u>\$ (360,859)</u>
<b>Fund balance, beginning of year</b>			<u>11,833,061</u>	
<b>Fund balance, end of year</b>			<u>\$ 11,514,952</u>	



City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual - Solid Waste  
For the Years Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Positive (Negative)
<b>Revenues</b>				
Charges for services	\$ 21,870,583	\$ 26,524,783	\$ 26,404,241	\$ (120,542)
Investment income	92,300	92,300	(222,977)	(315,277)
Other	-	-	9	9
Total revenues	<u>21,962,883</u>	<u>26,617,083</u>	<u>26,181,273</u>	<u>(435,810)</u>
<b>Expenditures</b>				
Physical environment	21,806,947	33,204,911	32,603,120	601,791
Principal	-	-	349	(349)
Interest	-	-	7,969	(7,969)
Total expenditures	<u>21,806,947</u>	<u>33,204,911</u>	<u>32,611,438</u>	<u>593,473</u>
<b>Excess (deficiency) of revenues over (under) expenses</b>	155,936	(6,587,828)	(6,430,165)	157,663
Transfers in	-	4,775,070	-	(4,775,070)
Transfers out	(155,936)	(249,541)	(246,536)	3,005
Proceeds from issuance of debt	-	-	6,275	6,275
Total other financing sources (uses)	<u>(155,936)</u>	<u>4,525,529</u>	<u>(240,261)</u>	<u>(4,765,790)</u>
<b>Net change in budgetary fund balances</b>	<u>\$ -</u>	<u>\$ (2,062,299)</u>	<u>(6,670,426)</u>	<u>\$ (4,608,127)</u>
<b>Fund balances, beginning of year</b>			2,196,414	
<b>Fund balances, end of year</b>			<u>\$ (4,474,012)</u>	

**City of Port St. Lucie, Florida**

**Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual - Community Redevelopment Agency Fund  
For the Year Ended September 30, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Positive (Negative)</b>
<b>Revenues</b>				
Intergovernmental	\$ 2,472,299	\$ 2,578,842	\$ 2,676,434	\$ 97,592
Investment income	1,500	1,500	(8,716)	(10,216)
Other	20,064	20,064	57,893	37,829
Total revenues	<u>2,493,863</u>	<u>2,600,406</u>	<u>2,725,611</u>	<u>125,205</u>
<b>Expenditures</b>				
Economic environment	1,517,102	1,673,399	1,472,226	201,173
Capital outlay	-	469,912	469,912	-
Principal	3,770,000	3,770,000	3,770,000	-
Interest	1,109,250	1,109,250	1,109,250	-
Total expenditures	<u>6,396,352</u>	<u>7,022,561</u>	<u>6,821,388</u>	<u>201,173</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>(3,902,489)</u>	<u>(4,422,155)</u>	<u>(4,095,777)</u>	<u>326,378</u>
Transfers in	2,152,182	2,326,876	2,516,980	190,104
Transfers out	(48,714)	(48,714)	(48,714)	-
Proceeds from sale of assets	1,800,000	1,800,000	1,800,000	-
Total other financing sources (uses)	<u>3,903,468</u>	<u>4,078,162</u>	<u>4,268,266</u>	<u>190,104</u>
<b>Net change in fund balance</b>	<u>\$ 979</u>	<u>\$ (343,993)</u>	<u>172,489</u>	<u>\$ 516,482</u>
<b>Fund balance, beginning of year</b>			<u>95,824</u>	
<b>Fund balance, end of year</b>			<u>\$ 268,313</u>	

City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual - Governmental Finance Corporation Fund  
For the Years Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Positive (Negative)
<b>Revenues</b>				
Investment income	\$ 60,000	\$ 60,000	\$ (367,350)	\$ (427,350)
Impact fees	7,365,867	7,365,867	9,451,304	2,085,437
Other	-	-	207,773	207,773
Total revenues	<u>7,425,867</u>	<u>7,425,867</u>	<u>9,291,727</u>	<u>1,865,860</u>
<b>Expenditures</b>				
Economic environment	3,990,828	17,227,947	16,089,803	1,138,144
Capital outlay	-	96,100	96,100	-
Principal	2,740,000	19,466,072	18,640,000	826,072
Interest	932,000	1,205,928	1,839,928	(634,000)
Total expenditures	<u>7,662,828</u>	<u>37,996,047</u>	<u>36,665,831</u>	<u>1,330,216</u>
<b>Excess (deficiency) of revenues over (under) expenses</b>	<u>(236,961)</u>	<u>(30,570,180)</u>	<u>(27,374,104)</u>	<u>3,196,076</u>
Transfers in	3,689,828	3,689,828	3,689,828	-
Transfers out	(2,685,000)	(2,685,000)	(1,400,000)	1,285,000
Proceeds from sale of assets	2,685,000	13,237,119	15,922,119	2,685,000
Total other financing sources (uses)	<u>3,689,828</u>	<u>14,241,947</u>	<u>18,211,947</u>	<u>3,970,000</u>
<b>Net change in budgetary fund balances</b>	<u>\$ 3,452,867</u>	<u>\$ (16,328,233)</u>	<u>(9,162,157)</u>	<u>\$ 7,166,076</u>
<b>Fund balances, beginning of year</b>			<u>47,273,714</u>	
<b>Fund balances, end of year</b>			<u>\$ 38,111,557</u>	

**City of Port St. Lucie, Florida**

**Notes to Schedules of Revenues and Expenditures Budget and Actual  
General Fund and Major Special Revenue Funds  
For the Year Ended September 30, 2022**

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**Notes to Schedule**

The City's Office of Management and Budget prepares an annual operating budget for all governmental funds except Capital Project Funds, which are subject to budgetary control on a project basis. The level of budgetary control is the fund. The City Manager is authorized to transfer budgeted amounts within any fund. Revisions that increase the budgeted totals of any fund require approval of the City Council. Unencumbered appropriations lapse at year-end.

Budgets for general and special revenue funds are adopted on a basis consistent with generally accepted accounting principles, except encumbrances are presented as expenditures.

Encumbrances - Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditure of funds are recorded in order to reserve that portion of the applicable appropriation in the governmental funds. Encumbrances outstanding at year-end are reported as fund balance - committed and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

**City of Port St. Lucie, Florida**

**Municipal Police Officers' Retirement Trust Fund  
Schedule of Changes in Net Pension Liability and Related Ratios**

	2022	2021	2020	2019	2018
<b>Total Pension Liability</b>					
Service cost	\$ 4,909,316	\$ 4,446,031	\$ 4,375,113	\$ 4,163,067	\$ 3,909,651
Interest	11,432,548	11,130,423	10,207,807	9,317,565	8,831,558
Change in excess state money	-	-	-	-	-
Changes of benefit terms	-	-	317,775	-	-
Differences between expected and actual experience	765,233	(2,895,261)	777,841	2,237,596	1,065,253
Change of assumptions	1,970,266	1,748,852	(800,257)	3,301,642	-
Contributions - buy back	65,427	276,647	-	103,010	63,446
Benefit payments, including refunds of employee contributions	(5,938,651)	(6,072,306)	(4,437,268)	(6,648,228)	(2,841,518)
Net change in total pension liability	13,204,139	8,634,386	10,441,011	12,474,652	11,028,390
Total pension liability - beginning	157,769,904	149,135,518	138,694,507	126,219,855	115,191,465
Total pension liability - ending (a)	\$ 170,974,043	\$ 157,769,904	\$ 149,135,518	\$ 138,694,507	\$ 126,219,855
<b>Plan Fiduciary Net Pension</b>					
Contributions - city	\$ 4,783,658	\$ 5,319,996	\$ 5,483,211	\$ 5,282,572	\$ 4,015,851
Contributions - state	1,869,997	1,659,851	1,646,819	1,569,087	1,439,785
Contributions - employees	2,059,680	1,779,296	1,703,535	1,702,051	1,661,523
Contributions - buy back	65,427	276,647	-	103,010	63,446
Net investment income	(22,722,430)	28,002,562	9,984,362	3,553,112	8,873,271
Benefit payments, including refunds of employee contributions	(5,938,651)	(6,072,306)	(4,437,268)	(6,648,228)	(2,841,518)
Administrative expense	(276,337)	(223,621)	(200,233)	(222,178)	(190,294)
Net change in plan fiduciary net position	(20,158,656)	30,742,425	14,180,426	5,339,426	13,022,064
Plan fiduciary net position - beginning	158,073,794	127,331,369	113,151,252	107,811,826	94,789,762
Plan fiduciary net position - ending (b)	\$ 137,915,138	\$ 158,073,794	\$ 127,331,678	\$ 113,151,252	\$ 107,811,826
Net pension liability - ending (a) - (b)	\$ 33,058,905	\$ (303,890)	\$ 21,803,840	\$ 25,543,255	\$ 18,408,029
Plan fiduciary net position as a % of the total pension liability	80.66 %	100.19 %	85.31 %	81.60 %	85.42 %
Covered payroll *	\$ 22,971,670	\$ 19,867,196	\$ 18,978,599	\$ 18,967,279	\$ 18,475,097
Net pension liability as a % of covered payroll	143.91 %	-1.53 %	115.45 %	134.05 %	99.64 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, plans should present information for those years for which information is available.

\* The covered payroll numbers shown are in compliance with GASB 82, except for the 9/30/2015 measurement period, which includes DROP payroll.

**City of Port St. Lucie, Florida**

**Municipal Police Officers' Retirement Trust Fund  
Schedule of Changes in Net Pension Liability and Related Ratios**

	2017	2016	2015	2014	2013
<b>Total Pension Liability</b>					
Service cost	\$ 3,558,152	\$ 3,431,980	\$ 3,098,598	\$ 2,960,477	\$ 2,741,182
Interest	8,161,944	5,860,296	6,533,502	5,664,535	5,237,834
Change in excess state money	-	(1,508,953)	364,937	309,802	-
Changes of benefit terms	-	2,751,119	-	-	-
Differences between expected and actual experience	488,739	660,201	(572,414)	-	-
Change of assumptions	3,830,114	2,757,260	2,550,583	-	-
Contributions - buy back	246,153	362,053	20,069	4,436,554	-
Benefit payments, including refunds of employee contributions	(3,707,511)	(2,505,630)	(2,572,372)	(2,465,108)	(2,273,086)
Net change in total pension liability	12,577,591	11,808,326	9,422,903	10,906,260	5,705,930
Total pension liability - beginning	102,613,874	90,805,548	81,314,693	70,408,433	64,702,503
Total pension liability - ending (a)	\$ 115,191,465	\$ 102,613,874	\$ 90,737,596	\$ 81,314,693	\$ 70,408,433
<b>Plan Fiduciary Net Pension</b>					
Contributions - city	\$ 4,018,282	\$ 3,781,111	\$ 3,291,256	\$ 3,226,099	\$ 3,085,280
Contributions - state	1,296,741	1,247,468	1,082,037	1,026,902	972,480
Contributions - employees	1,559,054	1,489,224	1,407,055	1,407,206	1,238,897
Contributions - buy back	246,153	362,053	20,069	4,436,554	-
Net investment income	10,004,086	6,951,772	(308,449)	4,908,147	6,621,223
Benefit payments, including refunds of employee contributions	(3,707,511)	(2,505,630)	(2,572,372)	(2,465,108)	(2,273,086)
Administrative expense	(167,554)	(173,825)	(185,455)	(147,333)	(93,764)
Net change in plan fiduciary net position	13,249,251	11,152,173	2,734,141	12,392,467	9,551,030
Plan fiduciary net position - beginning	81,540,511	70,388,338	67,654,197	55,261,730	45,710,700
Plan fiduciary net position - ending (b)	\$ 94,789,762	\$ 81,540,511	\$ 70,388,338	\$ 67,654,197	\$ 55,261,730
Net pension liability - ending (a) - (b)	\$ 20,401,703	\$ 21,073,363	\$ 20,349,258	\$ 13,660,496	\$ 15,146,703
Plan fiduciary net position as a % of the total pension liability	82.29 %	79.46 %	77.57 %	83.20 %	78.69 %
Covered payroll *	\$ 17,322,812	\$ 16,546,924	\$ 16,788,921	\$ 15,644,848	\$ 15,005,069
Net pension liability as a % of covered payroll	117.77 %	127.36 %	121.21 %	87.32 %	109.00 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, plans should present information for those years for which information is available.

\* The covered payroll numbers shown are in compliance with GASB 82, except for the 9/30/2015 measurement period, which includes DROP payroll.

**City of Port St. Lucie, Florida**

**Municipal Police Officers' Retirement Trust Fund  
Schedule of Changes in Net Pension Liability and Related Ratios**

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**Notes to Schedule:**

*Changes of assumptions:*

For measurement date 09/30/2022, based on the results of the June 17, 2022 Actuarial Experience Study, the following assumption changes are incorporated:

1. Investment return - Lowered from 7.20% to 7.00% per year compound annually, net of investment related expense.
2. Salary increases - an overall small increase in the assumed rates for members with less than 4 years of Credited Service, while lowering the assumption for members with 4 or more years of Credited Service.
3. Retirement Rates – an overall reduction to Normal Retirement rates, primarily for members with at least 25 years of Credit Service.
4. Withdrawal Rates – an overall reduction in the assumed rates for members with less than 15 years of Credited Service.

For measurement date 09/30/2021, amounts reported as changes of assumptions were resulted from lowering the investment rate of return from 7.30% to 7.20%.

*Changes of benefit terms:*

For measurement date 09/30/2020, amounts reported as changes of benefit terms resulted from Ordinance 20-31, passed in June 2020. More details regarding the amended provisions can be found in the December 10, 2020 Actuarial Impact Statement.

*Changes of assumptions:*

For measurement date 09/30/2022, amounts reported as changes of assumptions were resulted from lowering the investment rate of return from 7.20% to 7.00%.

For measurement date 09/30/2020, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the rates used in Milliman's July 1, 2019 FRS valuation report for special risk employees.

For measurement date 09/30/2019, amounts reported as changes of assumptions were resulted from lowering the invested rate of return from 7.5% to 7.3%

For measurement date 09/30/2017, as result of the Experience Study dated July 20, 2017, the Board has adopted changes to:

- Payroll growth
- Salary increases
- Investment return
- Mortality rates
- Normal and early retirements rates
- Withdrawal rates

For measurement date 09/30/2016, as a result of Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the assumptions used by the Florida Retirement System for special risk employees.

**City of Port St. Lucie, Florida**

**Municipal Police Officers' Retirement Trust Fund**  
**Schedule of Changes in Net Pension Liability and Related Ratios**

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The inflation assumption was lowered from 3.0% to 2.5%, matching the long-term inflation assumption utilized by the Plan's investment consultant.

For measurement date 09/30/2015, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 8.0% to 7.2%.



**City of Port St. Lucie, Florida**

**Municipal Police Officers' Retirement Trust Fund  
Schedule of Contributions**

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	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Actuarially determined contribution	\$ 6,430,477	\$ 6,934,851	\$ 6,922,996	\$ 6,794,017	\$ 5,793,686
Contributions in relation to the actuarially determined contributions	6,653,655	6,979,846	7,130,030	6,851,660	5,455,636
Contribution deficiency (excess)	(223,178)	(44,995)	(207,034)	(57,643)	338,050
Covered payroll *	\$ 22,971,670	\$ 19,867,196	\$ 18,978,599	\$ 18,967,279	\$ 18,475,097
Contributions as a percentage of covered payroll	28.96 %	35.13 %	37.57 %	36.12 %	29.53 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, plans should present information for those years for which information is available.

\* The covered payroll numbers shown are in compliance with GASB 82, except for the 9/30/2015 measurement period, which includes DROP payroll.

**City of Port St. Lucie, Florida**

**Municipal Police Officers' Retirement Trust Fund  
Schedule of Contributions**

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	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Actuarially determined contribution	\$ 5,100,319	\$ 4,498,211	\$ 4,007,828	\$ 3,944,168	\$ 3,802,380
Contributions in relation to the actuarially determined contributions	5,315,023	5,028,579	4,007,828	3,944,168	3,802,380.00
Contribution deficiency (excess)	<u>(214,704)</u>	<u>(530,368)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Covered payroll *	\$ 17,322,812	\$ 16,546,924	\$ 16,788,921	\$ 15,664,848	\$ 13,765,522
Contributions as a percentage of covered payroll	30.68 %	30.39 %	23.87 %	25.18 %	27.62 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, plans should present information for those years for which information is available.

\* The covered payroll numbers shown are in compliance with GASB 82, except for the 9/30/2015 measurement period, which includes DROP payroll.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund  
Notes to Schedule of Contributions

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Notes to Schedule

Actuarially determined contribution rates are calculated as of October 1, 2021 two years prior to the end of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

Mortality Rates: *Healthy Active Lives:*

Female: PubS.H-2010 for Employees, set forward one year.

Male: PubS.H-2010 for Employees, set forward one year.

*Healthy Retiree Lives:*

Female: PubS.H-2010 for Healthy Retirees, set forward one year.

Male: PubS.H-2010 for Healthy Retirees, set forward one year.

*Beneficiary Lives*

Female: PubG.H-2010 for Healthy Retirees.

Male: PubG.H-2010 for Healthy Retirees, set back one year.

*Disabled Lives:*

80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

All rates are projected generationally with Mortality Improvement Scale MP-2018. We feel this assumption sufficiently accommodates future mortality improvements.

The previously described mortality assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman's July 1, 2021 FRS valuation report for special risk employees.

Interest Rate: 7.00% per year compounded annually, net of investment related expenses. This is supported by the target asset allocation of the trust and the expected long-term return by asset class.

Administrative Expenses: \$284,534 annually, based on average of actual expenses incurred in the prior two fiscal year.

Salary Increases:	<u>Years of Service</u>	<u>Increase in Compensation</u>
	0	19.0%
	1	8.4%
	2	6.5%
	3 or more	5.0%

The above rates were developed and adopted as a result of our July 17, 2022 experience study.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund  
Notes to Schedule of Contributions

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Final Salary Load:	<u>Credited Service on 10/1/2012</u>	<u>Load Assumption</u>
	10 or more years	20%
	Between 5 and 10 years	15%
	Less than 5 years	0%

Payroll Growth: 0.00% for purposes of amortizing the Unfunded Actuarial Accrued Liability. This assumption cannot exceed the ten-year average payroll growth, in compliance with Part VII of Chapter 112, Florida Statutes.

Amortization Method: All new UAAL amortization amounts are amortized over 15 years.

Retirement:

<u>% Retiring During the Year (10-24 Years of Service)</u>	
<u>Age</u>	<u>Probability of Retirement</u>
50	0.0%
51	4.0%
52	17.0%
53	5.0%
54	13.0%
55	50.0%
56	10.0%
57	25.0%
58	33.0%
59	60.0%
60+	100%

**City of Port St. Lucie, Florida**

**Municipal Police Officers' Retirement Trust Fund**  
**Notes to Schedule of Contributions**

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% Retiring During the Year (>=25 Years of Service)

<u>Age</u>	<u>Probability of Retirement</u>
52	60.0%
53	0.0%
54	50.0%
55+	100.0%

The above rates were developed and adopted as a result of our July 10, 2017 experience study.

Funding Method: Entry Age Normal Actuarial Cost Method. The following loads are applied for determination of the Sponsor funding requirement:

Interest assumption of 3.600% a half-year with Salary assumption of 7.19%

Intersest assumption of 3.500% a hafl-year with Salary assumption of 7.03%

Disability Rate: See table below for sample rates. It is assumed that 75% of disablements and active member deaths are service- related.

<u>Age</u>	<u>% Becoming Disabled During the Year</u>
20	0.03%
25	0.03%
30	0.04%
35	0.05%
40	0.07%
45	0.10%
50	0.18%
55	0.36%
60	0.90%
65+	2.22%

**City of Port St. Lucie, Florida**

**Municipal Police Officers' Retirement Trust Fund**  
**Notes to Schedule of Contributions**

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Termination Rate: See table below for sample rates. This assumption was established with the July 10, 2022 experience study.

<u>Service</u>	<u>% Terminating During the Year</u>
0-5	5.0%
5-9	4.0%
10-14	2.0%
15+	2.0%

Asset Valuation: Each year, the prior Actuarial Value of Assets is brought forward utilizing the historical geometric 4-year average Market Value return. It is possible that over time this technique will produce an insignificant bias above or below Market Value.

City of Port St. Lucie, Florida

Municipal Police Officers' Retirement Trust Fund  
Schedule of Investment Returns

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	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Annual money-weighted rate of return, net of investment expense	(14.30)%	21.83 %	8.72 %	3.47 %	9.21 %	12.08 %	9.79 %	(0.44)%	8.27 %	14.40 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, Pension plans should present information for those years for which information is available.

**City of Port St. Lucie, Florida**

**Florida Retirement System  
Schedule of Proportionate Share in Net Pension Liability and Related Ratios**

<b>Florida Retirement System (FRS)</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
City's portion of the net pension liability	0.0031 %	0.0029 %	0.0023 %	0.0022 %	0.0026 %	0.0025 %	0.0026 %	0.0025 %	0.0020 %
City's proportionate share of the net pension liability	\$ 1,144,490	\$ 216,267	\$ 1,009,193	\$ 758,172	\$ 781,013	\$ 729,960	\$ 644,865	\$ 326,606	\$ 119,960
City's covered payroll	\$ 302,233	\$ 257,552	\$ 195,026	\$ 190,283	\$ 184,009	\$ 179,734	\$ 177,642	\$ 175,422	\$ 169,287
City's proportionate share of the net pension liability as a percentage of its covered payroll	378.68 %	83.97 %	517.47 %	398.44 %	424.44 %	406.13 %	363.01 %	186.00 %	70.86 %
Plan fiduciary net position as a percentage of the total pension liability	82.89 %	96.40 %	78.85 %	82.61 %	84.26 %	83.89 %	84.88 %	92.00 %	96.00 %
<b>Health Insurance Subsidy (HIS)</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
City's portion of the net pension liability	0.0008 %	0.0007 %	0.0006 %	0.0005 %	0.0006 %	0.0006 %	0.0006 %	0.0006 %	0.0006 %
City's proportionate share of the net pension liability	\$ 80,939	\$ 89,410	\$ 70,142	\$ 59,930	\$ 62,168	\$ 60,654	\$ 69,615	\$ 58,983	\$ 55,582
City's covered payroll	\$ 302,233	\$ 257,552	\$ 195,026	\$ 190,283	\$ 184,009	\$ 179,734	\$ 177,642	\$ 175,422	\$ 169,287
City's proportionate share of the net pension liability as a percentage of its covered payroll	26.78 %	34.72 %	35.97 %	31.50 %	33.79 %	33.75 %	39.19 %	33.62 %	32.83 %
Plan fiduciary net position as a percentage of the total pension liability	4.81 %	3.56 %	3.00 %	2.63 %	2.15 %	1.64 %	0.97 %	0.50 %	0.99 %

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

Note 2: The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 4 of the Plan's Annual Comprehensive Financial Report.

Note 3: Amounts presented for each fiscal year were determined as of 6/30.

Note 4: The municipal rate used to determine the total pension liability for HIS decreased from 2.21% to 2.16%



**City of Port St. Lucie, Florida**

**Florida Retirement System  
Schedule of Contributions and Related Ratios**

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<b>Florida Retirement System (FRS)</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Contractually required contributions	\$ 131,255	\$ 109,068	\$ 77,365	\$ 68,263	\$ 73,897
Contributions in relation to the contractually required contributions	(131,255)	(109,068)	(77,365)	(68,263)	(73,897)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	\$ 302,233	\$ 270,954	\$ 196,399	\$ 191,673	\$ 185,367
Contributions as a percentage of covered payroll	43.43 %	40.25 %	39.39 %	35.61 %	39.87 %

<b>Health Insurance Subsidy (HIS)</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Contractually required contributions	\$ 4,624	\$ 4,284	\$ 3,310	\$ 2,974	\$ 3,185
Contributions in relation to the contractually required contributions	(4,624)	(4,284)	(3,310)	(2,974)	(3,185)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	\$ 302,233	\$ 270,954	\$ 196,399	\$ 191,673	\$ 185,367
Contributions as a percentage of covered payroll	1.53 %	1.58 %	1.69 %	1.55 %	1.72 %

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

**City of Port St. Lucie, Florida**

**Florida Retirement System  
Schedule of Contributions and Related Ratios**

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<b>Florida Retirement System (FRS)</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Contractually required contributions	\$ 64,243	\$ 62,281	\$ 61,650	\$ 60,418
Contributions in relation to the contractually required contributions	(64,243)	(62,281)	(61,650)	(60,418)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	\$ 181,076	\$ 178,967	\$ 176,701	\$ 170,566
Contributions as a percentage of covered payroll	35.48 %	34.80 %	34.89 %	35.42 %

<b>Health Insurance Subsidy (HIS)</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Contractually required contributions	\$ 3,002	\$ 3,062	\$ 2,210	\$ 2,314
Contributions in relation to the contractually required contributions	(3,002)	(3,062)	(2,210)	(2,314)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	\$ 181,076	\$ 178,967	\$ 176,701	\$ 170,566
Contributions as a percentage of covered payroll	1.66 %	1.71 %	1.25 %	1.36 %

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

**City of Port St. Lucie, Florida**

**Other Post Employment Benefits Trust Fund  
Schedule of Changes in Net OPEB Liability and Related Ratios**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Total OPEB Liability</b>						
Service cost	\$ 396,120	\$ 430,370	\$ 439,160	\$ 511,755	\$ 500,907	\$ 971,028
Interest	2,976,567	2,355,184	2,490,282	1,976,780	2,007,817	2,366,665
Change in assumptions	-	1,910,361	-	(1,155,879)	-	7,763,903
Changes of benefit terms	-	-	-	-	-	-
Differences between expected and actual experience	(83,035)	6,254,550	(3,604,486)	7,009,368	(1,943,901)	(15,843,718)
Benefit payments, including refunds of employee contributions	(2,330,486)	(1,757,835)	(751,461)	(1,109,845)	(931,283)	(840,620)
Net change in total OPEB liability	<u>959,166</u>	<u>9,192,630</u>	<u>(1,426,505)</u>	<u>7,232,179</u>	<u>(366,460)</u>	<u>(5,582,742)</u>
Total OPEB liability - beginning	<u>43,271,799</u>	<u>34,079,169</u>	<u>35,505,674</u>	<u>28,273,495</u>	<u>28,639,955</u>	<u>34,222,697</u>
Total OPEB liability - ending (a)	<u>\$ 44,230,965</u>	<u>\$ 43,271,799</u>	<u>\$ 34,079,169</u>	<u>\$ 35,505,674</u>	<u>\$ 28,273,495</u>	<u>\$ 28,639,955</u>
<b>Plan Fiduciary Net Pension</b>						
Contributions - city	\$ 2,330,486	\$ 3,621,536	\$ 2,600,469	\$ 2,848,960	\$ 1,651,283	\$ 1,600,620
Contributions - employee	-	-	-	-	-	-
Net investment income	(4,634,648)	4,057,339	2,334,664	991,703	1,331,739	1,322,358
Benefit payments, including refunds of employee contributions	(2,330,486)	(1,757,835)	(751,461)	(1,109,845)	(931,283)	(840,620)
Net change in plan fiduciary net position	<u>(4,634,648)</u>	<u>5,921,040</u>	<u>4,183,672</u>	<u>2,730,818</u>	<u>2,051,739</u>	<u>2,082,358</u>
Plan fiduciary net position - beginning	<u>28,573,630</u>	<u>22,652,590</u>	<u>18,468,918</u>	<u>15,738,100</u>	<u>13,686,361</u>	<u>11,604,003</u>
Plan fiduciary net position - ending (b)	<u>\$ 23,938,982</u>	<u>\$ 28,573,630</u>	<u>\$ 22,652,590</u>	<u>\$ 18,468,918</u>	<u>\$ 15,738,100</u>	<u>\$ 13,686,361</u>
Net OPEB liability - ending (a) - (b)	<u>\$ 20,291,983</u>	<u>\$ 14,698,169</u>	<u>\$ 11,426,579</u>	<u>\$ 17,036,756</u>	<u>\$ 12,535,395</u>	<u>\$ 14,953,594</u>
Plan fiduciary net position as a % of the total OPEB liability	54.1 %	66.0 %	66.5 %	52.0 %	55.7 %	47.8 %
Covered-employee payroll	\$ 70,308,780	\$ 68,095,671	\$ 62,141,982	\$ 60,185,939	\$ 54,739,433	\$ 53,016,400
Net pension liability as a % of covered employee payroll	28.9 %	21.6 %	18.4 %	28.3 %	22.9 %	28.2 %

FY 2021/22 covered payroll is estimated based on FY 20/21 payroll increased by the general wage inflation (3.25%)

Note 1: GASB 75 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

**City of Port St. Lucie, Florida**

**Other Post Employment Benefits Trust Fund  
Schedule of Changes in Net OPEB Liability and Related Ratios**

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**Notes to Schedule:**

**Changes of assumptions in 2017:**

Actuarial cost method updated from Projected Unit Credit to Entry Age Normal. Payroll growth updated to most recent FRS actuarial valuation of June 30, 2016. Mortality table updated from RP-2000 Combined Mortality Table to SOA RPH-2-014 Total dataset Mortality Table. Percentage of retirees that are assumed to elect spousal coverage at retirement updated from 50% to 10%. Health Insurance Subsidy election rate for future retirees updated from 35% to 40% before age 65 and from 17.5% to 20% after age 65.

**Changes in assumptions in 2018:**

Health care trend rates updated to an initial rate of 8.5% decreasing by 0.5% annually to an ultimate rate of 5.0%. Dental and vision trend rates updated to an initial rate of 4.25% decreasing by 0.25% annually to an ultimate rate of 3.5%.

**Changes of assumptions in 2019:**

Health care trend rates updated to an initial rate of 7.5% decreasing to an ultimate rate of 4.5%. HIS trend rates updated to an initial rate of 7.34% decreasing to an ultimate rate of 4.45%

**Changes of assumptions in 2020:**

Health care trend rates updated to an initial rate of 7.5% decreasing to an ultimate rate of 4.5%. HIS trend rates updated to an initial rate of 7.34% decreasing to an ultimate rate of 4.45%

**Changes of assumptions in 2021:**

Health care trend rates updated to an initial rate of 8.0%, decreasing by 0.5% annually to an ultimate of 4.5%. Dental and vision trends have been reset to an initial rate of 4.5% decreasing by 0.25% annually to an ultimate rate of 3.5%. The trend for the Health Insurance Subsidy has also been updated based on a blend of medical, dental, and vision trend rates.

**Changes of assumptions in 2022:**

Health care trend rates updated to an initial rate of 7.5% decreasing to an ultimate rate of 4.5%. HIS trend rates updated to an initial rate of 7.34% decreasing to an ultimate rate of 4.45%

Note 1: GASB 75 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

**City of Port St. Lucie, Florida**

**Other Post Employment Benefits Trust Fund  
Schedule of Required Contributions**

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	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Actuarially determined contribution (ADC)	\$ 2,330,486	\$ 1,757,835	\$ 1,857,522	\$ 1,557,761	\$ 1,741,027
Contributions in relation to the ADC	2,330,486	3,621,536	2,600,469	2,848,960	1,651,283
Contribution deficiency (excess)	\$ -	\$ (1,863,701)	\$ (742,947)	\$ (1,291,199)	\$ 89,744
Covered-employee payroll	\$ 70,308,780	\$ 68,095,671	\$ 62,141,982	\$ 60,185,939	\$ 54,739,433
Contributions as a percentage of covered employee payroll	3.31 %	5.32 %	4.18 %	4.73 %	3.02 %

Note: information prior to fiscal year 2014 is not available.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, Pension plans should present information for those years for which information is available

**City of Port St. Lucie, Florida**

**Other Post Employment Benefits Trust Fund  
Schedule of Required Contributions**

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	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Actuarially determined contribution (ADC)	\$ 2,261,886	\$ 2,687,958	\$ 1,541,210	\$ 1,538,791
Contributions in relation to the ADC	1,600,620	2,086,609	1,617,361	1,767,900
Contribution deficiency (excess)	<u>\$ 661,266</u>	<u>\$ 601,349</u>	<u>\$ (76,151)</u>	<u>\$ (229,109)</u>
Covered-employee payroll	\$ 53,016,400	\$ 49,992,602	\$ 47,880,443	\$ 46,524,996
Contributions as a percentage of covered employee payroll	3.02 %	4.17 %	3.38 %	3.80 %

Note: information prior to fiscal year 2014 is not available.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, Pension plans should present information for those years for which information is available


**City of Port St. Lucie, Florida**

**Other Post Employment Benefits Trust Fund  
Schedule of Investment Returns**

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	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Annual money-weighted rate of return, net of investment expense	7.56 %	3.30 %	5.44 %	3.36 %	9.05 %	10.63 %	10.31 %	0.61 %	11.68 %	13.08 %

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, Pension plans should present information for those years for which information is available.

A large bridge with a blue railing and a modern sculpture in the foreground. The bridge is a multi-lane highway bridge with a concrete structure and a blue metal railing. It spans a body of water. In the foreground, there is a modern sculpture made of blue and white geometric shapes, resembling a stylized plant or a piece of abstract art. The sculpture is placed on a circular base. The background shows a clear sky and some greenery.

# Combining Statements and Schedules



## NONMAJOR GOVERNMENT FUNDS

### SPECIAL REVENUE FUNDS

*Special revenue funds* are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

The City maintains the following Special Revenue Funds:

**Road and Bridge Fund** - to account for expenditures associated with the maintenance and repair of the City's roads, bridges and right of way. Revenues are provided by gas taxes, an assignment of ad valorem taxes, charges for services and interfund transfers.

**Road Impact Fee Fund** - to account for the receipt of road impact fees authorized by Ordinance 05-87 (as amended by Ordinance 13-26). Proceeds must be used for the acquisition of land and construction of major capital infrastructure improvements.

**Street Lighting Fund** - to account for expenditures of residential street lighting districts. Revenues are provided by assessments on all benefiting properties as authorized by Ordinance 09-64.

**Law Enforcement Impact Fee Fund** - to account for the receipt of law enforcement impact fees authorized by Ordinance 89-134 (as amended by Ordinance 13-27). Proceeds must be used for expenditures associated with law enforcement capital improvements and capital needs of new police officers required as a result of community growth.

**Building Department Fund** - Section 553.80(7), Florida Statutes, requires all revenues and expenditures associated with the protective inspections provided by the building department to be accounted for in a separate fund.

**Water & Sewer Assessment Collection Fund** - SAD I, Phase I - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District I, Phase I.

**Water & Sewer Assessment Collection Fund** - SAD I, Phase II - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District I, Phase II.

**Water & Sewer Assessment Collection Fund - USA 3-4** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District 3-4.

**Water & Sewer Assessment Collection Fund - USA 5-6-7A** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District 5-6-7A.

**Water & Sewer Assessment Collection Fund - USA 9** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District USA 9.

**Neighborhood Services Fund** - to account for general capital and non-capital improvements in specific areas of the city. Funding is provided by recycling revenues and rebates received from the city's waste disposal contractor.

**South Lennard Road Special Assessment District Collection Fund** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of roadway, drainage and water and sewer extensions and improvements in the South Lennard Road project.

**River Point Special Assessment District Collection Fund** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the River Point Special Assessment District project.

**Tesoro Special Assessment District Collection Fund** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities, communications, public safety, re-use irrigation and water and sewer extensions and improvements within the Tesoro Special Assessment District project.

**Glassman Special Assessment District Collection Fund** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the Glassman Special Assessment District project.

**East Lake Village Special Assessment District Collection Fund** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the East Lake Village Special Assessment District project.

**St. Lucie Land Holding Special Assessment District Collection Fund** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the St. Lucie Land Holding Special Assessment District project.

**City Center Special Assessment District Collection Fund** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the City Center Special Assessment District project.

**Peacock and Lowry Combined Special Assessment District Collection Fund** - to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the Peacock and Lowry Combined Special Assessment District project.

**Economic Development Fund** - to account for developer contributions dedicated to expenditures associated with development that stimulates the economy.

**Wyndcrest DDMG Fund** - to account for the lease payments from Digital Domain Media Group pledged for the payment of principal and interest on the 2010 Lease Revenue Bonds.

**Community Development Block Grant (CDBG) Entitlement Fund** - to account for the revenues and expenditures of the Federal Community Development Block Grant Funds which are used for the purpose of financing services and improvements beneficial to the moderate-to-low income earners of the community.

**Local Housing Assistance Trust Fund** - to account for the proceeds and expenditures of the funds provided by the State of Florida under the State Housing Initiative Partnership (SHIP) program. The source of these funds is from the documentary stamp tax and is used to provide financing for affordable housing to individuals in certain income ranges to assist in making repairs to their homes or in purchasing a new or existing home.

**Neighborhood Stabilization Program NSP I and NSP III Grant Funds** - to account for Federal Grant program revenues and expenditures to acquire, rehabilitate, demolish and redevelop foreclosed and abandoned residential properties in order to help stabilize neighborhoods.

**National Pollution NPDES Fund** - to account for the revenues and expenditures to comply with the state and federal regulation placed upon the City by EPA with the clean water act.

**Law Enforcement Trust Fund** - to account for revenues from confiscated property in accordance with the "Florida Contraband Forfeiture Act" and expenditures for the support of special crime fighting activities.

**Conservation Trust Fund** - to account for revenues from developers as required by Ordinance 92- 30 (as amended by Ordinance 96-90) and interest income used for conservation programs of the City.

## DEBT SERVICE FUND

*The Debt Service Fund* is used to account for and report the accumulation of resources that are restricted, committed, or assigned for, and the payment of general long-term debt principal and interest.

The City maintains the following Debt Service Fund:

**General Obligation Debt Service Fund** - to account for the revenues derived from the voter-approved ad valorem tax levy for the payment of principal and interest on the General Obligation Bonds, Series 2005, 2006 and 2014. Proceeds of the Bonds were used to construct the Crosstown Parkway, a six-lane east-west corridor in the City.

## CAPITAL PROJECTS FUNDS

*Capital Projects Funds* are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets.

The City maintains the following Capital Projects Funds:

**Parks Capital Improvement Fund** - to account for the receipt of parks and recreation impact fees authorized by Ordinance 05-86 (as amended by Ordinance 13-25). Proceeds must be used for the acquisition of land and construction of major capital parks improvements.

**Capital Improvement Fund** - to account for the revenues and expenditures associated with general major capital improvements and acquisitions. The funding resources include general tax revenue, interest income, bond proceeds, and transfers from other funds.

**Road and Bridge Capital Improvement 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, and transfers from other funds.

**Parks MSTU Capital Improvement Fund** - to account for the use of specific voter approved ad- valorem taxes and expenditures associated with the Parks and Recreation improvement projects.

**Half-Cent Sales Tax Capital Improvement Fund** - to account for the use of specific voter approved sales taxes and expenditures associated with street, repaving, and sidewalk improvement projects.

**Crosstown Parkway Fund** - to account for the expenditures associated with the acquisition of land and construction of the Crosstown Parkway. Funding is provided by the issuance of ad valorem tax supported bonds and federal and state grants.

City of Port St. Lucie, Florida

Combining Balance Sheet  
Nonmajor Governmental Funds  
September 30, 2022

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Fund	Nonmajor Capital Project Funds	Total Nonmajor Governmental Funds
<b>Assets</b>				
Cash and cash equivalents	\$ 87,253,959	\$ 8,675,042	\$ 59,800,240	\$ 155,729,241
Current receivables	24,603,147	-	-	24,603,147
Due from other funds	26,575	-	-	26,575
Due from other governments	1,573,204	144	4,131,498	5,704,846
Prepaid items	676,917	-	-	676,917
Restricted Assets	1,323,194	-	50,075,888	51,399,082
Total assets	<u>\$ 115,456,996</u>	<u>\$ 8,675,186</u>	<u>\$ 114,007,626</u>	<u>\$ 238,139,808</u>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>				
<b>Liabilities</b>				
Accounts payable	\$ 4,651,784	\$ -	\$ 4,815,932	\$ 9,467,716
Accrued salaries and wages	227,553	-	1,225	228,778
Due to other governments	130,396	-	-	130,396
Unearned revenue	1,788,374	-	376	1,788,750
Deposits payable	205,693	-	-	205,693
Retainage payable	10,047	-	893,935	903,982
Total liabilities	<u>7,013,847</u>	<u>-</u>	<u>5,711,468</u>	<u>12,725,315</u>
<b>Deferred Inflows</b>				
Unavailable revenue	25,935,380	-	932,391	26,867,771
Total deferred inflows	<u>25,935,380</u>	<u>-</u>	<u>932,391</u>	<u>26,867,771</u>
<b>Fund Balances</b>				
Nonspendable	676,917	-	-	676,917
Restricted	81,830,852	8,675,186	68,571,585	159,077,623
Committed	-	-	38,792,182	38,792,182
Total fund balances	<u>82,507,769</u>	<u>8,675,186</u>	<u>107,363,767</u>	<u>198,546,722</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 115,456,996</u>	<u>\$ 8,675,186</u>	<u>\$ 114,007,626</u>	<u>\$ 238,139,808</u>

**City of Port St. Lucie, Florida**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Governmental Funds  
For the Year Ended September 30, 2022**

	<b>Nonmajor Special Revenue Funds</b>	<b>Nonmajor Debt Service Fund</b>	<b>Nonmajor Capital Project Funds</b>	<b>Total Nonmajor Governmental Funds</b>
<b>Revenues</b>				
Taxes	\$ 4,624,897	\$ 9,230,384	\$ -	\$ 13,855,281
Licenses and permits	19,387,584	-	-	19,387,584
Intergovernmental	12,638,670	-	20,620,780	33,259,450
Charges for services	10,838,187	-	-	10,838,187
Fines and forfeitures	415,045	-	-	415,045
Investment income				
Net change in fair value of investment	(2,836,997)	(277,695)	(3,579,652)	(6,694,344)
Interest	560,053	61,743	532,878	1,154,674
Impact fees	13,593,378	-	3,960,704	17,554,082
Other	1,569,310	-	134,671	1,703,981
<b>Total revenues</b>	<b>60,790,127</b>	<b>9,014,432</b>	<b>21,669,381</b>	<b>91,473,940</b>
<b>Expenditures</b>				
Current				
Public safety	10,926,100	-	-	10,926,100
Physical environment	197,338	-	-	197,338
Transportation	12,437,064	1,786	3,658,063	16,096,913
Human services	5,194,674	-	-	5,194,674
Culture and recreation	-	-	1,223,033	1,223,033
Capital outlay	906,060	-	21,821,704	22,727,764
Debt Service				
Principal	1,267,200	4,675,000	-	5,942,200
Interest	975,973	3,887,157	-	4,863,130
<b>Total expenditures</b>	<b>31,904,409</b>	<b>8,563,943</b>	<b>26,702,800</b>	<b>67,171,152</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>28,885,718</b>	<b>450,489</b>	<b>(5,033,419)</b>	<b>24,302,788</b>
<b>Other financing sources (uses)</b>				
Transfers in	5,930,934	-	79,684,656	85,615,590
Transfers out	(20,015,468)	(103,669)	(6,067,097)	(26,186,234)
<b>Total other financing sources (uses)</b>	<b>(14,084,534)</b>	<b>(103,669)</b>	<b>73,617,559</b>	<b>59,429,356</b>
<b>Net change in fund balances</b>	<b>14,801,184</b>	<b>346,820</b>	<b>68,584,140</b>	<b>83,732,144</b>
<b>Fund balances, beginning of year</b>	<b>67,706,585</b>	<b>8,328,366</b>	<b>38,779,627</b>	<b>114,814,578</b>
<b>Fund balances, end of year</b>	<b>\$ 82,507,769</b>	<b>\$ 8,675,186</b>	<b>\$ 107,363,767</b>	<b>\$ 198,546,722</b>

**City of Port St. Lucie, Florida**

**Combining Balance Sheet  
Nonmajor Special Revenue Funds  
September 30, 2022**

	<b>Road and Bridge Fund</b>	<b>Road Impact Fee Fund</b>	<b>Street Lighting Fund</b>	<b>Law Enforcement Impact Fee Fund</b>	<b>Building Department Fund</b>	<b>Phase I</b>
<b>Assets</b>						
Equity in pooled cash and investments	\$ 8,350,888	\$ 7,329,721	\$ 40,642	\$ 1,938,634	\$ 36,207,791	\$ 67,951
Current receivables	9,774	-	-	-	-	-
Due from other funds	26,177	-	-	-	-	-
Due from other governments	1,167,983	-	1,631	-	-	-
Prepaid items	12,742	-	-	-	1,398	-
Restricted Assets	-	-	-	-	-	-
Total assets	<u>\$ 9,567,564</u>	<u>\$ 7,329,721</u>	<u>\$ 42,273</u>	<u>\$ 1,938,634</u>	<u>\$ 36,209,189</u>	<u>\$ 67,951</u>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>						
<b>Liabilities</b>						
Accounts payable	\$ 917,002	\$ -	\$ 12,510	\$ 7,695	\$ 2,374,808	\$ -
Accrued salaries and wages	83,523	-	-	-	132,753	-
Due to other governments	669	-	-	-	129,727	-
Unearned revenue	-	-	-	-	25,180	-
Deposits payable	172,466	-	-	-	-	-
Retainage payable	-	-	-	-	1	-
Total liabilities	<u>1,173,660</u>	<u>-</u>	<u>12,510</u>	<u>7,695</u>	<u>2,662,469</u>	<u>-</u>
<b>Deferred Inflows</b>						
Unavailable revenue	<u>9,774</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred inflows	<u>9,774</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balances</b>						
Nonspendable	12,742	-	-	-	1,398	-
Restricted	<u>8,371,388</u>	<u>7,329,721</u>	<u>29,763</u>	<u>1,930,939</u>	<u>33,545,322</u>	<u>67,951</u>
Total fund balances	<u>8,384,130</u>	<u>7,329,721</u>	<u>29,763</u>	<u>1,930,939</u>	<u>33,546,720</u>	<u>67,951</u>
<b>Total liabilities, deferred inflows, and fund balances</b>	<u>\$ 9,567,564</u>	<u>\$ 7,329,721</u>	<u>\$ 42,273</u>	<u>\$ 1,938,634</u>	<u>\$ 36,209,189</u>	<u>\$ 67,951</u>

**City of Port St. Lucie, Florida**

**Combining Balance Sheet  
Nonmajor Special Revenue Funds  
September 30, 2022**

	Phase II	USA 3 and 4	USA 5 6 7A	USA 9	Neighborhood Services Fund	S Lennard Rd
<b>Assets</b>						
Equity in pooled cash and investments	\$ 398,913	\$ 753,687	\$ 6,352,464	\$ 576,045	\$ 1,999,658	\$ 136,931
Current receivables	15,207	66,460	29,270	803,521	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	27	1,042	-	-
Prepaid items	-	-	-	-	129	-
Restricted Assets	-	-	-	-	-	-
Total assets	<u>\$ 414,120</u>	<u>\$ 820,147</u>	<u>\$ 6,381,761</u>	<u>\$ 1,380,608</u>	<u>\$ 1,999,787</u>	<u>\$ 136,931</u>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>						
<b>Liabilities</b>						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 37,061	\$ -
Accrued salaries and wages	-	-	-	-	2,254	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Deposits payable	-	-	-	-	-	-
Retainage payable	-	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,315</u>	<u>-</u>
<b>Deferred Inflows</b>						
Unavailable revenue	<u>15,207</u>	<u>66,460</u>	<u>29,270</u>	<u>803,521</u>	<u>-</u>	<u>-</u>
Total deferred inflows	<u>15,207</u>	<u>66,460</u>	<u>29,270</u>	<u>803,521</u>	<u>-</u>	<u>-</u>
<b>Fund Balances</b>						
Nonspendable	-	-	-	-	129	-
Restricted	<u>398,913</u>	<u>753,687</u>	<u>6,352,491</u>	<u>577,087</u>	<u>1,960,343</u>	<u>136,931</u>
Total fund balances	<u>398,913</u>	<u>753,687</u>	<u>6,352,491</u>	<u>577,087</u>	<u>1,960,472</u>	<u>136,931</u>
<b>Total liabilities, deferred inflows, and fund balances</b>	<u>\$ 414,120</u>	<u>\$ 820,147</u>	<u>\$ 6,381,761</u>	<u>\$ 1,380,608</u>	<u>\$ 1,999,787</u>	<u>\$ 136,931</u>

**City of Port St. Lucie, Florida**

**Combining Balance Sheet  
Nonmajor Special Revenue Funds  
September 30, 2022**

	<u>Riverpoint</u>	<u>Tesoro</u>	<u>Glassman</u>	<u>East Lake Village Fund</u>	<u>St Lucie Land Holding</u>	<u>City Center Fund</u>
<b>Assets</b>						
Equity in pooled cash and investments	\$ 1,732,844	\$ 148,206	\$ 1,910,774	\$ 1,304,306	\$ 6,356,222	\$ 100,632
Current receivables	587,033	(5,087)	940,368	135,909	4,552,417	15,818,778
Due from other funds	-	-	-	-	-	-
Due from other governments	2,266	12,608	4,637	2,706	11,605	65
Prepaid items	-	-	-	-	-	-
Restricted Assets	-	-	-	-	-	-
Total assets	<u>\$ 2,322,143</u>	<u>\$ 155,727</u>	<u>\$ 2,855,779</u>	<u>\$ 1,442,921</u>	<u>\$ 10,920,244</u>	<u>\$ 15,919,475</u>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>						
<b>Liabilities</b>						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 1,283	\$ -
Accrued salaries and wages	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Deposits payable	-	-	-	-	-	-
Retainage payable	-	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,283</u>	<u>-</u>
<b>Deferred Inflows</b>						
Unavailable revenue	<u>587,033</u>	<u>(5,087)</u>	<u>940,368</u>	<u>135,908</u>	<u>4,552,417</u>	<u>15,818,778</u>
Total deferred inflows	<u>587,033</u>	<u>(5,087)</u>	<u>940,368</u>	<u>135,908</u>	<u>4,552,417</u>	<u>15,818,778</u>
<b>Fund Balances</b>						
Nonspendable	-	-	-	-	-	-
Restricted	<u>1,735,110</u>	<u>160,814</u>	<u>1,915,411</u>	<u>1,307,013</u>	<u>6,366,544</u>	<u>100,697</u>
Total fund balances	<u>1,735,110</u>	<u>160,814</u>	<u>1,915,411</u>	<u>1,307,013</u>	<u>6,366,544</u>	<u>100,697</u>
<b>Total liabilities, deferred inflows, and fund balances</b>	<u>\$ 2,322,143</u>	<u>\$ 155,727</u>	<u>\$ 2,855,779</u>	<u>\$ 1,442,921</u>	<u>\$ 10,920,244</u>	<u>\$ 15,919,475</u>



**City of Port St. Lucie, Florida**

**Combining Balance Sheet  
Nonmajor Special Revenue Funds  
September 30, 2022**

	<b>Peacock and Lowry Combined Fund</b>	<b>Economic Development Fund</b>	<b>Wyndcrest DDMG Fund</b>	<b>CDBG Entitlement Fund</b>	<b>Local Housing Assistance Trust Fund</b>	<b>Neighborhood Stabilization Program Funds</b>
<b>Assets</b>						
Equity in pooled cash and investments	\$ 627,607	\$ 1,765,400	\$ 523,785	\$ 172,685	\$ 6,784,427	\$ 406,960
Current receivables	1,272,047	-	-	-	-	377,450
Due from other funds	-	-	-	-	-	-
Due from other governments	1,274	-	-	339,881	-	27,479
Prepaid items	-	-	-	-	662,648	-
Restricted Assets	-	-	1,323,194	-	-	-
<b>Total assets</b>	<b>\$ 1,900,928</b>	<b>\$ 1,765,400</b>	<b>\$ 1,846,979</b>	<b>\$ 512,566</b>	<b>\$ 7,447,075</b>	<b>\$ 811,889</b>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>						
<b>Liabilities</b>						
Accounts payable	\$ -	\$ -	\$ -	\$ 143,114	\$ 1,126,049	\$ 1,198
Accrued salaries and wages	-	-	-	3,575	3,574	516
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	1,763,194	-
Deposits payable	-	-	-	-	12,326	-
Retainage payable	-	-	-	-	-	10,046
<b>Total liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>146,689</b>	<b>2,905,143</b>	<b>11,760</b>
<b>Deferred Inflows</b>						
Unavailable revenue	1,272,047	-	-	-	1,709,684	-
<b>Total deferred inflows</b>	<b>1,272,047</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,709,684</b>	<b>-</b>
<b>Fund Balances</b>						
Nonspendable	-	-	-	-	662,648	-
Restricted	628,881	1,765,400	1,846,979	365,877	2,169,600	800,129
<b>Total fund balances</b>	<b>628,881</b>	<b>1,765,400</b>	<b>1,846,979</b>	<b>365,877</b>	<b>2,832,248</b>	<b>800,129</b>
<b>Total liabilities, deferred inflows, and fund balances</b>	<b>\$ 1,900,928</b>	<b>\$ 1,765,400</b>	<b>\$ 1,846,979</b>	<b>\$ 512,566</b>	<b>\$ 7,447,075</b>	<b>\$ 811,889</b>

City of Port St. Lucie, Florida

Combining Balance Sheet  
Nonmajor Special Revenue Funds  
September 30, 2022

	National Pollution NPDES Fund	Law Enforcement Trust Fund	Conservation Trust Fund	Total Nonmajor Special Revenue Funds
<b>Assets</b>				
Equity in pooled cash and investments	\$ 263,183	\$ 104,175	\$ 899,428	\$ 87,253,959
Current receivables	-	-	-	24,603,147
Due from other funds	398	-	-	26,575
Due from other governments	-	-	-	1,573,204
Prepaid items	-	-	-	676,917
Restricted Assets	-	-	-	1,323,194
Total assets	<u>\$ 263,581</u>	<u>\$ 104,175</u>	<u>\$ 899,428</u>	<u>\$ 115,456,996</u>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>				
<b>Liabilities</b>				
Accounts payable	\$ 2,818	\$ 1,121	\$ 27,125	\$ 4,651,784
Accrued salaries and wages	1,358	-	-	227,553
Due to other governments	-	-	-	130,396
Unearned revenue	-	-	-	1,788,374
Deposits payable	-	20,901	-	205,693
Retainage payable	-	-	-	10,047
Total liabilities	<u>4,176</u>	<u>22,022</u>	<u>27,125</u>	<u>7,013,847</u>
<b>Deferred Inflows</b>				
Unavailable revenue	-	-	-	25,935,380
Total deferred inflows	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,935,380</u>
<b>Fund Balances</b>				
Nonspendable	-	-	-	676,917
Restricted	259,405	82,153	872,303	81,830,852
Total fund balances	<u>259,405</u>	<u>82,153</u>	<u>872,303</u>	<u>82,507,769</u>
<b>Total liabilities, deferred inflows, and fund balances</b>	<u>\$ 263,581</u>	<u>\$ 104,175</u>	<u>\$ 899,428</u>	<u>\$ 115,456,996</u>

**City of Port St. Lucie, Florida**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Special Revenue Funds  
For the Year Ended September 30, 2022**

	<b>Road and Bridge Fund</b>	<b>Road Impact Fee Fund</b>	<b>Street Lighting Fund</b>	<b>Law Enforcement Impact Fee Fund</b>	<b>Building Department Fund</b>	<b>Phase I</b>
<b>Revenues</b>						
Taxes	\$ 4,624,897	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-	19,387,584	-
Intergovernmental	9,010,510	-	-	-	-	-
Charges for services	1,416,555	-	465,309	-	-	-
Fines and forfeitures	-	-	-	-	276,726	-
Investment income						
Net change in fair value of investment	(263,957)	(237,667)	(1,200)	(62,732)	(1,167,827)	(2,184)
Interest	48,785	44,470	886	9,634	231,559	415
Impact fees	-	11,727,832	-	1,452,483	413,063	-
Other	284,958	-	-	-	237,511	-
<b>Total revenues</b>	<b>15,121,748</b>	<b>11,534,635</b>	<b>464,995</b>	<b>1,399,385</b>	<b>19,378,616</b>	<b>(1,769)</b>
<b>Expenditures</b>						
Current						
Public safety	-	-	-	379,023	10,429,231	-
Physical environment	-	-	-	-	-	-
Transportation	11,842,242	-	463,490	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay	332,461	-	-	111,566	112,891	-
Debt Service						
Principal	-	-	-	256,737	10,463	-
Interest	-	-	-	15,714	102	-
<b>Total expenditures</b>	<b>12,174,703</b>	<b>-</b>	<b>463,490</b>	<b>763,040</b>	<b>10,552,687</b>	<b>-</b>
<b>Excess (deficiency) of revenues over expenditures</b>	<b>2,947,045</b>	<b>11,534,635</b>	<b>1,505</b>	<b>636,345</b>	<b>8,825,929</b>	<b>(1,769)</b>
<b>Other financing sources (uses)</b>						
Transfers in	2,462,264	(6,017)	-	-	-	-
Transfers out	(3,343,141)	(4,205,948)	(50,000)	-	(1,688,081)	(5,405)
<b>Total other financing sources (uses)</b>	<b>(880,877)</b>	<b>(4,211,965)</b>	<b>(50,000)</b>	<b>-</b>	<b>(1,688,081)</b>	<b>(5,405)</b>
<b>Net change in fund balances</b>	<b>2,066,168</b>	<b>7,322,670</b>	<b>(48,495)</b>	<b>636,345</b>	<b>7,137,848</b>	<b>(7,174)</b>
<b>Fund balances, beginning of year</b>	<b>6,317,962</b>	<b>7,051</b>	<b>78,258</b>	<b>1,294,594</b>	<b>26,408,872</b>	<b>75,125</b>
<b>Fund balances, end of year</b>	<b>\$ 8,384,130</b>	<b>\$ 7,329,721</b>	<b>\$ 29,763</b>	<b>\$ 1,930,939</b>	<b>\$ 33,546,720</b>	<b>\$ 67,951</b>

**City of Port St. Lucie, Florida**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Special Revenue Funds  
For the Year Ended September 30, 2022**

	Phase II	USA 3 and 4	USA 5 6 7A	USA 9	Neighborhood Services Fund	S Lennard Rd
<b>Revenues</b>						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for services	-	-	2,748	297,765	337,000	-
Fines and forfeitures	-	-	-	-	-	-
Investment income						
Net change in fair value of investment	(12,843)	(24,245)	(204,588)	(18,655)	(64,352)	(4,052)
Interest	2,298	4,443	36,076	2,953	11,411	2,885
Impact fees	-	-	-	-	-	-
Other	-	-	-	-	317,504	-
Total revenues	(10,545)	(19,802)	(165,764)	282,063	601,563	(1,167)
<b>Expenditures</b>						
Current						
Public safety	-	-	-	-	-	-
Physical environment	-	-	795	4,940	-	-
Transportation	-	-	-	-	-	-
Human services	-	-	-	-	455,189	-
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Debt Service						
Principal	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Total expenditures	-	-	795	4,940	455,189	-
<b>Excess (deficiency) of revenues over expenditures</b>	(10,545)	(19,802)	(166,559)	277,123	146,374	(1,167)
<b>Other financing sources (uses)</b>						
Transfers in	-	-	-	-	-	-
Transfers out	(6,599)	(31,082)	(13,579)	(4,008)	(44,002)	(384,527)
Total other financing sources (uses)	(6,599)	(31,082)	(13,579)	(4,008)	(44,002)	(384,527)
<b>Net change in fund balances</b>	(17,144)	(50,884)	(180,138)	273,115	102,372	(385,694)
<b>Fund balances, beginning of year</b>	416,057	804,571	6,532,629	303,972	1,858,100	522,625
<b>Fund balances, end of year</b>	<u>\$ 398,913</u>	<u>\$ 753,687</u>	<u>\$ 6,352,491</u>	<u>\$ 577,087</u>	<u>\$ 1,960,472</u>	<u>\$ 136,931</u>

**City of Port St. Lucie, Florida**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Special Revenue Funds  
For the Year Ended September 30, 2022**

	<b>Riverpoint</b>	<b>Tesoro</b>	<b>Glassman</b>	<b>East Lake Village Fund</b>	<b>St Lucie Land Holding</b>	<b>City Center Fund</b>
<b>Revenues</b>						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for services	647,197	1,531,969	1,324,579	773,045	3,314,694	18,656
Fines and forfeitures	-	-	-	-	-	-
Investment income						
Net change in fair value of investment	(54,834)	(43)	(61,089)	(42,244)	(206,099)	(3,560)
Interest	16,260	33,570	14,545	6,602	29,703	69
Impact fees	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total revenues	<u>608,623</u>	<u>1,565,496</u>	<u>1,278,035</u>	<u>737,403</u>	<u>3,138,298</u>	<u>15,165</u>
<b>Expenditures</b>						
Current						
Public safety	-	-	-	-	-	-
Physical environment	10,734	25,419	21,928	13,363	59,876	907
Transportation	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Debt Service						
Principal	-	-	-	-	-	1,000,000
Interest	-	-	-	23,819	250,544	685,794
Total expenditures	<u>10,734</u>	<u>25,419</u>	<u>21,928</u>	<u>37,182</u>	<u>310,420</u>	<u>1,686,701</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>597,889</u>	<u>1,540,077</u>	<u>1,256,107</u>	<u>700,221</u>	<u>2,827,878</u>	<u>(1,671,536)</u>
<b>Other financing sources (uses)</b>						
Transfers in	-	-	-	-	-	1,742,104
Transfers out	(1,366,713)	(6,265,406)	(1,179,759)	(4,798)	(7,122)	(67,308)
Total other financing sources (uses)	<u>(1,366,713)</u>	<u>(6,265,406)</u>	<u>(1,179,759)</u>	<u>(4,798)</u>	<u>(7,122)</u>	<u>1,674,796</u>
<b>Net change in fund balances</b>	<u>(768,824)</u>	<u>(4,725,329)</u>	<u>76,348</u>	<u>695,423</u>	<u>2,820,756</u>	<u>3,260</u>
<b>Fund balances, beginning of year</b>	<u>2,503,934</u>	<u>4,886,143</u>	<u>1,839,063</u>	<u>611,590</u>	<u>3,545,788</u>	<u>97,437</u>
<b>Fund balances, end of year</b>	<u>\$ 1,735,110</u>	<u>\$ 160,814</u>	<u>\$ 1,915,411</u>	<u>\$ 1,307,013</u>	<u>\$ 6,366,544</u>	<u>\$ 100,697</u>

**City of Port St. Lucie, Florida**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Special Revenue Funds  
For the Year Ended September 30, 2022**

	Peacock and Lowry Combined Fund	Economic Development Fund	Wyndcrest DDMG Fund	CDBG Entitlement Fund	Local Housing Assistance Trust Fund	Neighborhood Stabilization Program Funds
<b>Revenues</b>						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	828,044	2,247,918	552,198
Charges for services	363,826	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Investment income						
Net change in fair value of investment	(19,641)	(56,859)	(59,488)	-	(216,482)	(13,427)
Interest	7,222	10,007	10,470	-	24,610	879
Impact fees	-	-	-	-	-	-
Other	-	-	-	21,567	703,905	-
Total revenues	<u>351,407</u>	<u>(46,852)</u>	<u>(49,018)</u>	<u>849,611</u>	<u>2,759,951</u>	<u>539,650</u>
<b>Expenditures</b>						
Current						
Public safety	-	-	-	-	-	-
Physical environment	6,731	-	-	-	-	-
Transportation	-	-	-	-	-	-
Human services	-	-	-	608,927	4,012,209	118,349
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	344,131	-	-
Debt Service						
Principal	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Total expenditures	<u>6,731</u>	<u>-</u>	<u>-</u>	<u>953,058</u>	<u>4,012,209</u>	<u>118,349</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>344,676</u>	<u>(46,852)</u>	<u>(49,018)</u>	<u>(103,447)</u>	<u>(1,252,258)</u>	<u>421,301</u>
<b>Other financing sources (uses)</b>						
Transfers in	-	-	-	(612,833)	2,386,037	(40,621)
Transfers out	(738,988)	-	-	-	-	-
Total other financing sources (uses)	<u>(738,988)</u>	<u>-</u>	<u>-</u>	<u>(612,833)</u>	<u>2,386,037</u>	<u>(40,621)</u>
<b>Net change in fund balances</b>	<u>(394,312)</u>	<u>(46,852)</u>	<u>(49,018)</u>	<u>(716,280)</u>	<u>1,133,779</u>	<u>380,680</u>
<b>Fund balances, beginning of year</b>	<u>1,023,193</u>	<u>1,812,252</u>	<u>1,895,997</u>	<u>1,082,157</u>	<u>1,698,469</u>	<u>419,449</u>
<b>Fund balances, end of year</b>	<u>\$ 628,881</u>	<u>\$ 1,765,400</u>	<u>\$ 1,846,979</u>	<u>\$ 365,877</u>	<u>\$ 2,832,248</u>	<u>\$ 800,129</u>

**City of Port St. Lucie, Florida**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Special Revenue Funds  
For the Year Ended September 30, 2022**

	National Pollution NPDES Fund	Law Enforcement Trust Fund	Conservation Trust Fund	Total Nonmajor Special Revenue Funds
<b>Revenues</b>				
Taxes	\$ -	\$ -	\$ -	\$ 4,624,897
Licenses and permits	-	-	-	19,387,584
Intergovernmental	-	-	-	12,638,670
Charges for services	212,678	-	132,166	10,838,187
Fines and forfeitures	-	138,319	-	415,045
Investment income				
Net change in fair value of investment	(8,464)	(1,983)	(28,482)	(2,836,997)
Interest	1,624	499	8,178	560,053
Impact fees	-	-	-	13,593,378
Other	-	3,865	-	1,569,310
Total revenues	<u>205,838</u>	<u>140,700</u>	<u>111,862</u>	<u>60,790,127</u>
<b>Expenditures</b>				
Current				
Public safety	-	117,846	-	10,926,100
Physical environment	-	-	52,645	197,338
Transportation	131,332	-	-	12,437,064
Human services	-	-	-	5,194,674
Culture and recreation	-	-	-	-
Capital outlay	-	5,011	-	906,060
Debt Service				
Principal	-	-	-	1,267,200
Interest	-	-	-	975,973
Total expenditures	<u>131,332</u>	<u>122,857</u>	<u>52,645</u>	<u>31,904,409</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>74,506</u>	<u>17,843</u>	<u>59,217</u>	<u>28,885,718</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	-	5,930,934
Transfers out	(23,802)	(10,200)	(575,000)	(20,015,468)
Total other financing sources (uses)	<u>(23,802)</u>	<u>(10,200)</u>	<u>(575,000)</u>	<u>(14,084,534)</u>
<b>Net change in fund balances</b>	<u>50,704</u>	<u>7,643</u>	<u>(515,783)</u>	<u>14,801,184</u>
<b>Fund balances, beginning of year</b>	<u>208,701</u>	<u>74,510</u>	<u>1,388,086</u>	<u>67,706,585</u>
<b>Fund balances, end of year</b>	<u>\$ 259,405</u>	<u>\$ 82,153</u>	<u>\$ 872,303</u>	<u>\$ 82,507,769</u>

City of Port St. Lucie, Florida

Balance Sheet  
Nonmajor Debt Service Fund  
September 30, 2022

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	Debt Service Fund
<b>Assets</b>	
Equity in pooled cash and investments	\$ 8,675,042
Due from other governments	144
Total assets	<u>\$ 8,675,186</u>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>	
<b>Liabilities</b>	
Total liabilities	<u>-</u>
<b>Deferred Inflows</b>	
Total deferred inflows	<u>-</u>
<b>Fund Balances</b>	
Restricted	<u>8,675,186</u>
Total fund balances	<u>8,675,186</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 8,675,186</u>



**City of Port St. Lucie, Florida**

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Debt Service Fund  
For the Year Ended September 30, 2022**

	<b>Debt Service Fund</b>
<b>Revenues</b>	
Taxes	\$ 9,230,384
Investment income	
Net change in fair value of investment	(277,695)
Interest	61,743
Other	-
Total revenues	<u>9,014,432</u>
<b>Current</b>	
Current	
Transportation	1,786
Culture and recreation	-
Debt Service	
Principal	4,675,000
Interest	<u>3,887,157</u>
Total current	<u>8,563,943</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>450,489</u>
<b>Other financing sources (uses)</b>	
Transfers out	<u>(103,669)</u>
<b>Net change in fund balances</b>	346,820
<b>Fund balances, beginning of year</b>	<u>8,328,366</u>
<b>Fund balances, end of year</b>	<u><u>\$ 8,675,186</u></u>

City of Port St. Lucie, Florida

Combining Balance Sheet  
Nonmajor Capital Project Funds  
September 30, 2022

	Parks Capital Improvement Fund	Capital Improvement Fund	Road and Bridge Capital Improvement Fund	Parks MSTU Capital Improvement Fund	Half Cent Sales Tax	Crosstown Parkway Fund	Total Nonmajor Capital Project Funds
<b>Assets</b>							
Equity in pooled cash and investments	\$ 10,401,072	\$ 25,891,304	\$ 12,115,949	\$ 3,156,769	\$ 8,176,486	\$ 58,660	\$ 59,800,240
Due from other governments	-	-	1,734,048	123,904	2,273,546	-	4,131,498
Restricted equity in pooled cash and investments	20,030,355	14,021,249	16,024,284	-	-	-	50,075,888
Total assets	<u>\$ 30,431,427</u>	<u>\$ 39,912,553</u>	<u>\$ 29,874,281</u>	<u>\$ 3,280,673</u>	<u>\$ 10,450,032</u>	<u>\$ 58,660</u>	<u>\$ 114,007,626</u>
<b>Liabilities, Deferred Inflows, and Fund Balances</b>							
<b>Liabilities</b>							
Accounts payable	\$ 668	\$ 1,031,527	\$ 1,945,173	\$ -	\$ 1,838,564	\$ -	\$ 4,815,932
Accrued salaries and wages	-	-	-	-	1,225	-	1,225
Unearned revenue	-	-	376	-	-	-	376
Retainage payable	28,027	88,844	137,916	-	639,148	-	893,935
Total liabilities	<u>28,695</u>	<u>1,120,371</u>	<u>2,083,465</u>	<u>-</u>	<u>2,478,937</u>	<u>-</u>	<u>5,711,468</u>
<b>Deferred Inflows</b>							
Unavailable revenue	-	-	932,391	-	-	-	932,391
Total deferred inflows	<u>-</u>	<u>-</u>	<u>932,391</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>932,391</u>
<b>Fund Balances</b>							
Restricted	30,402,732	-	26,858,425	3,280,673	7,971,095	58,660	68,571,585
Committed	-	38,792,182	-	-	-	-	38,792,182
Total fund balances	<u>30,402,732</u>	<u>38,792,182</u>	<u>26,858,425</u>	<u>3,280,673</u>	<u>7,971,095</u>	<u>58,660</u>	<u>107,363,767</u>
<b>Total liabilities, deferred inflows, and fund balances</b>	<u>\$ 30,431,427</u>	<u>\$ 39,912,553</u>	<u>\$ 29,874,281</u>	<u>\$ 3,280,673</u>	<u>\$ 10,450,032</u>	<u>\$ 58,660</u>	<u>\$ 114,007,626</u>

**City of Port St. Lucie, Florida**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Capital Project Funds  
For the Year Ended September 30, 2022**

	<b>Parks Capital Improvement Fund</b>	<b>Capital Improvement Fund</b>	<b>Road and Bridge Capital Improvement Fund</b>	<b>Parks MSTU Capital Improvement Fund</b>	<b>Half Cent Sales Tax</b>	<b>Crosstown Parkway Fund</b>	<b>Total Nonmajor Capital Project Funds</b>
<b>Revenues</b>							
Intergovernmental	\$ -	\$ -	\$ 5,387,222	\$ 2,799,002	\$ 12,434,556	\$ -	\$ 20,620,780
Investment income							
Net change in fair value of investment	(992,450)	(1,305,253)	(914,199)	(102,302)	(263,583)	(1,865)	(3,579,652)
Interest	172,014	134,051	163,578	19,826	42,951	458	532,878
Impact fees	3,960,704	-	-	-	-	-	3,960,704
Other	-	-	2,852	-	131,819	-	134,671
Total revenues	<u>3,140,268</u>	<u>(1,171,202)</u>	<u>4,639,453</u>	<u>2,716,526</u>	<u>12,345,743</u>	<u>(1,407)</u>	<u>21,669,381</u>
<b>Expenditures</b>							
<b>Current</b>							
Transportation	-	-	3,569,754	-	88,309	-	3,658,063
Culture and recreation	155,059	1,067,974	-	-	-	-	1,223,033
Capital outlay	10,391	3,290,976	5,916,805	1,800,000	10,761,986	41,546	21,821,704
Total expenditures	<u>165,450</u>	<u>4,358,950</u>	<u>9,486,559</u>	<u>1,800,000</u>	<u>10,850,295</u>	<u>41,546</u>	<u>26,702,800</u>
<b>Excess (deficiency) of revenues over expenditures</b>	<u>2,974,818</u>	<u>(5,530,152)</u>	<u>(4,847,106)</u>	<u>916,526</u>	<u>1,495,448</u>	<u>(42,953)</u>	<u>(5,033,419)</u>
<b>Other financing sources (uses)</b>							
Transfers in	25,541,600	33,887,108	20,255,948	-	-	-	79,684,656
Transfers out	(4,174,723)	-	(1,892,374)	-	-	-	(6,067,097)
Total other financing sources (uses)	<u>21,366,877</u>	<u>33,887,108</u>	<u>18,363,574</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>73,617,559</u>
<b>Net change in fund balances</b>	<u>24,341,695</u>	<u>28,356,956</u>	<u>13,516,468</u>	<u>916,526</u>	<u>1,495,448</u>	<u>(42,953)</u>	<u>68,584,140</u>
<b>Fund balances, beginning of year</b>	<u>6,061,037</u>	<u>10,435,226</u>	<u>13,341,957</u>	<u>2,364,147</u>	<u>6,475,647</u>	<u>101,613</u>	<u>38,779,627</u>
<b>Fund balances, end of year</b>	<u>\$ 30,402,732</u>	<u>\$ 38,792,182</u>	<u>\$ 26,858,425</u>	<u>\$ 3,280,673</u>	<u>\$ 7,971,095</u>	<u>\$ 58,660</u>	<u>\$ 107,363,767</u>

City of Port St. Lucie, Florida

Nonmajor Debt Service Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Taxes	\$ 9,179,360	\$ 9,230,384	\$ 51,024
Investment income			
Net change in fair value of investment	-	(277,695)	(277,695)
Interest	36,068	61,743	25,675
Total revenues	9,215,428	9,014,432	(200,996)
<b>Expenditures</b>			
Transportation	5,000	1,786	3,214
Principal	4,675,000	4,675,000	-
Interest	3,887,156	3,887,157	(1)
Total expenditures	8,567,156	8,563,943	3,213
<b>Excess (deficiency) of revenues over (under) expenditures</b>	648,272	450,489	(197,783)
Transfers out	(103,669)	(103,669)	-
<b>Net change in budgetary fund balances</b>	<u>\$ 544,603</u>	<u>\$ 346,820</u>	<u>\$ (197,783)</u>

City of Port St. Lucie, Florida

**Road and Bridge Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Year Ended September 30, 2022**

	<b>Final Budgeted Amount</b>	<b>Actual Amount</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>Revenues</b>			
Taxes	\$ 4,602,534	\$ 4,624,897	\$ 22,363
Intergovernmental	7,108,017	9,010,510	1,902,493
Charges for services	877,156	1,416,555	539,399
Investment income			
Net change in fair value of investment	-	(263,957)	(263,957)
Interest	140,000	48,785	(91,215)
Other	421,864	284,958	(136,906)
Total revenues	<u>13,149,571</u>	<u>15,121,748</u>	<u>1,972,177</u>
<b>Expenditures</b>			
Transportation	13,074,131	11,842,242	1,231,889
Capital outlay	383,450	332,461	50,989
Principal	169,623	-	169,623
Interest	202,000	-	202,000
Total expenditures	<u>13,829,204</u>	<u>12,174,703</u>	<u>1,654,501</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>(679,633)</u>	<u>2,947,045</u>	<u>3,626,678</u>
Transfers in	2,462,264	2,462,264	-
Transfers out	(3,334,665)	(3,343,141)	(8,476)
Total other financing sources (uses)	<u>(872,401)</u>	<u>(880,877)</u>	<u>(8,476)</u>
<b>Net change in budgetary fund balances</b>	<u>\$ (1,552,034)</u>	<u>\$ 2,066,168</u>	<u>\$ 3,618,202</u>

City of Port St. Lucie, Florida

**Road Impact Fee Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Years Ended September 30, 2022**

	<b>Final Budgeted Amount</b>	<b>Actual Amount</b>	<b>Variance with Final Budget Positive (Negative)</b>
<b>Revenues</b>			
Investment income			
Net change in fair value of investment	\$ -	\$ (237,667)	\$ (237,667)
Interest	-	44,470	44,470
Impact fees	4,205,948	11,727,832	7,521,884
Total revenues	<u>4,205,948</u>	<u>11,534,635</u>	<u>7,328,687</u>
<b>Expenditures</b>			
<b>Excess (deficiency) of revenues over (under) expenses</b>	4,205,948	11,534,635	7,328,687
Transfers in	-	(6,017)	(6,017)
Transfers out	(4,205,948)	(4,205,948)	-
Total other financing sources (uses)	<u>(4,205,948)</u>	<u>(4,211,965)</u>	<u>(6,017)</u>
<b>Net change in budgetary fund balances</b>	<u>-</u>	<u>7,322,670</u>	<u>7,322,670</u>
<b>Fund balances, end of year</b>	<u>\$ -</u>	<u>\$ 7,322,670</u>	<u>\$ 7,322,670</u>

City of Port St. Lucie, Florida

**Street Lighting Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Year Ended September 30, 2022**

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ 484,036	\$ 465,309	\$ (18,727)
Investment income			
Net change in fair value of investment	-	(1,200)	(1,200)
Interest	-	886	886
Total revenues	<u>484,036</u>	<u>464,995</u>	<u>(19,041)</u>
<b>Expenditures</b>			
Transportation	<u>465,639</u>	<u>463,490</u>	<u>2,149</u>
Total expenditures	<u>465,639</u>	<u>463,490</u>	<u>2,149</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>18,397</u>	<u>1,505</u>	<u>(16,892)</u>
Transfers out	<u>(120,231)</u>	<u>(50,000)</u>	<u>70,231</u>
<b>Net change in budgetary fund balances</b>	<u><u>\$ (101,834)</u></u>	<u><u>\$ (48,495)</u></u>	<u><u>\$ 53,339</u></u>

City of Port St. Lucie, Florida

Law Enforcement Impact Fee Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Investment income			
Net change in fair value of investment	\$ -	\$ (62,732)	\$ (62,732)
Interest	20,000	9,634	(10,366)
Impact fees	1,280,000	1,452,483	172,483
Total revenues	1,300,000	1,399,385	99,385
<b>Expenditures</b>			
Public safety	518,632	379,023	139,609
Capital outlay	629,815	111,566	518,249
Principal	257,000	256,737	263
Interest	15,715	15,714	1
Total expenditures	1,421,162	763,040	658,122
<b>Excess (deficiency) of revenues over (under) expenditures</b>	(121,162)	636,345	757,507
<b>Net change in budgetary fund balances</b>	<u>\$ (121,162)</u>	<u>\$ 636,345</u>	<u>\$ 757,507</u>



City of Port St. Lucie, Florida

**Building Department Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Year Ended September 30, 2022**

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Licenses and permits	\$ 11,913,701	\$ 19,387,584	\$ 7,473,883
Fines and forfeitures	251,780	276,726	24,946
Investment income			
Net change in fair value of investment	-	(1,167,827)	(1,167,827)
Interest	413,000	231,559	(181,441)
Impact fees	500,000	413,063	(86,937)
Other	190,000	237,511	47,511
Total revenues	<u>13,268,481</u>	<u>19,378,616</u>	<u>6,110,135</u>
<b>Expenditures</b>			
Public safety	12,541,871	10,429,231	2,112,640
Capital outlay	294,886	112,891	181,995
Principal	-	10,463	(10,463)
Interest	-	102	(102)
Total expenditures	<u>12,836,757</u>	<u>10,552,687</u>	<u>2,284,070</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>431,724</u>	<u>8,825,929</u>	<u>8,394,205</u>
Transfers out	<u>(1,688,082)</u>	<u>(1,688,081)</u>	<u>1</u>
<b>Net change in budgetary fund balances</b>	<u><u>\$ (1,256,358)</u></u>	<u><u>\$ 7,137,848</u></u>	<u><u>\$ 8,394,206</u></u>

City of Port St. Lucie, Florida

Phase I

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Investment income			
Net change in fair value of investment	\$ -	\$ (2,184)	\$ (2,184)
Interest	3,500	415	(3,085)
Total revenues	3,500	(1,769)	(5,269)
<b>Expenditures</b>			
<b>Excess (deficiency) of revenues over (under) expenditures</b>	3,500	(1,769)	(5,269)
Transfers out	(5,405)	(5,405)	-
<b>Net change in budgetary fund balances</b>	<u><u>\$ (1,905)</u></u>	<u><u>\$ (7,174)</u></u>	<u><u>\$ (5,269)</u></u>

City of Port St. Lucie, Florida

Phase II

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Investment income			
Net change in fair value of investment	\$ -	\$ (12,843)	\$ (12,843)
Interest	-	2,298	2,298
Total revenues	-	(10,545)	(10,545)
<b>Expenditures</b>			
<b>Excess (deficiency) of revenues over (under) expenditures</b>	-	(10,545)	(10,545)
Transfers out	(6,599)	(6,599)	-
<b>Net change in budgetary fund balances</b>	<u><u>\$ (6,599)</u></u>	<u><u>\$ (17,144)</u></u>	<u><u>\$ (10,545)</u></u>

City of Port St. Lucie, Florida

USA 3 and 4

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Investment income			
Net change in fair value of investment	\$ -	\$ (24,245)	\$ (24,245)
Interest	-	4,443	4,443
Total revenues	-	(19,802)	(19,802)
<b>Expenditures</b>			
Physical environment	500	-	500
Total expenditures	500	-	500
<b>Excess (deficiency) of revenues over (under) expenditures</b>	(500)	(19,802)	(19,302)
Transfers out	(31,082)	(31,082)	-
<b>Net change in budgetary fund balances</b>	<u>\$ (31,582)</u>	<u>\$ (50,884)</u>	<u>\$ (19,302)</u>

City of Port St. Lucie, Florida

USA 5 6 7A

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ -	\$ 2,748	\$ 2,748
Investment income			
Net change in fair value of investment	-	(204,588)	(204,588)
Interest	-	36,076	36,076
Total revenues	-	(165,764)	(165,764)
<b>Expenditures</b>			
Physical environment	1,000	795	205
Total expenditures	1,000	795	205
<b>Excess (deficiency) of revenues over (under) expenditures</b>	(1,000)	(166,559)	(165,559)
Transfers out	(13,579)	(13,579)	-
<b>Net change in budgetary fund balances</b>	<u>\$ (14,579)</u>	<u>\$ (180,138)</u>	<u>\$ (165,559)</u>

City of Port St. Lucie, Florida

USA 9

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ 220,554	\$ 297,765	\$ 77,211
Investment income			
Net change in fair value of investment	-	(18,655)	(18,655)
Interest	-	2,953	2,953
Total revenues	<u>220,554</u>	<u>282,063</u>	<u>61,509</u>
<b>Expenditures</b>			
Physical environment	5,988	4,940	1,048
Interest	19,126	-	19,126
Total expenditures	<u>25,114</u>	<u>4,940</u>	<u>20,174</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>195,440</u>	<u>277,123</u>	<u>81,683</u>
Transfers out	(4,008)	(4,008)	-
<b>Net change in budgetary fund balances</b>	<u>\$ 191,432</u>	<u>\$ 273,115</u>	<u>\$ 81,683</u>

City of Port St. Lucie, Florida

Neighborhood Services Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ 348,000	\$ 337,000	\$ (11,000)
Investment income			
Net change in fair value of investment	-	(64,352)	(64,352)
Interest	30,000	11,411	(18,589)
Other	265,000	317,504	52,504
Total revenues	<u>643,000</u>	<u>601,563</u>	<u>(41,437)</u>
<b>Expenditures</b>			
Human services	<u>831,585</u>	<u>455,189</u>	<u>376,396</u>
Total expenditures	<u>831,585</u>	<u>455,189</u>	<u>376,396</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>(188,585)</u>	<u>146,374</u>	<u>334,959</u>
Transfers out	<u>(432,546)</u>	<u>(44,002)</u>	<u>388,544</u>
<b>Net change in budgetary fund balances</b>	<u>\$ (621,131)</u>	<u>\$ 102,372</u>	<u>\$ 723,503</u>

City of Port St. Lucie, Florida

S Lennard Rd

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Investment income			
Net change in fair value of investment	\$ -	\$ (4,052)	\$ (4,052)
Interest	5,000	2,885	(2,115)
Total revenues	5,000	(1,167)	(6,167)
<b>Expenditures</b>			
Physical environment	5,000	-	5,000
Total expenditures	5,000	-	5,000
<b>Excess (deficiency) of revenues over (under) expenditures</b>	-	(1,167)	(1,167)
Transfers out	(384,527)	(384,527)	-
<b>Net change in budgetary fund balances</b>	<u>\$ (384,527)</u>	<u>\$ (385,694)</u>	<u>\$ (1,167)</u>



City of Port St. Lucie, Florida

Riverpoint

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ -	\$ 647,197	\$ 647,197
Investment income			
Net change in fair value of investment	-	(54,834)	(54,834)
Interest	30,000	16,260	(13,740)
Total revenues	30,000	608,623	578,623
<b>Expenditures</b>			
Physical environment	20,000	10,734	9,266
Total expenditures	20,000	10,734	9,266
<b>Excess (deficiency) of revenues over (under) expenditures</b>	10,000	597,889	587,889
Transfers out	(1,366,713)	(1,366,713)	-
<b>Net change in budgetary fund balances</b>	<u>\$ (1,356,713)</u>	<u>\$ (768,824)</u>	<u>\$ 587,889</u>

City of Port St. Lucie, Florida

Tesoro

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ -	\$ 1,531,969	\$ 1,531,969
Investment income			
Net change in fair value of investment	-	(43)	(43)
Interest	35,406	33,570	(1,836)
Total revenues	35,406	1,565,496	1,530,090
<b>Expenditures</b>			
Physical environment	30,785	25,419	5,366
Total expenditures	30,785	25,419	5,366
<b>Excess (deficiency) of revenues over (under) expenditures</b>	4,621	1,540,077	1,535,456
Transfers out	(6,555,556)	(6,265,406)	290,150
<b>Net change in budgetary fund balances</b>	<u>\$ (6,550,935)</u>	<u>\$ (4,725,329)</u>	<u>\$ 1,825,606</u>

City of Port St. Lucie, Florida

Glassman

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ -	\$ 1,324,579	\$ 1,324,579
Investment income			
Net change in fair value of investment	-	(61,089)	(61,089)
Interest	22,759	14,545	(8,214)
Total revenues	22,759	1,278,035	1,255,276
<b>Expenditures</b>			
Physical environment	26,568	21,928	4,640
Total expenditures	26,568	21,928	4,640
<b>Excess (deficiency) of revenues over (under) expenditures</b>	(3,809)	1,256,107	1,259,916
Transfers out	(1,179,759)	(1,179,759)	-
<b>Net change in budgetary fund balances</b>	<u>\$ (1,183,568)</u>	<u>\$ 76,348</u>	<u>\$ 1,259,916</u>

City of Port St. Lucie, Florida

East Lake Village Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ 677,395	\$ 773,045	\$ 95,650
Investment income			
Net change in fair value of investment	-	(42,244)	(42,244)
Interest	10,000	6,602	(3,398)
Total revenues	687,395	737,403	50,008
<b>Expenditures</b>			
Physical environment	16,000	13,363	2,637
Principal	740,000	-	740,000
Interest	70,070	23,819	46,251
Total expenditures	826,070	37,182	788,888
<b>Excess (deficiency) of revenues over (under) expenditures</b>	(138,675)	700,221	838,896
Transfers out	(4,798)	(4,798)	-
<b>Net change in budgetary fund balances</b>	<u>\$ (143,473)</u>	<u>\$ 695,423</u>	<u>\$ 838,896</u>

City of Port St. Lucie, Florida

St Lucie Land Holding  
Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ 1,390,000	\$ 3,314,694	\$ 1,924,694
Investment income			
Net change in fair value of investment	-	(206,099)	(206,099)
Interest	25,000	29,703	4,703
Total revenues	1,415,000	3,138,298	1,723,298
<b>Expenditures</b>			
Physical environment	67,000	59,876	7,124
Principal	448,505	-	448,505
Interest	297,358	250,544	46,814
Total expenditures	812,863	310,420	502,443
<b>Excess (deficiency) of revenues over (under) expenditures</b>	602,137	2,827,878	2,225,741
Transfers out	(7,122)	(7,122)	-
<b>Net change in budgetary fund balances</b>	<u>\$ 595,015</u>	<u>\$ 2,820,756</u>	<u>\$ 2,225,741</u>

City of Port St. Lucie, Florida

**City Center Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Year Ended September 30, 2022**

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ 11,500	\$ 18,656	\$ 7,156
Investment income			
Net change in fair value of investment	-	(3,560)	(3,560)
Interest	-	69	69
Total revenues	<u>11,500</u>	<u>15,165</u>	<u>3,665</u>
<b>Expenditures</b>			
Physical environment	1,000	907	93
Principal	1,000,000	1,000,000	-
Interest	686,296	685,794	502
Total expenditures	<u>1,687,296</u>	<u>1,686,701</u>	<u>595</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>(1,675,796)</u>	<u>(1,671,536)</u>	<u>4,260</u>
Transfers in	1,742,104	1,742,104	-
Transfers out	(67,308)	(67,308)	-
Total other financing sources (uses)	<u>1,674,796</u>	<u>1,674,796</u>	<u>-</u>
<b>Net change in budgetary fund balances</b>	<u>\$ (1,000)</u>	<u>\$ 3,260</u>	<u>\$ 4,260</u>

City of Port St. Lucie, Florida

Peacock and Lowry Combined Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ -	\$ 363,826	\$ 363,826
Investment income			
Net change in fair value of investment	-	(19,641)	(19,641)
Interest	2,000	7,222	5,222
Total revenues	2,000	351,407	349,407
<b>Expenditures</b>			
Physical environment	11,000	6,731	4,269
Total expenditures	11,000	6,731	4,269
<b>Excess (deficiency) of revenues over (under) expenditures</b>	(9,000)	344,676	353,676
Transfers out	(738,988)	(738,988)	-
<b>Net change in budgetary fund balances</b>	<u>\$ (747,988)</u>	<u>\$ (394,312)</u>	<u>\$ 353,676</u>

City of Port St. Lucie, Florida

Economic Development Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Investment income			
Net change in fair value of investment	\$ -	\$ (56,859)	\$ (56,859)
Interest	-	10,007	10,007
Total revenues	-	(46,852)	(46,852)
<b>Expenditures</b>			
<b>Excess (deficiency) of revenues over (under) expenditures</b>	-	(46,852)	(46,852)
<b>Net change in budgetary fund balances</b>	\$ -	\$ (46,852)	\$ (46,852)



City of Port St. Lucie, Florida

Wyndcrest DDMG Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Investment income			
Net change in fair value of investment	\$ -	\$ (59,488)	\$ (59,488)
Interest	-	10,470	10,470
Total revenues	-	(49,018)	(49,018)
<b>Expenditures</b>			
<b>Excess (deficiency) of revenues over (under) expenditures</b>	-	(49,018)	(49,018)
<b>Net change in budgetary fund balances</b>	\$ -	\$ (49,018)	\$ (49,018)

City of Port St. Lucie, Florida

CDBG Entitlement Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Intergovernmental	\$ 1,071,986	\$ 828,044	\$ (243,942)
Other	256	21,567	21,311
Total revenues	<u>1,072,242</u>	<u>849,611</u>	<u>(222,631)</u>
<b>Expenditures</b>			
Human services	1,949,204	608,927	1,340,277
Capital outlay	<u>47,392</u>	<u>344,131</u>	<u>(296,739)</u>
Total expenditures	<u>1,996,596</u>	<u>953,058</u>	<u>1,043,538</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>(924,354)</u>	<u>(103,447)</u>	<u>820,907</u>
Transfers in	-	(612,833)	(612,833)
<b>Net change in budgetary fund balances</b>	<u>\$ (924,354)</u>	<u>\$ (716,280)</u>	<u>\$ 208,074</u>

City of Port St. Lucie, Florida

Local Housing Assistance Trust Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Intergovernmental	\$ 1,000,000	\$ 2,247,918	\$ 1,247,918
Investment income			
Net change in fair value of investment	-	(216,482)	(216,482)
Interest	13,000	24,610	11,610
Other	160,000	703,905	543,905
Total revenues	<u>1,173,000</u>	<u>2,759,951</u>	<u>1,586,951</u>
<b>Expenditures</b>			
Human services	<u>6,428,069</u>	<u>4,012,209</u>	<u>2,415,860</u>
Total expenditures	<u>6,428,069</u>	<u>4,012,209</u>	<u>2,415,860</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>(5,255,069)</u>	<u>(1,252,258)</u>	<u>4,002,811</u>
Transfers in	<u>2,386,037</u>	<u>2,386,037</u>	<u>-</u>
<b>Net change in budgetary fund balances</b>	<u>\$ (2,869,032)</u>	<u>\$ 1,133,779</u>	<u>\$ 4,002,811</u>

City of Port St. Lucie, Florida

Neighborhood Stabilization Program Funds  
Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Intergovernmental	\$ -	\$ 552,198	\$ 552,198
Investment income			
Net change in fair value of investment	-	(13,427)	(13,427)
Interest	-	879	879
Total revenues	-	539,650	539,650
<b>Expenditures</b>			
Human services	586,252	118,349	467,903
Total expenditures	586,252	118,349	467,903
<b>Excess (deficiency) of revenues over (under) expenditures</b>	(586,252)	421,301	1,007,553
Transfers in	-	(40,621)	(40,621)
<b>Net change in budgetary fund balances</b>	<u>\$ (586,252)</u>	<u>\$ 380,680</u>	<u>\$ 966,932</u>

City of Port St. Lucie, Florida

**National Pollution NPDES Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Year Ended September 30, 2022**

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ 220,127	\$ 212,678	\$ (7,449)
Investment income			
Net change in fair value of investment	-	(8,464)	(8,464)
Interest	-	1,624	1,624
Total revenues	<u>220,127</u>	<u>205,838</u>	<u>(14,289)</u>
<b>Expenditures</b>			
Transportation	196,325	131,332	64,993
Total expenditures	<u>196,325</u>	<u>131,332</u>	<u>64,993</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>23,802</u>	<u>74,506</u>	<u>50,704</u>
Transfers out	<u>(23,802)</u>	<u>(23,802)</u>	<u>-</u>
<b>Net change in budgetary fund balances</b>	<u>\$ -</u>	<u>\$ 50,704</u>	<u>\$ 50,704</u>

City of Port St. Lucie, Florida

Law Enforcement Trust Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual

For the Year Ended September 30, 2022

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Fines and forfeitures	\$ 208,622	\$ 138,319	\$ (70,303)
Investment income			
Net change in fair value of investment	-	(1,983)	(1,983)
Interest	-	499	499
Other	3,865	3,865	-
Total revenues	<u>212,487</u>	<u>140,700</u>	<u>(71,787)</u>
<b>Expenditures</b>			
Public safety	197,276	117,846	79,430
Capital outlay	5,011	5,011	-
Total expenditures	<u>202,287</u>	<u>122,857</u>	<u>79,430</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>10,200</u>	<u>17,843</u>	<u>7,643</u>
Transfers out	<u>(10,200)</u>	<u>(10,200)</u>	<u>-</u>
<b>Net change in budgetary fund balances</b>	<u>\$ -</u>	<u>\$ 7,643</u>	<u>\$ 7,643</u>

City of Port St. Lucie, Florida

**Conservation Trust Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**For the Year Ended September 30, 2022**

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
<b>Revenues</b>			
Charges for services	\$ 100,000	\$ 132,166	\$ 32,166
Investment income			
Net change in fair value of investment	-	(28,482)	(28,482)
Interest	15,000	8,178	(6,822)
Total revenues	<u>115,000</u>	<u>111,862</u>	<u>(3,138)</u>
<b>Expenditures</b>			
Physical environment	170,000	52,645	117,355
Total expenditures	<u>170,000</u>	<u>52,645</u>	<u>117,355</u>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<u>(55,000)</u>	<u>59,217</u>	<u>114,217</u>
Transfers out	(575,000)	(575,000)	-
<b>Net change in budgetary fund balances</b>	<u><u>\$ (630,000)</u></u>	<u><u>\$ (515,783)</u></u>	<u><u>\$ 114,217</u></u>

# Fiduciary Funds



City of Port St. Lucie, Florida

Combining Statement of Fiduciary Net Position  
Retirement Trust Funds  
September 30, 2022

	Municipal Police Officers	Other Post Employment Benefits	Total Retirement Trust Funds
<b>Assets</b>			
Cash and cash equivalents	\$ -	\$ 233	\$ 233
Fixed investments	9,890,832	-	9,890,832
Corporate stocks	31,826,444	-	31,826,444
Corporate bonds	8,115,730	-	8,115,730
US Government obligations	1,571,196	-	1,571,196
Federal agencies	12,144,129	-	12,144,129
Municipal obligations	1,191,075	-	1,191,075
Real estate investments	17,160,963	-	17,160,963
Mutual funds	56,116,994	23,938,982	80,055,976
Accrued investment income	137,178	-	137,178
Prepaid items	3,981	-	3,981
Total assets	<u>\$ 138,158,522</u>	<u>\$ 23,939,215</u>	<u>\$ 162,097,737</u>
<b>Liabilities and Net Position</b>			
Broker deals	157,019	-	(157,019)
Accounts payable	86,365	-	(86,365)
Total liabilities	<u>243,384</u>	<u>-</u>	<u>(243,384)</u>
<b>Net Position</b>			
Employee retirement	<u>137,915,138</u>	<u>23,939,215</u>	<u>161,854,353</u>
Total net position	<u>137,915,138</u>	<u>23,939,215</u>	<u>161,854,353</u>
<b>Total liabilities and net position and net position</b>	<u>\$ 138,158,522</u>	<u>\$ 23,939,215</u>	<u>\$ 161,697,334</u>

**City of Port St. Lucie, Florida**

**Combining Statement of Changes in Fiduciary Net Position  
Retirement Trust Funds  
For the Year Ended September 30, 2022**

	<b>Municipal Police Officers</b>	<b>Other Post Employment Benefits</b>	<b>Total</b>
<b>Additions</b>			
<b>Contributions</b>			
City	\$ 4,783,658	\$ 2,330,486	\$ 7,114,144
State	1,869,997	-	1,869,997
Employee	2,125,107	-	2,125,107
Total contributions	<u>8,778,762</u>	<u>2,330,486</u>	<u>11,109,248</u>
<b>Investment Income</b>			
Net increase in fair value of investments	(26,311,423)	(4,634,654)	(30,946,077)
Interest and dividends	3,895,792	-	3,895,792
Total investment income	<u>(22,415,631)</u>	<u>(4,634,654)</u>	<u>(27,050,285)</u>
Investment expense	<u>(306,799)</u>	<u>-</u>	<u>(306,799)</u>
<b>Total additions</b>	<u>(13,943,668)</u>	<u>(2,304,168)</u>	<u>(16,247,836)</u>
<b>Deductions</b>			
Benefit payments	5,846,555	2,330,486	8,177,041
Administrative costs and charges	276,337	-	276,337
Refunds	92,096	-	92,096
Total deductions	<u>6,214,988</u>	<u>2,330,486</u>	<u>8,545,474</u>
<b>Change in net position</b>	<u>(20,158,656)</u>	<u>(4,634,654)</u>	<u>(24,793,310)</u>
Net position, beginning of year	<u>158,073,794</u>	<u>28,573,869</u>	<u>186,647,663</u>
<b>Net position, end of year</b>	<u>\$ 137,915,138</u>	<u>\$ 23,939,215</u>	<u>\$ 161,854,353</u>

An aerial photograph of a multi-lane highway bridge spanning a wide river. The bridge is a concrete viaduct with multiple support pillars. The river flows from the bottom right towards the top left. The surrounding landscape is densely forested with green trees. In the background, a city skyline is visible under a dramatic sky with large, dark clouds and a bright, low sun that creates a strong lens flare and illuminates the scene with a warm, golden light. The overall mood is serene and majestic.

# Statistical Section

## **Statistical Section**

This part of the City of Port St Lucie annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

### **Contents**

#### **Financial Trends**

These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.

#### **Revenue Capacity**

These schedules contain information to help the reader assess the City's most significant local revenue sources, the property tax.

#### **Debt Capacity**

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

#### **Demographic and Economic Information**

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

#### **Operating Information**

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City of Port St Lucie provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

# Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.

**City of Port St. Lucie, Florida**

**Net Position by Component  
Last Ten Fiscal Years  
(accrual basis of accounting)**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Governmental activities</b>					
Net investment in capital assets	\$ 487,156,244	\$ 435,559,487	\$ 376,242,912	\$ 371,420,795	\$ 352,634,371
<b>Restricted</b>					
Debt services	160,979,244	173,204,777	183,620,521	189,334,752	205,921,841
Capital projects	46,410,681	27,332,496	35,439,353	32,114,578	49,029,018
Transportation	50,589,289	26,179,032	21,094,763	19,412,067	-
Protective inspections	33,545,322	26,325,490	19,001,428	15,831,263	13,597,411
Housing assistance	3,335,606	3,196,431	2,468,884	2,197,225	2,616,696
Economic environment	6,263,976	19,378,780	11,185,220	-	1,992,717
Other purposes	5,134,906	4,899,793	4,347,934	1,405,161	14,239,439
Unrestricted	35,069,923	70,795,419	64,228,928	55,015,466	(2,170,593)
Total governmental activities net position	<u>\$ 828,485,191</u>	<u>\$ 786,871,705</u>	<u>\$ 717,629,943</u>	<u>\$ 686,731,307</u>	<u>\$ 637,860,900</u>
<b>Business-type activities</b>					
Net investment in capital assets	\$ 314,583,414	\$ 317,156,683	\$ 275,315,037	\$ 246,423,971	\$ 225,938,288
<b>Restricted</b>					
Debt Service	37,960,263	3,142,587	4,948,386	10,344,970	11,144,892
Capital Projects	52,688,078	46,013,092	35,399,660	27,364,080	33,124,890
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	117,824,158	105,197,113	81,426,132	70,528,649	51,124,277
Total business-type activities net position	<u>\$ 523,148,147</u>	<u>\$ 471,601,709</u>	<u>\$ 397,181,449</u>	<u>\$ 354,753,904</u>	<u>\$ 321,424,581</u>
<b>Primary government</b>					
Net investment in capital assets	\$ 801,739,658	\$ 752,716,170	\$ 651,557,949	\$ 617,844,766	\$ 578,572,659
<b>Restricted</b>					
Debt services	198,939,507	176,347,364	188,568,907	199,679,722	217,066,733
Capital projects	99,098,759	73,345,588	70,839,013	59,478,658	82,153,908
Transportation	50,589,289	26,179,032	21,094,763	19,412,067	-
Protective inspections	33,545,322	26,325,490	19,001,428	15,831,263	13,597,411
Housing assistance	3,335,606	3,196,431	2,468,884	2,197,225	2,616,696
Economic environment	6,263,976	19,378,780	11,185,220	-	1,992,717
Other purposes	5,134,906	4,899,793	4,347,934	1,405,161	14,239,439
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	152,894,081	175,992,532	145,655,060	125,544,115	48,953,684
Total governmental activities program revenues	<u>\$ 1,351,633,338</u>	<u>\$ 1,258,473,414</u>	<u>\$ 1,114,811,392</u>	<u>\$ 1,041,485,211</u>	<u>\$ 959,285,481</u>

NOTE: Starting with the 2015 CAFR, all prior years Net Investment In Capital Assets lines have been adjusted to eliminate the inclusion of accreted interest.

	2017	2016	2015	2014	2013
<b>Governmental activities</b>					
Net investment in capital assets	\$ 322,655,075	\$ 281,318,910	\$ 255,743,942	\$ 255,304,871	\$ 230,882,015
<b>Restricted</b>					
Debt services	214,708,990	259,381,015	295,775,596	305,565,798	331,927,696
Capital projects	56,562,714	54,426,329	38,043,669	13,598,379	18,780,498
Transportation	6,318,018	6,289,563	5,960,239	-	-
Protective inspections	10,388,946	9,181,046	6,240,371	-	-
Housing assistance	2,778,561	3,177,525	2,532,547	-	-
Economic environment	15,030,993	3,000,830	2,981,962	-	-
Other purposes	6,262,671	5,363,746	5,608,957	43,038,297	40,886,609
Unrestricted	(68,213,156)	(46,619,467)	(47,491,125)	21,690,787	20,239,187
Total governmental activities net position	<u>\$ 566,492,812</u>	<u>\$ 575,519,497</u>	<u>\$ 565,396,158</u>	<u>\$ 639,198,132</u>	<u>\$ 642,716,005</u>
<b>Business-type activities</b>					
Net investment in capital assets	\$ 233,881,814	\$ 235,995,905	\$ 242,874,624	\$ 253,807,847	\$ 225,791,293
<b>Restricted</b>					
Debt Service	6,483,080	6,411,390	11,643,043	1,503,252	16,321,743
Capital Projects	21,430,984	18,742,470	13,064,965	16,831,540	9,522,806
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	48,442,302	49,680,890	40,384,501	36,919,201	62,858,499
Total business-type activities net position	<u>\$ 310,330,414</u>	<u>\$ 310,922,889</u>	<u>\$ 308,059,367</u>	<u>\$ 309,154,074</u>	<u>\$ 314,586,575</u>
<b>Primary government</b>					
Net investment in capital assets	\$ 556,536,889	\$ 517,314,815	\$ 498,618,566	\$ 509,112,718	\$ 456,673,308
<b>Restricted</b>					
Debt services	221,192,070	265,792,405	307,418,639	307,069,050	348,249,439
Capital projects	77,993,698	73,168,799	51,108,634	30,429,919	28,303,304
Transportation	6,318,018	6,289,563	5,960,239	-	-
Protective inspections	10,388,946	9,181,046	6,240,371	-	-
Housing assistance	2,778,561	3,177,525	2,532,547	-	-
Economic environment	15,030,993	3,000,830	2,981,962	-	-
Other purposes	6,262,671	5,363,746	5,608,957	43,038,297	40,886,609
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	(19,770,854)	3,061,423	(7,106,624)	58,609,988	83,097,686
Total governmental activities program revenues	<u>\$ 876,823,226</u>	<u>\$ 886,442,386</u>	<u>\$ 873,455,525</u>	<u>\$ 948,352,206</u>	<u>\$ 957,302,580</u>

**City of Port St. Lucie, Florida**

**Changes in Net Position  
Last Ten Fiscal Years  
(accrual basis of accounting)**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Expenditures</b>					
Governmental activities					
General government	\$ 29,629,418	\$ 26,771,140	\$ 22,665,180	\$ 21,901,294	\$ 19,548,119
Public safety	63,916,110	56,850,551	58,589,098	54,881,911	53,318,868
Physical environment	34,388,888	21,647,804	20,433,804	18,792,667	18,941,202
Transportation	37,053,597	35,719,181	33,793,038	25,974,214	33,658,002
Economic environment	20,836,579	15,413,901	10,452,895	9,525,823	8,409,053
Human services	7,696,391	8,059,120	4,856,341	3,962,662	1,248,190
Culture and recreation	21,633,784	20,082,418	20,181,750	18,849,670	17,176,893
Debt service - interest	15,948,274	13,772,587	14,429,692	16,552,602	12,239,304
Total governmental activities	<u>231,103,041</u>	<u>198,316,702</u>	<u>185,401,798</u>	<u>170,440,843</u>	<u>164,539,631</u>
Business-type activities					
Utility system	96,362,819	86,087,243	85,165,871	81,877,917	87,773,899
Stormwater utility	26,546,559	24,229,649	23,071,630	22,770,841	22,370,166
Golf course	1,901,668	1,833,569	1,729,219	1,778,394	1,891,771
Total business-type activities	<u>124,811,046</u>	<u>112,150,461</u>	<u>109,966,720</u>	<u>106,427,152</u>	<u>112,035,836</u>
Total primary government expenditures	<u>\$ 355,914,087</u>	<u>\$ 310,467,163</u>	<u>\$ 295,368,518</u>	<u>\$ 276,867,995</u>	<u>\$ 276,575,467</u>
<b>Program revenues</b>					
Governmental activities					
<b>Charges for services</b>					
General government	\$ 4,237,816	\$ 5,227,967	\$ 2,844,611	\$ 2,734,335	\$ 3,775,680
Public safety	21,945,379	19,593,342	13,621,819	13,010,530	12,412,115
Physical environment	30,352,394	28,462,714	24,395,779	30,806,604	30,632,602
Transportation	2,118,542	1,664,240	1,314,180	3,960,542	4,474,742
Economic environment	67,336	15,048	30,964	137,750	209,807
Human services	576,223	568,580	541,464	51,744	51,135
Culture and recreation	2,328,169	1,666,789	1,935,351	4,518,877	4,292,661
Operating grants and contributions	9,617,494	13,368,051	9,626,036	4,957,356	4,251,681
Capital grants, contributions and restricted int	27,341,963	54,343,798	15,869,581	20,618,218	22,999,428
Total governmental activities program revenues	<u>98,585,316</u>	<u>124,910,529</u>	<u>70,179,785</u>	<u>80,795,956</u>	<u>83,099,851</u>
Business-type activities					
<b>Charges for services</b>					
Utility system	96,454,132	89,325,901	83,747,433	77,109,074	72,767,625
Stormwater utility	26,844,247	26,004,360	24,542,171	23,675,557	23,422,661
Golf course	2,241,749	1,827,128	1,484,260	1,527,999	1,525,214
Operating grants and contributions	1,848,871	2,044,941	738,269	800,037	13,098
Capital grants, contributions and restricted int	58,086,971	58,004,645	44,265,695	36,002,447	24,893,487
Total business-type activities program revenues	<u>185,475,970</u>	<u>177,206,975</u>	<u>154,777,828</u>	<u>139,115,114</u>	<u>122,622,085</u>
Total primary government program revenues	<u>\$ 284,061,286</u>	<u>\$ 302,117,504</u>	<u>\$ 224,957,613</u>	<u>\$ 219,911,070</u>	<u>\$ 205,721,936</u>
<b>Net (expenditure)/revenue</b>					
Governmental activities	<u>\$(132,517,725)</u>	<u>\$ (73,406,173)</u>	<u>\$(115,222,013)</u>	<u>\$ (89,644,887)</u>	<u>\$ (81,439,779)</u>
Business-type activities	<u>60,664,924</u>	<u>65,056,514</u>	<u>44,811,108</u>	<u>32,687,962</u>	<u>10,586,249</u>
Total primary government net expenditure	<u>\$ (71,852,801)</u>	<u>\$ (8,349,659)</u>	<u>\$ (70,410,905)</u>	<u>\$ (56,956,925)</u>	<u>\$ (70,853,530)</u>



	2017	2016	2015	2014	2013
<b>Expenditures</b>					
Governmental activities					
General government	\$ 19,262,405	\$ 16,729,323	\$ 13,966,787	\$ 13,424,100	\$ 19,644,896
Public safety	50,403,218	47,096,752	43,376,647	41,287,967	36,893,883
Physical environment	40,848,525	18,128,226	30,514,196	1,030,775	2,888,717
Transportation	32,961,563	37,055,390	29,347,883	29,324,982	30,033,671
Economic environment	14,516,362	12,273,393	66,827,661	6,903,010	12,577,499
Human services	1,156,793	1,085,086	1,182,502	1,296,439	1,271,993
Culture and recreation	14,123,356	12,769,172	11,605,930	10,770,040	10,812,414
Debt service - interest	13,575,313	20,425,051	21,433,349	22,072,391	23,556,204
Total governmental activities	<u>186,847,535</u>	<u>165,562,393</u>	<u>218,254,955</u>	<u>126,109,704</u>	<u>137,679,277</u>
Business-type activities					
Utility system	79,676,615	83,379,982	83,138,529	83,622,536	85,423,145
Stormwater utility	22,313,572	20,161,789	20,615,230	19,840,640	19,660,501
Golf course	1,826,357	1,832,693	1,822,513	1,768,281	1,787,208
Total business-type activities	<u>103,816,544</u>	<u>105,374,464</u>	<u>105,576,272</u>	<u>105,231,457</u>	<u>106,870,854</u>
Total primary government expenditures	<u>\$ 290,664,079</u>	<u>\$ 270,936,857</u>	<u>\$ 323,831,227</u>	<u>\$ 231,341,161</u>	<u>\$ 244,550,131</u>
<b>Program revenues</b>					
Governmental activities					
<b>Charges for services</b>					
General government	\$ 2,274,296	\$ 1,884,681	\$ 1,732,289	\$ 1,924,496	\$ 6,285,870
Public safety	10,192,150	9,918,761	7,980,414	7,695,188	2,354,681
Physical environment	30,624,284	35,593,498	36,877,466	17,800,074	19,712,162
Transportation	3,014,814	4,159,559	4,196,944	1,951,179	1,812,992
Economic environment	3,484,472	3,505,338	1,626,405	53,834	1,153,777
Human services	48,870	61,886	78,460	100,829	109,691
Culture and recreation	3,148,521	3,433,301	3,296,044	2,097,655	2,070,648
Operating grants and contributions	4,182,472	3,786,495	3,451,813	2,864,469	3,742,609
Capital grants, contributions and restricted int	18,981,881	9,851,341	11,135,140	2,501,351	1,652,582
Total governmental activities program revenues	<u>75,951,760</u>	<u>72,194,860</u>	<u>70,374,975</u>	<u>36,989,075</u>	<u>38,895,012</u>
Business-type activities					
<b>Charges for services</b>					
Utility system	70,751,728	69,401,985	66,615,111	64,789,627	61,181,993
Stormwater utility	22,311,000	21,241,907	20,721,062	20,318,181	20,088,576
Golf course	1,592,256	1,614,495	1,711,940	1,471,527	1,480,424
Operating grants and contributions	-	15,000	43,674	3,708,476	738,622
Capital grants, contributions and restricted int	15,820,783	13,290,354	10,215,344	6,277,976	3,778,130
Total business-type activities program revenues	<u>110,475,767</u>	<u>105,563,741</u>	<u>99,307,131</u>	<u>96,565,787</u>	<u>87,267,745</u>
Total primary government program revenues	<u>\$ 186,427,527</u>	<u>\$ 177,758,601</u>	<u>\$ 169,682,106</u>	<u>\$ 133,554,862</u>	<u>\$ 126,162,757</u>
<b>Net (expenditure)/revenue</b>					
Governmental activities	<u>\$ (110,895,775)</u>	<u>\$ (93,367,533)</u>	<u>\$ (147,879,980)</u>	<u>\$ (89,120,629)</u>	<u>\$ (98,784,265)</u>
Business-type activities	<u>6,659,223</u>	<u>189,277</u>	<u>(6,269,141)</u>	<u>(8,665,670)</u>	<u>(19,603,109)</u>
Total primary government net expenditure	<u><u>\$ (104,236,552)</u></u>	<u><u>\$ (93,178,256)</u></u>	<u><u>\$ (154,149,121)</u></u>	<u><u>\$ (97,786,299)</u></u>	<u><u>\$ (118,387,374)</u></u>

**City of Port St. Lucie, Florida**

**Changes in Net Position  
Last Ten Fiscal Years  
(accrual basis of accounting)**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Governmental activities:					
<b>Taxes</b>					
Property taxes	\$ 74,483,225	\$ 69,685,637	\$ 65,328,420	\$ 60,801,707	\$ 56,102,941
Franchise and utility taxes	29,762,758	26,435,820	24,814,455	24,320,736	22,978,502
Communications service tax	5,533,117	5,117,309	4,889,792	4,778,502	4,967,361
Local business tax	2,079,231	2,139,910	2,054,518	2,030,504	2,010,299
Sales tax	25,147,442	20,633,072	16,821,881	14,032,808	8,096,469
State revenue sharing - unrestricted	16,421,611	13,571,747	11,352,277	6,040,623	5,684,964
Local option gas tax	4,637,582	4,346,035	3,959,019	10,544,228	10,222,601
Insurance premium tax	1,869,997	1,659,851	1,646,819	1,569,087	1,439,785
Interest	(6,712,996)	301,409	3,794,703	4,557,240	1,276,096
Gain on sale of capital assets	-	-	-	-	-
Miscellaneous	17,490,802	7,349,748	6,588,074	6,346,273	39,030,821
Special items	-	-	-	-	-
Transfers	3,418,443	(8,592,603)	4,870,691	3,493,586	(1,845,056)
<b>Total governmental activities</b>	<b>174,131,212</b>	<b>142,647,935</b>	<b>146,120,649</b>	<b>138,515,294</b>	<b>149,964,783</b>
Business-type activities					
Interest	(6,269,368)	195,940	2,244,332	3,760,370	1,660,439
Miscellaneous	569,325	575,203	242,796	374,577	173,328
Transfers	(3,418,443)	8,592,603	(4,870,691)	(3,493,586)	1,845,056
<b>Total business-type activities</b>	<b>(9,118,486)</b>	<b>9,363,746</b>	<b>(2,383,563)</b>	<b>641,361</b>	<b>3,678,823</b>
<b>Total primary government</b>	<b>\$ 165,012,726</b>	<b>\$ 152,011,681</b>	<b>\$ 143,737,086</b>	<b>\$ 139,156,655</b>	<b>\$ 153,643,606</b>
<b>Change in Net Position</b>					
Governmental activities	\$ 41,613,487	\$ 69,241,762	\$ 30,898,636	\$ 48,870,407	\$ 68,525,004
Business-type activities	51,546,438	74,420,260	42,427,545	33,329,323	14,265,072
<b>Total primary government</b>	<b>\$ 93,159,925</b>	<b>\$ 143,662,022</b>	<b>\$ 73,326,181</b>	<b>\$ 82,199,730</b>	<b>\$ 82,790,076</b>

	2017	2016	2015	2014	2013
Governmental activities:					
<b>Taxes</b>					
Property taxes	\$ 51,158,614	\$ 47,389,333	\$ 38,247,228	\$ 36,339,440	\$ 35,744,398
Franchise and utility taxes	22,223,228	21,339,457	21,054,005	20,287,539	18,407,514
Communications service tax	4,975,531	5,129,850	5,378,563	5,407,176	5,972,194
Local business tax	1,910,943	1,851,734	1,666,789	1,571,717	1,518,483
Sales tax	7,368,151	6,817,675	6,483,062	6,039,906	5,510,580
State revenue sharing - unrestricted	5,389,689	4,837,191	4,586,750	4,003,809	3,493,945
Local option gas tax	9,820,740	9,684,589	9,009,096	8,471,573	7,864,178
Insurance premium tax	1,296,741	1,247,468	1,082,037	1,026,902	972,481
Interest	1,546,657	977,119	1,136,378	561,573	722,180
Gain on sale of capital assets	-	-	(455,894)	-	(126,605)
Miscellaneous	17,052,072	5,395,106	4,419,845	3,770,030	10,545,742
Special items	-	-	-	-	(9,920,411)
Transfers	(1,521,451)	(1,178,650)	(3,617,260)	(1,876,909)	3,766,441
Total governmental activities	<u>121,220,915</u>	<u>103,490,872</u>	<u>88,990,599</u>	<u>85,602,756</u>	<u>84,471,120</u>
Business-type activities					
Interest	1,827,095	1,495,595	1,557,174	1,356,260	1,617,595
Miscellaneous	-	-	-	-	-
Transfers	1,521,451	1,178,650	3,617,260	1,876,909	(3,766,441)
Total business-type activities	<u>3,348,546</u>	<u>2,674,245</u>	<u>5,174,434</u>	<u>3,233,169</u>	<u>(2,148,846)</u>
Total primary government	<u>\$ 124,569,461</u>	<u>\$ 106,165,117</u>	<u>\$ 94,165,033</u>	<u>\$ 88,835,925</u>	<u>\$ 82,322,274</u>
<b>Change in Net Position</b>					
Governmental activities	\$ 10,325,140	\$ 10,123,339	\$ (58,889,381)	\$ (3,517,873)	\$ (14,313,145)
Business-type activities	10,007,769	2,863,522	(1,094,707)	(5,432,501)	(21,751,955)
Total primary government	<u>\$ 20,332,909</u>	<u>\$ 12,986,861</u>	<u>\$ (59,984,088)</u>	<u>\$ (8,950,374)</u>	<u>\$ (36,065,100)</u>

**City of Port St. Lucie, Florida**

**Fund Balances of Governmental Funds  
Last Ten Fiscal Years  
(modified accrual basis of accounting)**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>General Fund</b>					
Nondisposable	\$ 172,090	\$ 895,938	\$ 182,359	\$ 97,143	\$ 151,128
Committed	6,000,150	3,936,632	2,779,169	2,806,480	1,479,894
Assigned	3,029,742	4,026,800	2,425,406	-	-
Unassigned	53,627,497	97,756,641	39,898,532	31,655,831	28,146,763
Total general fund	<u>\$ 62,829,479</u>	<u>\$ 106,616,011</u>	<u>\$ 45,285,466</u>	<u>\$ 34,559,454</u>	<u>\$ 29,777,785</u>
<b>All Other Governmental Funds</b>					
Nondisposable	\$ 24,023,508	\$ 28,033,378	\$ 30,749,500	\$ 31,526,857	\$ 31,584,133
Restricted	175,091,151	133,624,142	117,418,652	88,139,539	82,193,183
Committed	49,326,885	14,556,071	7,398,226	25,980,290	19,178,740
Assigned	-	-	-	-	-
Unassigned	(4,474,012)	-	-	-	(932)
Total all other governmental funds	<u>243,967,532</u>	<u>176,213,591</u>	<u>155,566,378</u>	<u>145,646,686</u>	<u>132,955,124</u>
Total governmental funds	<u>\$ 306,797,011</u>	<u>\$ 282,829,602</u>	<u>\$ 200,851,844</u>	<u>\$ 180,206,140</u>	<u>\$ 162,732,909</u>

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	2017	2016	2015	2014	2013
<b>General Fund</b>					
Nondisposable	\$ 218,834	\$ 191,445	\$ 178,607	\$ 166,999	\$ 885,141
Committed	2,519,112	187,401	58,312	42,146	41,707
Assigned	173,907	117,051	84,721	4,467,046	4,262,951
Unassigned	18,687,358	29,305,353	25,458,921	18,187,927	19,075,348
Total general fund	<u>\$ 21,599,211</u>	<u>\$ 29,801,250</u>	<u>\$ 25,780,561</u>	<u>\$ 22,864,118</u>	<u>\$ 24,265,147</u>
<b>All Other Governmental Funds</b>					
Nondisposable	\$ 14,206	\$ 14,345	\$ 11,323	\$ 13,077	\$ 121,566
Restricted	76,476,749	72,910,220	78,348,839	76,452,719	59,512,472
Committed	11,935,010	8,909,718	6,821,412	5,842,013	7,332,397
Assigned	14,953,893	17,330,451	12,071,781	11,748,970	8,570,435
Unassigned	-	(2,730)	(5,127)	-	(1,285,276)
Total all other governmental funds	<u>103,379,858</u>	<u>99,162,004</u>	<u>97,248,228</u>	<u>94,056,779</u>	<u>74,251,594</u>
Total governmental funds	<u>\$ 124,979,069</u>	<u>\$ 128,963,254</u>	<u>\$ 123,028,789</u>	<u>\$ 116,920,897</u>	<u>\$ 98,516,741</u>

**City of Port St. Lucie, Florida**

**Changes in Fund Balances of Governmental Funds  
Last Ten Fiscal Years  
(modified accrual basis of accounting)**

	2022	2021	2020	2019	2018
<b>Revenues</b>					
Taxes	\$ 96,867,588	\$ 90,505,120	\$ 85,461,617	\$ 80,474,997	\$ 75,094,507
Licenses and permits	33,483,485	28,837,043	22,399,903	20,909,047	20,169,455
Intergovernmental	59,307,841	56,285,233	46,618,703	58,264,302	55,965,001
Charges for services	49,100,794	46,052,436	42,309,965	40,152,181	45,210,292
Human services fees	-	-	-	-	51,135
Fines and forfeitures	1,437,770	1,517,990	1,513,050	1,789,251	1,321,259
Investment income					
Net change in fair value of investment	(8,704,138)	-	-	-	-
Interest income	1,980,189	288,477	3,592,288	4,504,288	1,276,096
Interest on special assessments	-	-	-	-	4,592
Impact fees	28,243,674	25,594,289	14,313,224	13,207,429	12,377,309
Developers Contributions	-	-	-	-	81,724
Rents	-	-	-	-	-
Other	3,846,146	4,088,037	4,149,716	6,187,995	2,761,931
Total revenues	<u>265,563,349</u>	<u>253,168,625</u>	<u>220,358,466</u>	<u>225,489,490</u>	<u>214,313,301</u>
<b>Expenditures</b>					
Current					
General government	28,593,480	26,289,061	22,828,572	21,470,489	13,966,732
Public safety	64,140,987	59,872,104	57,932,782	57,186,085	54,905,623
Physical environment	33,455,790	21,145,698	20,314,510	18,709,214	18,373,558
Transportation	16,240,751	15,520,868	14,982,974	49,931,569	57,251,395
Economic environment	18,007,237	12,745,841	8,156,385	8,230,255	9,859,368
Human services	7,665,046	8,584,099	4,869,705	3,990,343	1,674,827
Culture and recreation	17,148,648	16,962,371	17,405,183	18,232,071	21,375,515
Capital Outlay	26,339,742	23,247,398	28,909,236	-	-
Principal	36,594,532	22,121,737	20,156,737	18,871,768	21,486,768
Interest	16,268,122	14,754,952	15,516,204	17,363,107	13,601,496
Total expenditures	<u>264,454,335</u>	<u>221,244,129</u>	<u>211,072,288</u>	<u>213,984,901</u>	<u>212,495,282</u>
Excess (deficiency) of revenue over (under) expenditures	<u>1,109,014</u>	<u>31,924,496</u>	<u>9,286,178</u>	<u>11,504,589</u>	<u>1,818,019</u>
<b>Other Financing Sources (Uses)</b>					
Transfer In	103,599,465	31,320,706	19,103,857	27,728,204	9,839,084
Transfer Out	(100,113,936)	(39,784,806)	(14,168,664)	(24,170,116)	(11,684,140)
Proceeds from Sale of Assets	19,366,591	8,150,735	6,368,292	2,005,695	1,886,805
Capital Leases	6,275	-	-	-	-
Issuance of Debt	-	54,406,630	-	54,360,024	-
Premium on Issuance of Debt	-	-	-	-	-
Inventory Contribution	-	-	56,041	-	31,766,800
Payments to Escrow Agent	-	(4,040,000)	-	(53,955,165)	-
Total other financing sources (uses)	<u>22,858,395</u>	<u>50,053,265</u>	<u>11,359,526</u>	<u>5,968,642</u>	<u>31,808,549</u>
Net change in fund balances	<u>\$ 23,967,409</u>	<u>\$ 81,977,761</u>	<u>\$ 20,645,704</u>	<u>\$ 17,473,231</u>	<u>\$ 33,626,568</u>
Debt services as a percentage of non-capital expenditures	22.04 %	18.46 %	19.40 %	21.09 %	22.00 %

	2017	2016	2015	2014	2013
<b>Revenues</b>					
Taxes	\$ 69,728,447	\$ 65,730,532	\$ 56,092,766	\$ 53,676,014	\$ 52,554,602
Licenses and permits	16,634,939	16,576,124	14,866,090	13,498,879	12,004,191
Intergovernmental	47,107,772	38,874,481	27,552,696	25,013,772	23,815,605
Charges for services	52,598,248	54,419,081	49,109,473	32,573,400	33,852,704
Human services fees	48,870	61,886	78,460	100,829	109,691
Fines and forfeitures	1,401,918	2,275,034	2,400,496	2,974,283	2,107,086
Investment income					
Net change in fair value of investment	-	-	-	-	-
Interest income	1,546,657	970,966	1,136,378	561,573	722,180
Interest on special assessments	-	6,153	-	-	-
Impact fees	8,323,840	6,955,207	5,140,466	4,048,056	3,779,478
Developers Contributions	124,126	76,828	92,030	53,388	124,618
Rents	-	-	-	-	9,000
Other	3,044,655	4,153,471	2,890,988	2,324,218	4,793,243
Total revenues	<u>200,559,472</u>	<u>190,099,763</u>	<u>159,359,843</u>	<u>134,824,412</u>	<u>133,872,398</u>
<b>Expenditures</b>					
Current					
General government	16,130,414	10,911,222	10,179,367	9,736,915	15,988,836
Public safety	55,709,096	45,564,571	43,019,715	41,849,736	36,101,367
Physical environment	18,358,971	18,838,042	17,692,425	422,095	1,406,047
Transportation	40,514,133	25,343,943	28,059,537	19,756,039	15,641,435
Economic environment	14,689,586	12,216,119	5,911,487	4,692,918	9,528,869
Human services	1,497,279	1,204,125	1,092,235	1,298,293	1,149,142
Culture and recreation	15,537,534	14,331,630	15,615,951	16,186,300	10,676,942
Capital Outlay	-	-	-	-	-
Principal	30,285,000	33,105,000	23,895,000	37,030,000	28,665,000
Interest	14,317,617	20,586,274	21,938,411	22,164,463	23,575,319
Total expenditures	<u>207,039,630</u>	<u>182,100,926</u>	<u>167,404,128</u>	<u>153,136,759</u>	<u>142,732,957</u>
Excess (deficiency) of revenue over (under) expenditures	<u>(6,480,158)</u>	<u>7,998,837</u>	<u>(8,044,285)</u>	<u>(18,312,347)</u>	<u>(8,860,559)</u>
<b>Other Financing Sources (Uses)</b>					
Transfer In	11,273,555	13,816,227	7,234,069	14,792,189	16,833,891
Transfer Out	(12,794,496)	(15,994,367)	(10,593,853)	(16,669,098)	(13,071,350)
Proceeds from Sale of Assets	1,800,000	6,356,406	17,730,108	2,726,570	5,051,157
Capital Leases	1,284,187	-	-	-	-
Issuance of Debt	90,295,000	165,155,000	-	116,701,922	15,124,937
Premium on Issuance of Debt	6,202,434	8,678,986	-	-	-
Inventory Contribution	-	-	-	-	-
Payments to Escrow Agent	(95,564,707)	(180,076,624)	(218,147)	(80,835,080)	(14,893,645)
Total other financing sources (uses)	<u>2,495,973</u>	<u>(2,064,372)</u>	<u>14,152,177</u>	<u>36,716,503</u>	<u>9,044,990</u>
Net change in fund balances	<u>\$ (3,984,185)</u>	<u>\$ 5,934,465</u>	<u>\$ 6,107,892</u>	<u>\$ 18,404,156</u>	<u>\$ 184,431</u>
Debt services as a percentage of non-capital expenditures	25.60 %	35.50 %	33.50 %	43.40 %	38.70 %

# Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.



**City of Port St. Lucie, Florida**

**Assessed Value of Taxable Property  
Last Ten Fiscal Years**

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<b>Tax Roll Year</b>	<b>Real Property</b>	<b>Personal Property</b>	<b>Centrally Assessed</b>	<b>Combined (1) Exemptions</b>	<b>Taxable Value</b>	<b>Operating Milage</b>
2012	\$ 8,366,988,790	\$ 632,742,480	\$ 329,021	\$ 2,673,400,190	\$ 6,326,660,101	5.6289
2013	8,489,832,236	627,492,684	404,336	2,705,162,954	6,412,566,302	5.6289
2014	8,929,641,647	638,864,682	478,743	2,808,893,833	6,760,091,239	5.6289
2015	9,465,555,527	634,834,357	548,029	2,892,728,992	7,208,208,921	6.6289
2016	10,280,445,735	653,064,373	607,353	3,017,622,372	7,916,495,089	6.5000
2017	11,255,095,456	686,254,310	640,823	3,148,250,073	8,793,740,516	6.4000
2018	12,402,566,219	965,229,221	645,964	3,676,944,718	9,691,496,686	6.3000
2019	13,654,266,595	987,113,813	647,818	3,837,296,818	10,804,731,408	6.0740
2020	14,863,322,754	1,009,371,151	640,292	4,048,483,699	11,824,850,498	4.9807
2021	19,881,013,220	1,072,605,901	709,895	4,666,327,393	16,288,001,623	4.7307

(1) The Combined Exemptions consists of:

- a) Renewable enegery Sources
- b) Governmental
- c) Widows & Widowers
- d) Disability
- e) Institutional
- f) Homestead - regular and additional
- g) LOLA
- h) Economic Development
- i) Tangible Personal Property Extentions

SOURCE: St. Lucie County Property Appraiser.

NOTE: Tax Roll Year is January 1 to December 31.  
City's Fiscal Year is October 1 to September 30.

**City of Port St. Lucie, Florida**

**Property Tax Rates**

**Direct and Overlapping Governments**

**Last Ten Fiscal Years**

Tax Roll Year	CITY of PORT ST. LUCIE			ST. LUCIE COUNTY			School			Other Agencies	Total City-Wide Millage
	Operating Millage	Debt Service Millage	Total city Millage	Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Capital Improvement Millage	Total Schools Millage		
2012	4.4096	1.2193	5.6289	7.4538	0.0154	7.4692	6.2710	1.5000	7.7710	3.6931	24.5622
2013	4.4096	1.2193	5.6289	7.6567	0.0154	7.6721	5.7570	1.5000	7.2570	4.0252	24.5832
2014	4.4096	1.2193	5.6289	7.6567	0.0154	7.6721	5.7410	1.5000	7.2410	3.9877	24.5297
2015	5.4096	1.2193	6.6289	7.9967	0.0154	8.0121	5.7830	1.5000	7.2830	3.9561	25.8801
2016	5.2807	1.2193	6.5000	7.9661	0.0000	7.9661	5.4270	1.5000	6.9270	3.9317	25.3248
2017	5.1807	1.2193	6.4000	8.1361	0.0000	8.1361	5.0740	1.5000	6.5740	3.9110	25.0211
2018	5.0807	1.2193	6.3000	8.1361	0.0000	8.1361	4.8350	1.5000	6.3350	3.8946	24.6657
2019	5.0547	1.0193	6.0740	8.0789	0.0000	8.0789	4.6220	2.5000	7.1220	3.9377	25.2126
2020	4.9807	0.9193	5.9000	7.9335	0.0000	7.9335	4.4490	2.5000	6.9490	3.9523	24.7348
2021	4.8807	0.7193	5.6000	7.6835	0.0000	7.6835	4.3530	2.5000	6.8530	3.9199	24.0564

SOURCE: Typical Tax bill - St. Lucie County Tax Collector.  
 NOTE: Rate based on per \$1,000 of taxable property value.  
 Tax Roll Year is January 1 to December 31.  
 Municipality's Fiscal Year is October 1 to September 30.

**City of Port St. Lucie, Florida**

**Principal Property Taxpayers  
Current Year and Ten Years Ago**

Tax Payer	2022 Tax Roll			2012 Tax Roll		
	Taxable Value (1)	Rank	Percentage of Total Taxable Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation
Florida Power & Light Co.	\$ 195,329,562	1	1.11 %	\$ 84,712,541	1	1.31 %
Wal-Mart Sams Club	71,768,627	2	0.41 %	75,832,769	2	1.18 %
KRG Port St. Lucie Landing LLC	56,054,815	3	0.32 %			
St Lucie West 2016 LLC	48,768,500	4	0.28 %			
Grande Palms	46,374,219	5	0.26 %			
HCA	43,018,304	6	0.25 %	37,318,542	5	0.58 %
Benderson Development Co. Inc.	37,228,562	7	0.21 %	17,499,200	10	0.27 %
Sandpiper Resort Prop Inc. Sandpiper Inc.	37,065,046	8	0.21 %	35,089,535	6	0.54
Florida Gas Transmission Co. LLC	27,220,584	9	0.16 %			
Comcast of FL/GA LLC	26,819,943	10	0.15 %			
Inland Diversified PSL Landing				43,133,300	3	0.67 %
Southern Bell Tel.				40,216,786	4	0.62 %
St. Lucie Land LTD				32,737,800	7	0.51 %
Liberty Medical Supply Inc.				25,444,085	8	0.39 %
Floridian Golf Resort LLC				19,771,109	9	0.31 %
Taxable Value of 10 Largest Taxpayers	589,648,162		3.36 %	411,755,667		6.38 %
Taxable Value of Other Taxpayers	16,968,783,880		96.64 %	6,041,126,382		93.62 %
Taxable Value of All Taxpayers	<u>\$17,558,432,042</u>		<u>100.00 %</u>	<u>\$ 6,452,882,049</u>		<u>100.00 %</u>

(1) Includes both Real and Personal Property

NOTE: Tax Roll Year is January 1 to December 31.

SOURCES: St. Lucie County property Appraiser and St. Lucie County Tax Collector.

**City of Port St. Lucie, Florida**

**Special Assessment Districts  
Last Ten Fiscal Years**

<b>Fiscal Year</b>	<b>Special Assessments Billed</b>	<b>Special Assessments Collected</b>	<b>Delinquent Payments Collected</b>	<b>Prepayments, Partial Payments and Payoffs Collected (1)</b>
2012-13	\$ 31,426,747	\$ 28,593,227	\$ 229,240	\$ 575,142
2013-14	31,305,098	28,299,746	389,096	450,273
2014-15	30,822,446	27,474,035	113,394	221,153
2015-16	30,741,967	27,577,255	205,733	4,990,994
2016-17 (1)	24,421,994	21,532,444	229,103	9,127,977
2017-18 (2)	22,956,489	20,434,364	949,545	685,320
2018-19	18,570,021	15,895,254	556,102	143,103
2019-20	18,486,748	15,941,051	109,538	633,665
2020-21	18,355,917	15,807,896	104,718	1,043,776
2021-22	15,315,049	12,641,529	535,462	1,961,445
<b>Ten Year Totals</b>	<b>\$ 242,402,476</b>	<b>\$ 214,196,801</b>	<b>\$ 3,421,931</b>	<b>\$ 19,832,848</b>

(1) The negative delinquent collections is due to a 2006 tax certificate refund.

(2) The increase in the payoff for 15/16 is due to a payoff in the amount of \$4,615,952 for Tesoro SAD.

(3) The decrease in the annual billing for 16/17 is due to the SW Annexation District #1 bond refunding which decreased the annual billing by \$4.2 million. Additionally, the number of accounts billed in 16/17 reduced due to the \$4.9 million payoff fiscal year 2016.

(4) The decrease of \$4.3 million in the annual billing for 18/19 is due to the final billing year of USA 3 & 4 SAD of \$4.1million and principal payoffs in other SAD's.

The above data is combined for fourteen (14) existing assessment districts.

The 2013 Tax Roll was the final year of billing for Sad 1, Phase I SAD .

The 2015 Tax Roll was the final year of billing for Sad 1, Phase II SAD

The 2017 Tax Roll was the final year of billing for USA 3 & 4 SAD

Sources: City of Port St. Lucie Finance Department  
St. Lucie County Tax Collector

**City of Port St. Lucie, Florida**

**Property Tax Levies and Collections  
Last Ten Years**

Fiscal Year	Tax Roll Year	Total Tax Levy	Current Tax Collections (1)	Percent of Levy Collected	Delinquent Tax Collections	Collections in Subsequent Years	Total Collections to Date	
							Amount	Percentage of Levy
12-13	2012	\$ 35,683,010	\$ 34,057,127	95.4 %	\$ 325,727	158,292	\$ 34,215,419	95.9 %
13-14	2013	36,157,559	34,601,262	95.7 %	257,734	66,216	34,667,478	95.9 %
14-15	2014	38,064,819	36,657,166	96.3 %	114,893	36,733	36,693,900	96.4 %
15-16	2015	47,796,206	45,796,707	95.8 %	68,453	52,791	45,849,498	95.9 %
16-17	2016	51,463,782	49,449,737	96.1 %	59,540	39,147	49,488,884	96.2 %
17-18	2017	56,293,719	54,076,777	96.1 %	115,890	11,162	54,076,777	96.1 %
18-19	2018	61,070,877	58,686,181	96.1 %	50,735	28,115	58,686,181	96.1 %
19-20	2019	65,647,126	63,033,140	96.0 %	60,484	66,411	63,033,140	96.0 %
20-21	2020	69,799,642	67,078,436	96.1 %	43,439	12,478	67,078,436	96.1 %
21-22	2021	74,589,064	71,648,441	96.1 %	35,625	n/a	\$ 71,648,441	96.1 %

(1) Current Tax Collections presented herein are through the County Tax Collector's Recapitulation date of June 30th.  
 -Includes Operating and Debt Service starting with the 2005 Tax Roll Year.  
 -Tax Roll Year is January 1st to December 31st.  
 -Municipality's Fiscal Year is October 1st to September 30th.  
 (2) Does not include Delinquent Tax Collections per Collection Year column.

SOURCE:  
 St. Lucie County Tax Collector Records.

# Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

**City of Port St. Lucie, Florida**

**Ratios of Outstanding Debt by Type  
Last Ten Fiscal Years**

	Governmental Activities					
Year						
Population	General Obligation Bonds	Revenue Bonds	Certificate of Participation	Special Assessment District	Tax Increment Financing	Capital Leases
2013	\$ 86,097,580	\$ 61,000,250	\$ 41,999,842	\$ 229,859,857	\$ 51,356,944	\$ -
167,252						
2014	122,334,085	54,165,601	37,937,997	209,101,113	49,143,626	-
169,888						
2015	119,026,232	49,755,832	35,893,855	195,991,443	46,839,299	-
174,132						
2016	115,467,218	34,383,460	32,528,521	188,127,426	44,985,417	-
178,091						
2017	110,710,552	86,802,381	-	148,651,083	41,737,854	1,284,187
181,284						
2018	106,473,315	80,874,887	-	137,873,667	38,150,862	1,037,419
185,843						
2019	101,459,334	128,282,406	-	131,258,071	34,123,708	780,683
191,903						
2020	96,610,472	125,475,481	-	125,585,244	24,926,491	528,980
201,846						
2021	91,545,747	170,259,343	-	119,028,916	17,895,000	267,109
214,514						
2022	86,364,112	140,172,423	-	115,634,443	16,895,000	-
224,905						
2022 Governmental Total				\$ 359,065,978		

NOTE: Premiums, discounts, and accreted interest are included in the debt amounts above starting Fiscal Year 2013.

2022 at PAR	84,650,000	130,470,000	114,845,000	16,895,000
(no prem/disc)			<u>2022 Governmental Total</u>	<u>346,860,000</u>

(1) See the Demographic and Economic Statistics worksheet in the Demographic and Economic section of the Statistical Section for Personal Income detail. Prior year detail revised each year by the federal BEA.

**City of Port St. Lucie, Florida**

**Ratios of Outstanding Debt by Type  
Last Ten Fiscal Years**

Business-type Activities							
Year				Utility Debt only			(1) Total Debt
Population	Stormwater Bonds	Utility Revenue Bonds	Utility Customers	Per Utility Customer	Total Debt Citywide	Total Debt Per Capita	Per Total Personal Income
2013	\$ 47,471,004	\$ 439,988,545	70,905	\$ 6,205	\$ 957,774,022	\$ 5,727	5.07 %
167,252							
2014	46,437,195	427,078,731	71,335	5,987	946,198,348	5,570	4.80 %
169,888							
2015	45,387,349	413,937,471	71,964	5,752	906,831,481	5,208	4.12 %
174,132							
2016	44,324,544	400,160,674	73,194	5,467	859,977,260	4,829	3.69 %
178,091							
2017	43,238,902	386,817,955	74,758	5,174	819,242,914	4,519	3.34 %
181,284							
2018	42,127,621	373,307,516	76,784	4,862	779,845,287	4,196	2.98 %
185,843							
2019	40,985,131	357,784,948	79,762	4,486	794,674,281	4,141	
191,903							
2020	40,449,210	342,823,214	78,623	4,360	756,399,092	3,747	
201,846							
2021	38,644,594	364,239,990	83,222	4,377	801,880,699	3,738	
214,514							
2022	36,792,772	345,654,385	87,801	3,937	741,513,135	3,297	
224,905							
Enterprise Total		\$ 382,447,157					
2022 at PAR	31,470,000	323,045,000	87,801	3,679	701,375,000	3,119	
(no prem/disc)	Enterprise Total	354,515,000					



## City of Port St. Lucie, Florida

### Ratios of General Bonded Debt Outstanding Last Ten Fiscal Years

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Year	Population	Taxable Value	General Obligation	G. O. Percentage of Taxable Value	General Obligation Debt Per Capita	Total Voter Approved General Obligation Debt	Total General Obligation Issued	Remaining Approved General Debt
2013	167,914	6,412,566,302	86,097,580	1.34 %	513	165,000,000	93,830,000	71,170,000
2014	169,888	6,760,091,239	122,334,085	1.81 %	720	165,000,000	126,730,000	38,270,000
2015	174,132	7,208,208,921	119,026,232	1.65 %	684	165,000,000	126,730,000	38,270,000
2016	178,091	7,916,495,089	115,467,218	1.46 %	648	165,000,000	126,730,000	38,270,000
2017	181,284	8,793,740,516	110,710,552	1.26 %	611	165,000,000	126,730,000	38,270,000
2018	185,843	9,691,496,686	106,473,315	1.10 %	573	165,000,000	126,730,000	38,270,000
2019	191,903	10,804,731,408	101,459,334	0.94 %	529	165,000,000	126,730,000	38,270,000
2020	201,846	11,824,850,498	96,610,472	0.82 %	479	165,000,000	126,730,000	38,270,000
2021	214,514	13,310,261,247	91,545,747	0.69 %	427	165,000,000	126,730,000	38,270,000
2022	224,905	16,288,001,623	86,364,112	0.53 %	384	165,000,000	126,730,000	38,270,000

SOURCES: Population figures are from the Florida Office of Economic and Demographic Research. Taxable values are from St. Lucie County.

NOTE: A June 2005 voter referendum was approved at 89% for the issuance of general obligation bonds, not to exceed \$165,000,000 for the construction of an east - west corridor through the City. The first bond series was issued in 2005 (\$50,706,844 w/prem), the second was issued in 2006 (\$45,944,355 w/prem), and the third was issued in 2014 (\$36,280,770 w/prem).

The remaining authorized issuance balance at par is shown above in the last three columns.

**City of Port St. Lucie, Florida**

**Computation of Direct and Overlapping Bonded Debt  
Governmental Bonds  
September 30, 2022**

Jurisdiction	Governmental Bonded Debt Outstanding	Percent Applicable to City (1)	Dollar Amount	
			Total Applicable to City	Per Capita Applicable to City  (Population = 201,846)
Overlapping Debt:				
St. Lucie County	\$ 127,884,679	54.08 %	\$ 69,160,035	\$ 308
St. Lucie County District School Board (2)	187,061,417	44.93 %	84,046,695	374
Overlapping Debt Totals	314,946,096		153,206,730	682
Direct Debt:				
City of Port St. Lucie	346,860,000	100.00 %	346,860,000	1,542
Total and direct debt:	\$ 661,806,096		\$ 500,066,730	\$ 2,224

(1) The percent applicable to the City is calculated using property taxable value ratios.

(2) School Board Year End is June 30. Exemptions for Economic Development and Additional Homestead are not included.

Sources: St. Lucie County Clerk of Circuit Court  
St. Lucie County School Board  
St. Lucie County Property Appraiser  
City of Port St. Lucie Finance Department

City of Port St. Lucie, Florida

Revenue Bond Coverages  
For the Years Ended September 30,

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Public Services Tax Revenue Bonds, Series 2014B			
Fiscal Year Ending	Electric Utility Tax	Maximum Annual	Debt Service Coverage
	Revenue	Debt Service Requirement	
2014	\$ 10,811,224	\$ 2,283,235	4.74
2015	11,193,318	1,323,194	8.46
2016	11,636,322	1,323,194	8.79
2017	12,035,953	1,323,194	9.10
2018	12,484,396	1,323,194	9.44
2019	13,359,987	1,323,194	10.10
2020	13,776,865	1,323,194	10.41
2021	14,466,176	1,323,194	10.93
2022	15,701,020	1,323,194	11.87

**City of Port St. Lucie, Florida**

**Revenue Bond Coverage  
Stormwater Utility System  
For the Years Ended September 30,**

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	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
Stormwater revenues	\$ 27,101,250	\$ 26,004,360	\$ 24,283,938	\$ 23,675,557	\$ 23,422,661
Franchise revenues	12,517,051	10,503,329	9,664,801	9,735,609	9,334,125
Total pledged revenues	<u>39,618,301</u>	<u>36,507,689</u>	<u>33,948,739</u>	<u>33,411,166</u>	<u>32,756,786</u>
Less: Operating expenses (1)	<u>23,369,567</u>	<u>21,248,550</u>	<u>19,626,538</u>	<u>18,590,368</u>	<u>18,346,187</u>
<b>Total net pledged revenues</b>	<u><u>\$ 16,248,734</u></u>	<u><u>\$ 15,259,139</u></u>	<u><u>\$ 14,322,201</u></u>	<u><u>\$ 14,820,798</u></u>	<u><u>\$ 14,410,599</u></u>
Stormwater revenues less operating expenses (1)	\$ 3,731,683	\$ 4,755,810	\$ 4,657,400	\$ 5,085,189	\$ 5,076,474
Annual debt service requirements on Series 2010 A&B and Series 2011 Bonds	\$ 2,706,550	\$ 2,706,550	\$ 9,356,726	\$ 3,965,066	\$ 3,967,462
Debt service coverage based on total pledged revenues	14.64	13.49	3.63	8.43	8.26
Debt service coverage based on total net pledged revenues	6.00	5.64	1.53	3.74	3.63

(1) Excludes depreciation expense.

**City of Port St. Lucie, Florida**

**Revenue Bond Coverage  
Stormwater Utility System  
For the Years Ended September 30,**

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	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Stormwater revenues	\$ 22,305,048	\$ 21,220,834	\$ 20,522,362	\$ 20,281,050	\$ 20,094,776
Franchise revenues	9,105,721	8,806,371	8,940,735	8,534,011	7,755,163
Total pledged revenues	<u>31,410,769</u>	<u>30,027,205</u>	<u>29,463,097</u>	<u>28,815,061</u>	<u>27,849,939</u>
Less: Operating expenses (1)	<u>18,237,800</u>	<u>15,925,681</u>	<u>16,429,532</u>	<u>15,761,175</u>	<u>15,645,467</u>
<b>Total net pledged revenues</b>	<u><u>\$ 13,172,969</u></u>	<u><u>\$ 14,101,524</u></u>	<u><u>\$ 13,033,565</u></u>	<u><u>\$ 13,053,886</u></u>	<u><u>\$ 12,204,472</u></u>
Stormwater revenues less operating expenses (1)	\$ 4,067,248	\$ 5,295,153	\$ 4,092,830	\$ 4,519,875	\$ 4,449,309
Annual debt service requirements on Series 2010 A&B and Series 2011 Bonds	\$ 3,972,245	\$ 3,985,849	\$ 3,988,449	\$ 3,902,319	\$ 3,409,248
Debt service coverage based on total pledged revenues	7.91	7.53	7.39	7.38	8.17
Debt service coverage based on total net pledged revenues	3.32	3.54	3.27	3.35	3.58

(1) Excludes depreciation expense.

**City of Port St. Lucie, Florida**

**Revenue Bond Coverage  
Water and Sewer Utility System Revenue Bonds  
For the Years Ended September 30,**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>
<b>Operating revenue</b>					
Charges for services	\$ 97,464,729	\$ 89,325,901	\$ 82,861,093	\$ 77,148,876	\$ 72,767,625
Miscellaneous revenues	310,111	346,947	227,431	1,020	111,124
Total operating revenues	97,774,840	89,672,848	83,088,524	77,149,896	72,878,749
Less: Operating expenses (1)	43,736,793	37,349,858	37,227,766	34,902,523	36,932,174
<b>Net operating revenues</b>	54,038,047	52,322,990	45,860,758	42,247,373	35,946,575
<b>Other revenues</b>					
Interest income	\$ 1,082,124	\$ 170,092	\$ 1,742,698	\$ 2,294,602	\$ 584,378
Guaranteed revenue	797,101	1,979,634	1,396,395	587,353	227,848
Total other revenues	1,879,225	2,149,726	3,139,093	2,881,955	812,226
Total net revenue available	<u>\$ 55,917,272</u>	<u>\$ 54,472,716</u>	<u>\$ 48,999,851</u>	<u>\$ 45,129,328</u>	<u>\$ 36,758,801</u>
<b>Debt service coverage</b>					
Current sub accounts (2)	6,000,000	6,000,000	6,000,000	6,000,000	2,500,000
Debt service requirement	29,388,588	26,774,875	26,614,463	26,614,588	26,699,394
<b>Coverage test (3)</b>					
Test 1a	1.90	2.03	1.84	1.70	1.38
Test 1b	2.11	2.26	2.07	1.92	1.47

Note: (1) Excludes depreciation expense

(2) The Capital Facilities Charge balances in the Capital Facility Fund, maxed at the debt service expansion component.

(3) Per standard Utility bond resolution term, the Utility Bond Coverage Test 1a is Net Revenue / Debt Service and should be 1.00 or greater, or the Utility Bond coverage Test 1b is Net Revenue + either Pledged CFCs or Current Sub Accounts / Debt Service and should be 1.10 or greater.

**City of Port St. Lucie, Florida**

**Revenue Bond Coverage  
Water and Sewer Utility System Revenue Bonds  
For the Years Ended September 30,**

	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
<b>Operating revenue</b>					
Charges for services	\$ 74,648,584	\$ 71,447,324	\$ 66,308,665	\$ 64,285,901	\$ 61,237,657
Miscellaneous revenues	137,346	85,911	100,123	72,193	1,163,867
Total operating revenues	74,785,930	71,533,235	66,408,788	64,358,094	62,401,524
Less: Operating expenses (1)	32,841,068	30,306,559	31,105,811	29,870,425	28,489,427
<b>Net operating revenues</b>	41,944,862	41,226,676	35,302,977	34,487,669	33,912,097
<b>Other revenues</b>					
Interest income	\$ 711,999	\$ 456,251	\$ 496,409	\$ 371,284	\$ 425,139
Guaranteed revenue	128,347	137,440	213,470	478,785	390,250
Total other revenues	840,346	593,691	709,879	850,069	815,389
Total net revenue available	<u>\$ 42,785,208</u>	<u>\$ 41,820,367</u>	<u>\$ 36,012,856</u>	<u>\$ 35,337,738</u>	<u>\$ 34,727,486</u>
<b>Debt service coverage</b>					
Current sub accounts (2)	2,500,000	1,500,000	6,085,091	1,500,000	1,500,000
Debt service requirement	26,698,544	31,199,200	29,981,894	32,709,626	32,917,853
<b>Coverage test (3)</b>					
Test 1a	1.60	1.34	1.20	1.08	1.05
Test 1b	1.70	1.39	1.40	1.13	1.10

Note: (1) Excludes depreciation expense

(2) The Capital Facilities Charge balances in the Capital Facility Fund, maxed at the debt service expansion component.

(3) Per standard Utility bond resolution term, the Utility Bond Coverage Test 1a is Net Revenue / Debt Service and should be 1.00 or greater, or the Utility Bond coverage Test 1b is Net Revenue + either Pledged CFCs or Current Sub Accounts / Debt Service and should be 1.10 or greater.

# Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.



## City of Port St. Lucie, Florida

### Population Statistics Last Ten Years

City of Port St. Lucie, Florida										County of St. Lucie, Florida									
Year	Population Number	Number Increase (Decrease)	Percent Increase (Decrease)		Population Numbers	Number Increase (Decrease)	Percent Increase (Decrease)		City Population as a Percent of County										
2013	167,914	662	0.4	%	281,151	796	0.3	%	59.7	%									
2014	169,888	1,974	1.2	%	282,821	1,670	0.6	%	60.1	%									
2015	174,132	4,244	2.5	%	287,749	4,928	1.7	%	60.5	%									
2016	178,091	3,959	2.3	%	292,826	5,077	1.8	%	60.8	%									
2017	181,284	3,193	1.8	%	297,634	4,808	1.6	%	60.9	%									
2018	185,843	4,559	2.5	%	302,432	4,798	1.6	%	60.4	%									
2019	191,903	6,060	3.3	%	309,359	6,927	2.3	%	62.0	%									
2020	202,914	11,011	5.7	%	322,265	12,906	4.2	%	63.0	%									
2021	214,514	11,600	5.7	%	340,060	17,795	5.5	%	63.1	%									
2022	224,916	10,402	4.8	%	350,518	10,458	3.1	%	64.2	%									
										City Growth as a Percent of County Growth									
Ten Year Growth		57,664	34.5	%	70,163		25.0	%	82.2	%									

Sources: Florida Office of Economic and Demographic Research. Population data is estimated as of April 1st for each year listed except for year 2010 which used actual census figures.

**City of Port St. Lucie, Florida**

**Demographic and Economic Statistics  
Last Ten Fiscal Years**

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<b>Fiscal Year</b>	<b>(1) Personal Income (000)</b>	<b>(1) Per Capita Personal Income</b>	<b>(2) Public School Enrollment</b>	<b>(1) Unemployment Percentage</b>
2013	\$ 18,870,000	\$ 43,188	26,045	9.1 %
2014	20,715,000	46,672	26,327	7.3 %
2015	22,105,000	48,727	26,266	6.0 %
2016	23,614,000	50,134	26,299	5.8 %
2017	24,825,600	51,824	26,755	4.7 %
2018	26,140,273	54,228	26,523	3.9 %
2019	27,249,575	55,691	26,272	3.5 %
2020	29,281,758	58,649	25,994	5.7 %
2021	33,549,849	66,630	26,020	4.2 %
2022	n/a	n/a	28,347	2.9 %

(1) Prior year revisions included per U.S. Department of Labor.

(2) Starting in 2010, includes Savanna Ridge, Renaissance, and Nau Charter schools. Starting in 2011, includes Palm Point Charter.

NOTE: Public school and unemployment figures include Port St. Lucie only. All other figures cover the Port St. Lucie Metropolitan Statistical Area (MSA).

Sources: St. Lucie County Public School System

U.S. Department of Labor

## City of Port St. Lucie, Florida

### Principal Employers in St. Lucie County 2022 and 2012

Employer	2022			2012		
	Employees	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
St. Lucie School Board	5,253	1	3.36 %	4,478	1	6.58 %
Publix	2,003	2	1.28 %	1,327	6	1.95 %
Lawnwood/HCA Medical	1,712	3	1.10 %	2,200	2	3.23 %
Cleveland Clinic Martin Health	1,500	4	0.96 %			
City of Port St. Lucie	1,363	5	0.87 %	1,075	7	1.58 %
Walmart Distribution Center	1,273	6	0.81 %	1,569	5	2.30 %
St. Lucie County	791	7	0.51 %	1,594	4	2.34 %
Indian River State College	734	8	0.47 %	1,884	3	2.77 %
Florida Power and Light Company	610	9	0.39	1,000	8	1.47 %
Pursuit Boats	684	10	0.44			
QVC				994	9	1.46 %
Liberty Healthcare Group, Inc.				920	10	1.35 %
<b>Total</b>	<b>15,923</b>		<b>10.19 %</b>	<b>17,041</b>		<b>25.03 %</b>
Total jobs available	156,228			68,098		

Sources: Economic Development Council (EDC) of St. Lucie County  
 Florida Department of Economic Opportunity  
 City of Port St. Lucie Payroll Department  
 St. Lucie County Consolidated Annual Financial Report

Note: State and Federal employers not ranked.  
 Information is for St. Lucie County. Specific City only information not available.  
 This information uses most recent County and EDC data available.

**City of Port St. Lucie, Florida**

**Construction Values  
Last Ten Fiscal Years**

Year	Residential		Commercial	
	Number of Units	Value	Number of Units	Value
2013	430	\$ 50,306,661	292	\$ 59,575,324
2014	836	103,680,020	276	21,290,019
2015	928	121,984,614	353	42,343,799
2016	1,165	180,388,212	328	163,062,804
2017	1,492	207,284,671	367	57,745,656
2018	2,677	423,544,740	232	101,604,785
2019	2,546	503,001,543	242	172,844,438
2020	3,700	734,799,046	200	51,397,804
2021	4,885	1,020,908,161	217	391,106,787
2022	3,629	870,618,486	237	580,313,398

**Construction Values**

	Current Year Increase (Decrease) over Prior Year							
Quantity & Amount	(1,256)	\$	(150,289,675)		20	\$	189,206,611	
Percentage Change	(25.71)	%	(14.72)	%	9.22	%	48.38	%

# Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City of Port St Lucie provides and the activities it performs.

**City of Port St. Lucie, Florida**

**Employees - Full Time Equivalents by Function / Program  
Last Ten Fiscal Years**

**Budgeted Full-time Equivalent Employees per Fiscal Year**

<b>Function/Program</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2012</b>
General Government	164.46	151.68	148.82	143.44	132.01	135.16	121.40	115.16	107.68	137.22
Public Safety	468.64	445.59	414.63	394.02	390.03	373.00	366.13	350.75	350.50	312.72
Physical Environment	18.00	18.10	18.00	16.00	16.00	14.00	14.00	14.00	14.00	14.00
Transportation	71.00	67.00	68.00	66.00	54.00	66.00	58.00	51.00	51.65	51.65
Economic Environment	8.83	8.16	10.38	9.43	13.80	7.86	6.48	7.40	7.38	6.82
Human Services	12.50	12.50	12.50	12.50	7.30	12.00	11.00	11.00	11.00	11.00
Culture and Recreation	143.61	138.28	139.92	128.67	128.67	123.05	118.80	117.09	115.99	113.79
Utility Systems	290.00	277.00	264.00	256.00	253.00	249.00	249.00	244.50	245.10	249.60
Stormwater Utility	59.00	59.00	59.00	61.00	73.00	61.00	61.00	67.50	67.50	67.00
Golf Course	9.90	9.51	9.38	9.38	9.38	9.38	9.38	9.38	9.63	9.33
<b>Total</b>	<b>1,245.94</b>	<b>1,186.82</b>	<b>1,144.63</b>	<b>1,096.44</b>	<b>1,077.19</b>	<b>1,050.45</b>	<b>1,015.19</b>	<b>987.78</b>	<b>980.43</b>	<b>973.13</b>

Source: Annual Budget

Note: Building Department moved from General Government to Public Safety in FY 2014

**City of Port St. Lucie, Florida**

**Departmental Operating Indicators**

**Last Ten Fiscal Years**

Function/Program	2022	2021	2020	2019	2018
<b>City Council (1)</b>					
Council Meetings	61.00	65.00	59.00	64.00	54.00
Boards & Committee Meetings	248.00	267.00	184.00	200.00	117.00
<b>City Clerk</b>					
Records Requested	819.00	684.00	576.00	1,155.00	2,861.00
Ordinances & Resolutions	278.00	270.00	221.00	191.00	137.00
Legal Notices Posted	184.00	144.00	335.00	359.00	397.00
<b>Finance Department (1)</b>					
Accounts Payable Checks	12,951.00	12,026.00	11,000.00	12,345.00	11,904.00
Wire & Electronic Transfers	3,017.00	1,691.00	1,600.00	1,514.00	676.00
Journal Entries	6,919.00	6,751.00	7,300.00	7,334.00	9,575.00
Business Tax Applications	9,350.00	8,754.00	8,376.00	8,105.00	7,765.00
<b>Human Resources</b>					
Empoyment Applications Processed	7,038.00	7,038.00	6,871.00	6,292.00	6,213.00
<b>Neighborhood Services</b>					
Housing Assistance (#of families)	18.00	11.00	17.00	2.00	13.00
Code Cases	7,281.00	8,746.00	10,987.00	10,543.00	13,482.00
Code Board Hearings	877.00	1,905.00	1,274.00	1,527.00	3,511.00
<b>Information Technology (1)</b>					
Servers Maintained (incl. virtual)	201.00	156.00	153.00	200.00	145.00
Workstations Maintained	2,545.00	2,238.00	1,964.00	1,814.00	1,621.00
Work Orders Completed	10,135.00	10,260.00	8,067.00	7,534.00	7,685.00
<b>Management &amp; Budget</b>					
Budget Amendments	2.00	2.00	2.00	2.00	2.00
<b>Procurement Management (1)</b>					
Requests for Proposals	120.00	128.00	126.00	148.00	235.00
Contracts Maintained	1,656.00	1,500.00	1,408.00	1,335.00	2,930.00
<b>Animal Control</b>					
Animal Cases	4,554.00	2,320.00	2,284.00	2,659.00	3,177.00
Animal Licenses	3,284.00	3,466.00	3,303.00	4,284.00	3,373.00
<b>Planning Department</b>					
Plans and Petitions Reviewed	270.00	186.00	247.00	112.00	185.00
Comprehensive Plan Amendments	6.00	16.00	11.00	14.00	7.00

(1) Some previous year's values revised.

Source: Annual Budget

**City of Port St. Lucie, Florida**

**Departmental Operating Indicators**

**Last Ten Fiscal Years**

Function/Program	2017	2016	2015	2014	2012
<b>City Council (1)</b>					
Council Meetings	42.00	46.00	50.00	52.00	52.00
Boards & Committee Meetings	134.00	162.00	121.00	185.00	185.00
<b>City Clerk</b>					
Records Requested	1,512.00	1,318.00	1,356.00	1,028.00	1,560.00
Ordinances & Resolutions	191.00	204.00	250.00	245.00	203.00
Legal Notices Posted	436.00	325.00	275.00	295.00	325.00
<b>Finance Department (1)</b>					
Accounts Payable Checks	10,627.00	10,350.00	11,165.00	15,393.00	15,957.00
Wire & Electronic Transfers	6,094.00	5,658.00	5,592.00	535.00	582.00
Journal Entries	11,246.00	11,435.00	12,338.00	13,700.00	13,589.00
Business Tax Applications	7,304.00	8,300.00	9,100.00	7,600.00	8,200.00
<b>Human Resources</b>					
Empoyment Applications Processed	5,844.00	5,289.00	4,099.00	5,200.00	3,500.00
<b>Neighborhood Services</b>					
Housing Assistance (#of families)	36.00	20.00	40.00	74.00	96.00
Code Cases	7,216.00	7,898.00	8,681.00	9,582.00	12,946.00
Code Board Hearings	499.00	754.00	621.00	994.00	1,162.00
<b>Information Technology (1)</b>					
Servers Maintained (incl. virtual)	139.00	148.00	145.00	145.00	62.00
Workstations Maintained	3,136.00	2,686.00	2,328.00	2,373.00	1,017.00
Work Orders Completed	7,376.00	5,828.00	4,976.00	4,429.00	4,200.00
<b>Management &amp; Budget</b>					
Budget Amendments	4.00	4.00	3.00	3.00	3.00
<b>Procurement Management (1)</b>					
Requests for Proposals	274.00	205.00	145.00	120.00	30.00
Contracts Maintained	4,675.00	4,695.00	837.00	1,700.00	1,680.00
<b>Animal Control</b>					
Animal Cases	7,414.00	7,138.00	7,128.00	7,496.00	6,776.00
Animal Licenses	11,374.00	11,672.00	7,010.00	9,811.00	10,626.00
<b>Planning Department</b>					
Plans and Petitions Reviewed	99.00	95.00	77.00	114.00	78.00
Comprehensive Plan Amendments	11.00	14.00	5.00	9.00	5.00

(1) Some previous year's values revised.

Source: Annual Budget



**City of Port St. Lucie, Florida**

**Departmental Operating Indicators**

**Last Ten Fiscal Years**

Function/Program	2022	2021	2020	2019	2018
<b>Police Department (1)</b>					
Arrests	2,198.00	1,910.00	1,954.00	2,013.00	4,483.00
Traffic Citations Issued	49,326.00	53,591.00	41,116.00	21,990.00	6,349.00
Calls for Service	158,610.00	151,153.00	154,789.00	146,498.00	129,596.00
Parking Tickets	184.00	116.00	134.00	198.00	262.00
<b>Municipal Garage</b>					
Vehicle Accidents	70.00	72.00	157.00	140.00	118.00
<b>Parks &amp; Recreation Department</b>					
Parks Maintained	49.00	47.00	46.00	48.00	47.00
Recreation Programs	4,376.00	5,679.00	1,602.00	2,672.00	1,622.00
Acres maintained	1,557.00	1,537.00	1,557.00	4,629.00	4,616.00
<b>Engineering Department (1)</b>					
Residential Plot Plans Reviewed	3,676.00	5,315.00	3,917.00	3,001.00	2,234.00
Site Plans Reviewed	393.00	278.00	200.00	214.00	198.00
Mark & Locates	19,770.00	15,000.00	14,636.00	3,314.00	3,117.00
<b>Public Works (1)</b>					
Swale Improvements (linear feet)	30,965.00	25,000.00	25,000.00	31,065.00	53,900.00
Canal Drainage Mnt. (miles)	19.00	22.00	25.00	24.00	10.00
Street Paving (overlay miles)	51.00	33.00	32.00	35.00	17.00
<b>Building Department</b>					
Permits Issued	64,634.00	69,541.00	51,174.00	39,744.00	22,504.00
Plans Reviewed & Approved	25,260.00	29,707.00	18,683.00	17,617.00	14,201.00
Total Dwelling Units	4,525.00	5,235.00	3,413.00	2,200.00	2,239.00
<b>Utility Department</b>					
Underground Locates	56,221.00	48,589.00	31,186.00	28,182.00	14,192.00
Water Mains maintained (miles)	1,316.00	1,295.00	1,279.00	1,263.00	1,238.00
Sewer Mains Maintained (miles)	1,141.00	1,124.00	1,108.00	1,072.00	1,053.00
Water Treatment Capacity (mgd)	41.65	41.65	41.65	41.65	41.65
Sewer Treatment Plant Capacity (mgd)	18.00	18.00	18.00	18.00	18.00

(1) Some previous year's values revised.

Source: Annual Budget

**City of Port St. Lucie, Florida**

**Departmental Operating Indicators**

**Last Ten Fiscal Years**

Function/Program	2017	2016	2015	2014	2012
<b>Police Department (1)</b>					
Arrests	3,887.00	3,893.00	3,948.00	3,445.00	3,155.00
Traffic Citations Issued	11,098.00	4,434.00	9,538.00	10,881.00	10,371.00
Calls for Service	142,023.00	110,647.00	110,013.00	113,122.00	108,686.00
Parking Tickets	726.00	211.00	352.00	399.00	544.00
<b>Municipal Garage</b>					
Vehicle Accidents	139.00	81.00	89.00	83.00	97.00
<b>Parks &amp; Recreation Department</b>					
Parks Maintained	47.00	46.00	36.00	36.00	34.00
Recreation Programs	1,795.00	1,650.00	1,588.00	1,588.00	1,812.00
Acres maintained	4,017.00	4,012.00	3,985.00	885.00	797.00
<b>Engineering Department (1)</b>					
Residential Plot Plans Reviewed	1,231.00	1,125.00	912.00	734.00	359.00
Site Plans Reviewed	174.00	163.00	222.00	144.00	113.00
Mark & Locates	3,604.00	2,731.00	3,015.00	3,015.00	1,794.00
<b>Public Works (1)</b>					
Swale Improvements (linear feet)	78,610.00	106,843.00	26,590.00	126,590.00	149,880.00
Canal Drainage Mnt. (miles)	24.00	33.00	31.00	31.00	39.00
Street Paving (overlay miles)	16.00	8.00	9.00	5.00	17.00
<b>Building Department</b>					
Permits Issued	15,269.00	12,675.00	10,609.00	10,609.00	3,753.00
Plans Reviewed & Approved	8,985.00	7,712.00	7,956.00	7,956.00	1,429.00
Total Dwelling Units	900.00	590.00	491.00	491.00	54.00
<b>Utility Department</b>					
Underground Locates	12,439.00	8,268.00	8,539.00	6,406.00	6,756.00
Water Mains maintained (miles)	1,233.00	1,230.00	1,225.00	1,220.00	1,219.00
Sewer Mains Maintained (miles)	1,048.00	1,045.00	1,038.00	1,036.00	975.00
Water Treatment Capacity (mgd)	41.65	41.65	41.65	41.65	41.65
Sewer Treatment Plant Capacity (mgd)	16.93	16.93	18.00	18.00	18.00

(1) Some previous year's values revised.

Source: Annual Budget

## City of Port St. Lucie, Florida

### Capital Asset Statistics Last Ten Fiscal Years

Function/Program	2022	2021	2020	2019	2018	2017	2016	2015	2014	2012
<b>Police Department</b>										
Stations	2	2	2	2	2	2	2	2	2	2
Police / Public Safety Vehicles	344	363	337	326	353	362	354	343	301	307
Average Total Mileage per Veh.	50,000	60,000	54,000	49,529	58,637	71,485	73,031	73,739	76,939	84,482
<b>Municipal Garage</b>										
Non-Public Safety Vehicles	606	537	433	430	381	403	386	382	358	362
Average Total Mileage per Veh.	60,000	60,000	67,000	65,180	70,007	72,947	71,981	73,606	74,786	77,591
<b>Parks &amp; Recreation Department</b>										
Parks Maintained	49	47	46	48	47	47	47	46	36	36
Acres Maintained	1,557	1,537	1,557	1,529	4,619	4,616	4,017	4,012	3,985	885
<b>Engineering</b>										
Traffic Signals	107	106	105	105	162	162	161	157	158	157
Street Lights	3,191	3,133	3,022	3,022	6,601	6,578	6,488	6,387	6,228	5,968
<b>Public Works</b>										
Paved Streets (miles)	917	917	917	914	910	917	917	917	888	888
<b>Utility Department</b>										
Water Mains (miles)	1,316	1,295	1,279	1,263	1,245	1,238	1,233	1,230	1,225	1,220
Water Treatment Plants	2	2	2	2	2	2	2	2	2	2
Water Treatment Capacity (million gallons per day)	42	42	42	42	42	42	42	42	42	42
Wastewater Mains (miles)	1,141	1,124	1,108	1,072	1,057	1,053	1,048	1,045	1,038	1,036
Wastewater Treatment Plants	2	2	2	2	2	2	2	3	2	2
Wastewater Treatment Capacity (million gallons per day)	18	18	18	18	18	18	17	17	18	18
<b>Golf Course</b>										
Municipal Golf Course	1	1	1	1	1	1	1	1	1	1

Source: Annual Budget; Public Works and Finance Department

**City of Port St. Lucie, Florida**

**Utility System Statistics  
Ten Largest Accounts FY 21 - 22**

	<b>Customer</b>	<b>Account Type</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>Percentage</b>
1	FL Dept. of Corrections	Institutional	1,178,809	-	1,178,809	1.28 %
2	Wynn Building Corp.	Residential	335,938	559,662	895,600	0.97 %
3	Tropicana Manufacturing	Industrial	857,511	9,518	867,029	0.94 %
4	School Board of St. Lucie County	Institutional	277,130	450,997	728,127	0.79 %
5	Allied New Technologies	Industrial	603,419	-	603,419	0.66 %
6	Holiday Village of Sandpiper	Residential	192,230	315,383	507,613	0.55 %
7	Creative Choice Homes	Residential	152,908	237,891	390,799	0.43 %
8	KMJ Apartments	Residential	129,994	226,314	356,308	0.39 %
9	Martin Memorial/Cleveland Clinic	Medical	160,656	188,674	349,330	0.38 %
10	CC Carroll St. Lucie LLC	Residential	110,658	181,814	292,472	0.32 %
			<u>3,999,253</u>	<u>2,170,253</u>	<u>6,169,506</u>	<u>6.72 %</u>
	Total of others				85,691,914	93.28 %
	Total of all customers				<u>91,861,420</u>	<u>100.00 %</u>

An aerial photograph of a multi-lane highway bridge spanning a large body of water, likely a mangrove or estuary. The bridge is a concrete viaduct with multiple lanes in each direction, supported by numerous piers. The surrounding landscape is a dense, green mangrove forest. The sky is filled with soft, orange and yellow clouds, and the sun is visible on the horizon, creating a warm, golden glow over the entire scene. The text "Compliance Section" is centered over the middle of the image.

# Compliance Section

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Honorable Mayor and Members of the City Council  
City of Port St. Lucie, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Port St. Lucie, Florida (the "City"), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise City's basic financial statements and have issued our report thereon dated May 19, 2023.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a certain deficiency in internal control, described in the accompanying schedule of findings and questioned costs as item 2022-001 that we consider to be a significant deficiency.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **City of Port St. Lucie, Florida's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Carr, Riggs & Ingram, L.L.C.*

Melbourne, Florida

May 19, 2023

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND STATE PROJECT AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND CHAPTER 10.550, RULES OF THE FLORIDA AUDITOR GENERAL**

Honorable Mayor and Members of the City Council  
City of Port St. Lucie, Florida

**Report on Compliance for Each Major Federal Program and State Project**

***Opinion on Each Major Federal Program and State Project***

We have audited the City of Port St. Lucie, Florida's (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* and the requirements described in the Florida Department of Financial Services' State Projects *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs and state projects for the year ended September 30, 2022. The City's major federal programs and state projects are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended May 19, 2023.

***Basis for Opinion on Each Major Federal Program and State Project***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, Rules of the Auditor General. Our responsibilities under those standards and the Uniform Guidance and Chapter 10.550 are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program and state project. Our audit does not provide a legal determination of City's compliance with the compliance requirements referred to above.



### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs and state projects.

### ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance and Chapter 10.550 will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program and state project as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and Chapter 10.550, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### ***Report on Internal Control over Compliance***

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing

their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program and state project on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program and state project will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program and state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.550. Accordingly, this report is not suitable for any other purpose.

*Carr, Riggs & Ingram, L.L.C.*

Melbourne, Florida

May 19, 2023

**City of Port St. Lucie, Florida**  
**Schedule of Expenditures of Federal Awards and**  
**State Financial Assistance**  
**For the Years Ended September 30, 2022**

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Transfers to Subrecipient
<b><u>FEDERAL AWARDS:</u></b>				
<b><u>Housing and Urban Development, Department of (HUD)</u></b>				
Direct Program:				
Community Development Block Grants/Entitlement Cluster				
Community Development Block Grants/Entitlement Grant (18-19)	14.218	B-18-MC-12-0038	20,109	
Community Development Block Grants/Entitlement Grant (19-20)	14.218	B-19-MC-12-0038	254,160	
Community Development Block Grants/Entitlement Grant (20-21)	14.218	B-20-MC-12-0038	115,486	
Community Development Block Grants/Entitlement Grant (21-22)	14.218	B-21-MC-12-0038	523,103	
Community Development Block Grants/Entitlement Grant (NSP-1)	14.218	B-08-MN-12-0025	101,886	
Community Development Block Grants/Entitlement Grant (NSP-3)	14.218	B-11-MN-12-0025	89,855	
COVID-19 - Community Development Block Grants/Entitlement Grant	14.218	B-20-MW-12-0038	39,003	
		CDBG Entitlement Grant Cluster Total	1,143,602	
Total Assistance Listing Number 14.218			1,143,602	
<b><u>Justice, Department of (DOJ)</u></b>				
Direct Program:				
Edward Byrne Memorial Justice Assistance Grant (JAG) Program	16.738	2020-DJ-BX-0935	68	
Edward Byrne Memorial Justice Assistance Grant (JAG) Program	16.738	2019-DJ-BX-0427	17,214	
Edward Byrne Memorial Justice Assistance Grant (JAG) Program	16.738	15PBJA-21-GG-01344-JAGX	18,962	
Pass-Through Florida Department of Law Enforcement				
Edward Byrne Memorial Justice Assistance Grant (JAG) Program	16.738	2021-JAGC-STLU-2-3B-029	10,826	
Total Assistance Listing Number 16.738			47,070	
Public Safety Partnership and Community Policing Grant	16.710	2020CKWX0024	16,104	
Public Safety Partnership and Community Policing Grant	16.710	2020ULWX0046	152,839	
Total Assistance Listing Number 16.710			168,943	
Pass-Through Florida Office of the Attorney General				
Crime Victim Assistance	16.575	VOCA-2021- City of Port St Lucie-00759	214,217	
Total Assistance Listing Number 16.575			214,217	
<b><u>Transportation, Department (DOT)</u></b>				
Highway Planning and Construction Cluster				
Pass-Through Florida Department of Transportation				
Highway Planning and Construction Alcantarra Blvd from SW Savona Blvd to SW Port St. Lucie Blvd	20.205	G2709	43	
Highway Planning and Construction Curtis Street from NW Prima Vista Blvd to NW Floresta Drive	20.205	G1Z75	303,329	
Total Assistance Listing Number 20.205			303,372	

**City of Port St. Lucie, Florida**  
**Schedule of Expenditures of Federal Awards and**  
**State Financial Assistance**  
**For the Years Ended September 30, 2022**

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Transfers to Subrecipient
<u>Treasury, Department of the</u>				
Direct Program:				
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP3358	195,040	
Total Assistance Listing Number 21.027			195,040	
COVID-19 Emergency Rental Assistance Program	21.023	ERA0156	1,716,085	1,688,061
COVID-19 Emergency Rental Assistance Program	21.023	ERA0544	1,652,476	
Total Assistance Listing Number 21.023			3,368,561	1,688,061
<u>Homeland Security, Department of (DHS)</u>				
Passed Through the Florida Division Emergency Management: Disaster Grants-Public Assistance (Presidentially Declared Disaster) - Hurricane Dorian (DR-4468)	97.036	Z1566	314,622	
Total Assistance Listing Number 97.036			314,622	
Passed Through the Florida Division Emergency Management:				
Hazard Mitigation Grant Program (Grinders)	97.039	H0365	523,548	
Hazard Mitigation Grant Program (Grinders)	97.039	H0176	742,482	
Total Assistance Listing Number 97.039			1,266,030	
<u>National Endowment for the Arts (NEA)</u>				
Direct Program:				
Promotion of the Arts Grants to Organizations and Individuals	45.024	1863157-42-20	50,000	
Promotion of the Arts Grants to Organizations and Individuals	45.024	1860718-78-20	10,000	
Total Assistance Listing Number 45.024			60,000	
<b>TOTAL EXPENDITURES OF FEDERAL AWARDS</b>			<b>7,081,457</b>	<b>1,688,061</b>
<u>STATE FINANCIAL ASSISTANCE:</u>				
<u>Department of Environmental Protection</u>				
Passed Through South Florida Water Management District:				
Alternative Water Supply	37.100	4600004360	296,768	
<u>Florida Housing Finance Corporation:</u>				
Direct Program				
State Housing Initiatives Partnership Program (SHIP)	40.901	n/a	531,833	
<u>Florida Department of Transportation</u>				
Transportation Regional Incentive Program				
PSL Blvd North Segment #3	55.026	G1W27	1,365,261	
<b>TOTAL STATE FINANCIAL ASSISTANCE</b>			<b>2,193,862</b>	
<b>TOTAL EXPENDITURES OF FEDERAL AWARDS &amp; STATE FINANCIAL ASSISTANCE</b>			<b>9,275,319</b>	<b>1,688,061</b>

**City of Port St. Lucie, Florida**  
**Notes to Schedule of Expenditures of Federal Awards and**  
**State Financial Assistance**  
**For the Years Ended September 30, 2022**

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**NOTE A - BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance was prepared to summarize the activity of all federal and state awards of the City of Port St. Lucie, Florida for the year ended September 30, 2022. For purposes of this schedule, federal programs and state financial assistance included all grants entered into directly between the City and agencies and departments of the federal or state government with expenditures during the fiscal year. Federal programs and state financial assistance passed through from other government agencies are also included in the schedule. The schedule also includes reimbursements in the current year if qualifying expenditures were incurred by the City in prior years' but were determined to be qualifying for reimbursement and received in the current year. Additionally, the City did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended September 30, 2022.

**NOTE B - PROGRAM INCOME**

The federal expenditures presented in the Schedule of Expenditures of Federal Awards and State Financial Assistance for the City of Port St. Lucie, Florida include expenditures funded by program income. The following schedule shows total grant-related expenditures and their funding source for HUD grants, as these are the only grants with program income.

Program Title	CFDA Number	
Community Development Block Grant (CDBG)	14.218	
Federal expenditures funded by program income		\$ 123,818
Total grant-related expenditures reported on SEFA		<u>\$ 951,861</u>
Neighborhood Stabilization Program (NSP 1)	14.218	
Federal expenditures funded by program income		\$ 75,933
Total grant-related expenditures reported on SEFA		<u>\$ 101,886</u>
Neighborhood Stabilization Program (NSP 3)	14.218	
Federal expenditures funded by program income		\$ 16,742
Total grant-related expenditures reported on SEFA		<u>\$ 89,855</u>

**NOTE C - CONTINGENCY**

The grant revenue amounts received are subject to audit and adjustment. If any expenditures are disallowed by a grantor agency as a result of such audit, any claim for reimbursement to the grantor agencies would become a liability of the City. In the opinion of management, all grant expenditures are in compliance with the terms of the grant agreements and applicable federal and state laws and regulations.

**NOTE D - INDIRECT COST RATE**

The City did not elect to utilize the 10% de minimis indirect cost rate.

**THE CITY OF PORT ST. LUCIE, FLORIDA**  
**Schedule of Findings and Questioned Costs**  
**Fiscal Year Ended September 30, 2022**

**Section I—Summary of Auditors’ Results**

*Financial Statements*

Type of auditors’ report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? ☐ yes ☒ no
- Significant deficiency(ies) identified? ☒ yes ☐ none noted

Noncompliance material to financial statements noted? ☐ yes ☒ no

*Federal Awards and State Projects*

Internal control over major federal programs and state projects:

- Material weakness(es) identified? ☐ yes ☒ no
- Significant deficiency(ies) identified? ☐ yes ☒ none noted

Type of auditors’ report issued on compliance for major federal programs and state projects: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Part 200 of OMB Compliance Supplement and/or Chapter 10.550, Rules of the Auditor General? ☐ yes ☒ none noted

Identification of major federal programs and state projects:

<u>Federal Assistance Listing Numbers</u>	<u>Federal Program or Cluster</u>
21.023	COVID-19 Emergency Rental Assistance Grant
21.027	COVID-19 – Coronavirus State of Local Fiscal Recovery Funds
97.039	Hazard Mitigation Grant
<u>State CSFA Numbers</u>	<u>State projects</u>
55.026	Transportation Regional Incentive Program

**THE CITY OF PORT ST. LUCIE, FLORIDA**  
**Schedule of Findings and Questioned Costs (Continued)**  
**Fiscal Year Ended September 30, 2022**

**Section I—Summary of Auditors’ Results (Continued)**

Dollar threshold used to distinguish between type A and B programs was \$750,000 for major federal programs and \$658,159 for major state projects.

Auditee qualified as a low-risk auditee for federal purposes?                    ☐ yes                    ☒ no

**Section II—Financial Statement Findings**

**SD 2022-001: REVIEW AND MONITORING OF IT PERMISSIONS AND UTILITY BILLING JOURNALS FOR FINAL BILLS**

**Criteria:** Internal controls should be in place to prevent misstatements in the financial statements.

**Condition:** During the accounts receivable testing, we noted the water accounts receivable account increased 48% in fiscal year 2022 over fiscal year 2021. The City researched the matter and discovered there was a \$1.8M erroneous water usage charge billed to one customer on their final bill on September 14, 2022.

**Cause:** Three control failures caused an overstatement of current year accounts receivable and revenue in the Utility System Fund of approximately \$1,800,000:

- CIS, utility billing software, permissions erroneously allowed a utility billing staff person to record current charges of \$1,828,189 to one customer as a final bill. Therefore, water accounts receivable and water revenues were overstated by \$1,828,189.
- In addition, the utility billing journal for final bills included the \$1.8M erroneous invoice and it was not discovered during review by the utility billing management as being an error at the time of the billing.
- Lastly, the finance department recorded the erroneous billing journal for final bills into MUNIS and it was not discovered as being an error at the time of entry.

**Effect:** Utility accounts receivable and operating revenues were overstated by \$1,828,189 for the fiscal year ended September 30, 2022.

**Recommendation:** We recommend that the City’s management implement regular monitoring and oversight of any utility accounts belonging to active CIS users to detect erroneous/unauthorized activity and transactions. We recommend when an employee/user changes departments that the City’s management monitor the active user’s permissions to detect erroneous/unauthorized activity and transactions.

We recommend the City’s utility department management implement a review and monitoring process for the utility billing and utility billing journals for final bills. We recommend that Utility Billing management review the detail of accounts receivable aging report balances and other supporting records for unusual items such as unusually large entries or transactions.

We recommend the Finance department review and monitor the utility billing journals for final bills prior to entering the transactions into Munis.

**Response:** The Advanced Utility Systems and Utility Systems Department concluded that the erroneous bill charge is an anomaly, likely caused by a Customer Information System user profile experiencing problems from the prior system version. Both users' profiles are reset and no longer experiencing issues as described before. To prevent this from happening in the future, if a Utility Systems Department employee uses the Customer Information System and changes to a new division, the Utility Systems Department will clear the user profile. Additionally, billing staff will review all journals to ensure no other charges on the bills appear to be anomalies.

The Finance Department will start reviewing the Final Bills for high usage. The Utility Systems Department will begin providing the Final Billing batch report instead of the summary pages. The Finance Department will review each final billing batch report and journal entry before treasury management staff posts the entry.

### **Section III–Federal Award Findings and Questioned Costs**

No matters were reported.

### **Section IV–State projects Findings and Questioned Costs**

No matters were reported.

### **Section V–Prior Findings and Questioned Costs**

#### **Material Weakness**

**Finding Number: 2021-001: Preparation of the Schedule of Federal Awards and State Financial Assistance and Financial Reporting**

**Status:** Corrected

#### **Material Weakness**

**Finding Number: 2021-002: Grant Management  
Emergency Rental Assistance, Assistance Listing Number 21.023 US Department of Treasury Award  
Number ERA0156, 2021 Funding**

**Status:** Corrected

#### **Significant Deficiency**

**Finding number 2021-003: Reporting**

**Statewide Water Quality Restoration Projects, CSFA 37.039, Grants LP 56030 and LPA 0122 Florida  
Department of Environmental Protection Agency, 2019 and 2021 funding**

**Status:** Corrected





# CITY OF PORT ST. LUCIE

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STEPHEN OKIYE, CPA  
FINANCE DIRECTOR/CITY TREASURER

In response to your audit issues for the audit completed for Fiscal Year (FY) 2021-22, I offer the following corrective action plan:

Criteria: Internal controls should be in place to prevent misstatements in the financial statements.

Condition: A \$1.8M erroneous water usage charge billed causing operating revenues to be overstated.

The Advanced Utility Systems and Utility Systems Department concluded that the erroneous bill charge is an anomaly, likely caused by a Customer Information System user profile experiencing problems from the prior system version. Both users' profiles are reset and no longer experiencing issues as described before. To prevent this from happening in the future, if a Utility Systems Department employee uses the Customer Information System and changes to a new division, the Utility Systems Department will clear the user profile. Additionally, Billing staff will review all journals to ensure no other charges on the bills appear to be anomalies.

The Utility Systems Department will provide the Final Billing batch report instead of the summary pages. The Finance Department will review the Final Bills for high usage.

Anticipated Completion Date: September 30, 2023

Responsible Party: Stephen Okiye

FINANCE DEPARTMENT  
121 SW PORT ST. LUCIE BLVD  
PORT ST. LUCIE, FL 34984

## INDEPENDENT AUDITORS' MANAGEMENT LETTER

To the Honorable Mayor and Members of City Council  
City of Port St. Lucie, Florida

### Report on the Financial Statements

We have audited the financial statements of the City of Port St. Lucie, Florida, as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 19, 2023.

### Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; Independent Auditors' Report on Compliance for Each Major Federal Program and State project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated May 19, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address finding and recommendations made in the preceding audit report. The status of each finding and recommendation made in the preceding annual financial audit report, is noted below:

#### Prior Year Management Letter Comments\*:

2021-001	Preparation of the Schedule of Federal Awards and State Financial Assistance and Financial Reporting	Corrected
2021-002	Grant Management	Corrected
2021-003	Reporting	Corrected

\* The findings listed above originated in the fiscal year 2021 audit.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authorities for the City of Port St. Lucie, Florida and its component units are disclosed in the footnotes.

**Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and communicate the results of our determination as to whether or not the City of Port St. Lucie, Florida has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the City of Port St. Lucie, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City of Port St. Lucie, Florida. It is management's responsibility to monitor the City of Port St. Lucie, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

**Special District Component Units**

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Council members and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Carr, Riggs & Ingram, L.L.C.*

Melbourne, Florida

May 19, 2023



Carr, Riggs & Ingram, LLC  
215 Baytree Drive  
Melbourne, Florida 32940  
  
(321) 255-0088  
386.336.4189 (fax)  
www.cricpa.com

## **INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH LOCAL GOVERNMENT INVESTMENT POLICIES**

To the Honorable Mayor and Members of City Council  
City of Port St. Lucie, Florida

We have examined the City of Port St. Lucie, Florida's (the "City") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2022. Management is responsible for the City's compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2022.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

*Carr, Riggs & Ingram, L.L.C.*

Melbourne, Florida  
May 19, 2023



"A City for All Ages"

# CITY OF PORT ST. LUCIE

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STEPHEN OKIYE, CPA, FINANCE DIRECTOR

## IMPACT FEE AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Stephen Okiye, who being duly sworn, deposes and says on oath that:

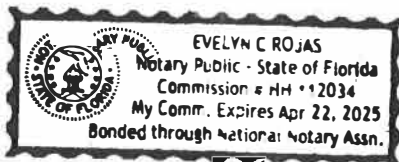
1. I am the Finance Director/City Treasurer of the City of Port St. Lucie which is a local governmental entity of the State of Florida.
2. The governing body of City of Port St. Lucie adopted Ordinance No. 13-24 implementing a Public Buildings impact fee; Ordinance No. 13-25 implementing a Parks and Recreation impact fee; Ordinance No. 13-26 implementing a Road impact fee; Ordinance No. 13-27 implementing a Law Enforcement impact fee.
3. The City of Port St. Lucie has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

Stephen Okiye

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SWORN TO AND SUBSCRIBED before me this 24 day of April, 2023.



NOTARY PUBLIC

Print Name Evelyn C. Rojas

Personally known ☒ or produced identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_

My Commission Expires: April 22, 2025

FINANCE DEPARTMENT  
121 SW PORT ST. LUCIE BLVD  
PORT ST. LUCIE, FL 34984



121 SW Port St. Lucie Blvd.,  
Port St. Lucie, FL 34984

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