

*City of Port St. Lucie  
Annual Budget*

*2009-2010*

*"The City for all Ages"*

*Adopted by the City Council  
September 28, 2009*

*Mayor  
Patricia Christensen*



*Councilwoman  
Michelle Berger*



*Councilman  
Christopher Cooper*



*Vice Mayor  
Jack Kelly*



*Councilwoman  
Linda Bartz*



*City Manager  
Donald B. Cooper*

*Assistant City Manager  
Jerry Bentrott*

*Assistant City Manager  
Gregory Oravec*

*Incorporated  
April 27, 1961*

*Population  
155,251*

*Prepared by*

*Office of Management and Budget  
[www.cityofpsl.com](http://www.cityofpsl.com)*

# *Listing of City Officials*

## *ELECTED OFFICIALS*

Patricia Christensen ..... Mayor  
Jack Kelly ..... Councilman, Vice-Mayor  
Michelle Berger ..... Councilwoman  
Christopher Cooper ..... Councilman  
Linda Bartz ..... Councilwoman

## *APPOINTED OFFICIALS*

Donald B. Cooper ..... City Manager  
Roger G. Orr ..... City Attorney

## *ADMINISTRATION*

Jerry Bentrott ..... Assistant City Manager  
Gregory Oravec ..... Assistant City Manager/CRA Director  
Marcia Dedert ..... Finance Director/City Treasurer  
Jesus Merejo ..... Utility Systems Director  
Patricia Roebing ..... City Engineer  
Tamara Williamson ..... Director of Human Resources  
Renee' Major ..... Director of Risk Management  
Joel A. Dramis ..... Building Official  
Karen Phillips ..... City Clerk  
Daniel Hakim ..... Director of Management Information Systems  
David K. Pollard ..... Office of Management and Budget Director/Purchasing Agent  
Charles Proulx ..... Parks and Recreation Director  
Donald Shinnamon ..... Chief of Police  
Donald Freedland ..... Public Works Director  
Daniel Holbrook ..... Planning & Zoning Director  
Tricia Swift-Pollard ..... Community Services Director



# CITY OF PORT ST. LUCIE



## A CITY FOR ALL AGES

September 28, 2009

Honorable Mayor, Vice-Mayor and Members of the City Council:

The proposed budget for the 2009-2010 fiscal years is recommended at \$431,075,673 for all funds. This is a decrease of \$102,910,141. The proposed budget decreases staffing by 114.54 FTE's (full-time equivalents) for an authorized staffing of 1,122.95 FTE's. The proposed budget meets the policy directives of the City Council whenever possible and complies with state law.

The proposed budget meets all requirements of the city's various bond issues including maintenance of coverage factors as required by various bond covenants. The budget also funds approved union contracts and complies with state law requirements for funding those contracts. It does not comply with Council's direction for police staffing (at 1.6 sworn/per thousand), proposed staffing is 240 officers a reduction of 17 positions and a staffing level of 1.54 per thousand in population. The millage rate has been increased by 11% pursuant to City Council direction and the contingency funds have been reduced to 4% as opposed to 8% (again at City Council direction) due to severe reductions in assessed valuation. This budget also contains revenues expected from the increased communications tax also as a result of devaluation. The only services being added in this budget are the operation of the Botanical Garden. All other programs and service remain in place.

The city has experienced a decrease in assessed valuation of 26% due to de-valuation of property. This is in addition to last years decrease of 19% for a combined decrease in assessed valuation of 45% in the last two years; valuation is expected to decrease an additional 10% in budget year 2010/11 and 5% in budget year 2011/12. The city has also seen a reduction in other revenues (sales-tax) and a significant drop in growth related revenues. This has reduced funds available for operations and capital projects. The projected revenue stream for capital projects has been reduced by over 7 million dollars over 08/09 funding levels. This reduction in both operating and capital revenues has resulted in a reduction in capital projects and a lowering of service as well reducing the city's ability to address unforeseen or anticipated issues.

### Proposed Millage, Rate and Fees

The adopted millage rate for the fiscal year 2009/10 is 4.6866, an increase of 0.4694 mills over the 08/09 millage. The increase in millage rate is due to a decrease in assessed valuation. Of this, 3.6866 is applied to operations. One mill is dedicated to the Crosstown Parkway project.

The following fees are recommended for an increase: Stormwater fee by \$20 per year to cover the cost of the Eastern Watershed Improvement Project, inflationary costs and salary increases per union contracts, street lighting fees by \$4 per year; utility rates by 3% and refuse fees to meet increased county landfill tipping fees...

#### Staffing and Personnel:

The proposed budget for 2009/10 fiscal year reduces total number of employees by 114.54 approximately 10% of the total workforce. The police department staffing ratio is at 1.54 per thousand. The City has not reached the Council policy of 1.6 officers/thousand of population. Salary increases for 2009-2010 are budgeted to meet the requirements of the union contracts

This proposed budget does increase the cost of employee contributions for medical insurance beginning October 1, 2009 for those non-union employees making more than \$60,000 per year. This is the second year of said increases for this class of employee which is a pay reduction for this group. Wages have been frozen for all non-union employees. Obviously no new employees were added to the city's work force.

#### Goals and Objectives

The goals of the 2009-2010 Budget were to maintain services and to save as many positions as possible per City Council direction, within the financial constraints we are experiencing.

We also expect to either start or complete construction of the following building projects in 2009-2010: the Botanical Gardens and the reconstruction of the Ravenswood Center.

Transportation projects that are scheduled to be completed in 2009/10 are phase 2 of Becker Road Expansion and possibly Phase IV depending on funding availability. We expect to continue our sidewalk program per the City Council approved schedule. It is also expected that the South West Special Assessment District will be complete by the end of 2009-2010. Further expansion of the city's road network will be dependant upon availability of funds and or grants. We have continued maintenance levels at the same as 08/09.

#### Problems and Areas of Concern:

The biggest issue facing the City Council in the 2009-2010 budget and the 2010-2011 budget will be the loss in revenue as a result of devaluation. We are expecting a further decline in assessed valuation of (10%) which will result in an additional 3 million dollar reduction in General Fund revenues and a stagnation of other revenues for budget year 2010/11 and further declines due to state legislation. It is expected that in fiscal year 2011/12 there be a decline of 5% or greater depending on action taken by legislature. In addition, we expect increased salary and benefit requests from the City's Union as well as increased federal and state mandates. The ability to fund these requests while maintaining services at the present rate of taxation is unlikely. This combination of rising demands and personnel costs combined with severely declining revenues is the most difficult issue facing the city.

Another area of concern is the CRA and the impacts of devaluation and a bad economy on revenues and expectations. This will have to be closely watched to insure that there will be sufficient revenue to pay the outstanding debt and operational expenses. In

addition, economic conditions may result in less than expected development especially in the City Center project. Efforts will have to be undertaken in 09/10 to address problems that are expected to occur in the CRA in 2012 and beyond.

There is the perennial issue of the stormwater fund. There is no natural growth in this fund as a result to meet rising operational costs, a \$20 increase is proposed in 2009-2010 (discussed previously) and additional increases will be needed to fund capital improvement projects. The other option available to the City Council is to defer capital projects or to reduce the number of drainage crews or a combination of those actions.

The City Council should be very concerned about impacts that may occur as a result of legislation (such as TABOR) and petitions such as (Hometown democracy) will have on the city's revenues and expenses. The city will not be a position to assume unfunded mandates or regulation for the foreseeable future.

Personnel costs will have to be addressed. Employee benefits will have to be reduced or a greater level of cost will have to be assumed by the employees. This will be resisted by the unions as well as non-union employees (at some point) and will result in greater difficulty in attracting qualified employees. The issues that will have to be addressed in 09/10 will be union contracts, employee health benefits and OPPEB benefits.

I believe this office and the Office of Management and Budget as well as the Department Heads have tried to address the concerns of the City Council and achieved the Council's Goals and Objectives for the 2009-2010 Fiscal Year in this Proposed Budget. This has been done in an extremely difficult environment. It is hoped that by trying to address the issues for a two year period will provide stability for the public, the City Council and the employees. I would like to thank the Department Heads and the OMB office for there efforts in addressing these issues.

Respectfully submitted,

Donald B. Cooper  
City Manager

## ***THE BUDGET DOCUMENT***

The City of Port St. Lucie's Budget Document for 2009-10 is organized into twenty-four sections. They are introduction, General Fund, Road and Bridge Fund, Stormwater Fund, Building Fund, Utility Funds, Governmental Finance Fund, Police Impact Fee Fund, Police Forfeiture Fund, Street Lighting Fund, N.P.D.E.S. Fund, N.S.P. Fund, C.D.B.G. Fund, S.H.I.P. Fund, CRA Fund, General Obligation Debt Service Fund, Golf Course Fund, Medical Trust Fund, Conservation Trust Fund, S.A.D. Funds, Solid Waste Collection Fund, Capital Funds, Glossary and Abbreviations & Acronyms, each section has a designated tab.

**Introduction** – The Introduction section includes a letter from the City Manager to the Elected Officials. Also included are the Listing of City Officials, The Budget Document, Distinguished Budget Presentation Award, City Organizational Chart, City Information & History, Budget Development, Budget Structure, Budget Calendar, Millage Rates, Tax Bill Valuation Chart, Population Chart, Property Valuation Chart, The Ten Largest Taxpayers in Port St. Lucie, Budget Summary, Budget Trends, Summary of Revenues & Expenditures and Trends, Revenue Description & Overview, Staff Additions, Listing of Approved Positions, Summary of Budgeted Positions, Long Term Debt Summary, Unaudited General & Enterprise Fund Long Term Debt Schedule and a Summary of all debt.

**General Fund, Road and Bridge Fund, Stormwater Fund, Building Fund, Utility Funds, Golf Course Fund** – These sections present the operating budget for each function and department. Included is a graph depicting revenues and uses and a summary

briefly describing any significant changes along with a long range model forecasting future deficits and surpluses. Each Fund has a section which includes summaries and details of the operations of the City. Individual cost centers are presented at a function level, summary level and detail level. A department function chart is included in the front of each department.

**Governmental Finance Fund, Police Impact Fund, Police Forfeiture Fund, Street Lighting Fund, N.P.D.E.S. Fund, N.S.P. Fund, C.D.B.G. Fund, S.H.I.P. Fund, CRA Fund, General Obligation Debt Service Fund, Medical Trust Fund, Conservation Trust Fund, S.A.D Funds and Solid Waste Collection Fund** – These sections include a graph of sources and uses, a summary and trial balance of each fund. Some funds such as C.D.B.G Fund, S.H.I.P Fund and the CRA Fund are presented at a function level, summary level, detail level and include a fund function chart.

**Capital Funds** – This section includes a graph of sources and uses, a summary of the fund, a five-year expenditure summary of all funds, a five-year revenue summary, a five-year project detail summary and five-year projects of each fund.

**Glossary** - This section includes a list of terms used throughout the budget book and its definition.

**Abbreviations & Acronyms** – This section lists abbreviations and acronyms used throughout the budget book and the related word.

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of Port St. Lucie, Florida for its annual budget for the fiscal year beginning October 1, 2008. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations

guide, as a financial plan, and as a communications device.

The award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.



Citizens of Port St. Lucie

Mayor & City Council

City Attorney  
Roger Orr

City Manager  
Donald B. Cooper

Boards & Committees

Assistant City Manager  
Gregory Oravec

Assistant City Manager  
Jerry Bentrott

City Clerk  
Karen Phillips

Finance  
Marcia Dedert

Office of Management & Budget  
David Pollard

MIS/GIS  
Daniel Hakim

Police Chief  
Donald Shinnamon

James Arnold  
Neighborhood  
Services  
Animal/Code  
Enforcement

CRA  
Gregory Oravec

Human Resources  
Tamara Williamson

Risk Management  
Renee' Major

Communications  
Edward  
Cunningham

Utilities  
Jesus Merejo

Comm. Services  
Tricia Pollard

Public Works  
Donald Freedland

Engineering  
Patricia Roebing

Building  
Joel Dramis

Parks & Recreation  
Chuck Proulx

Planning  
Daniel Holbrook

## History

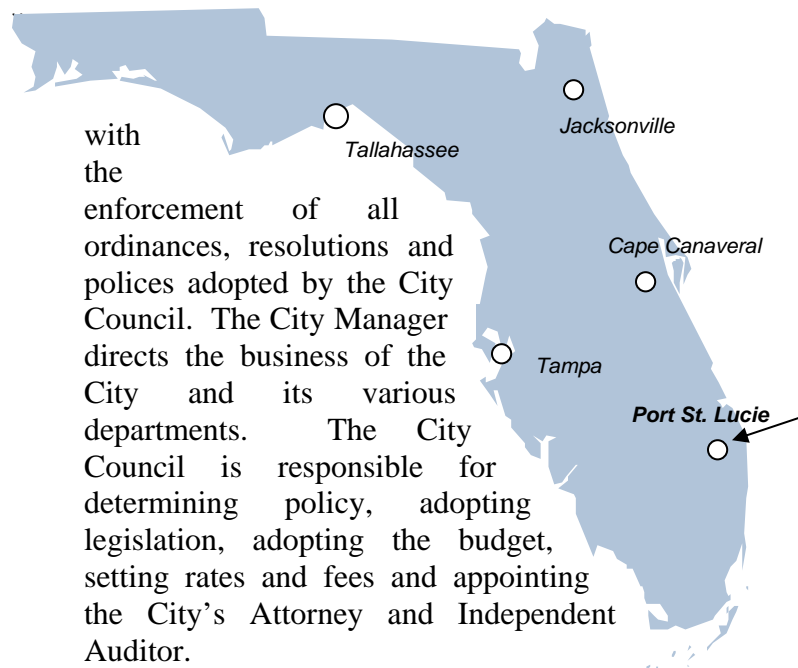
The City of Port St. Lucie was incorporated in 1961 by the original developer, General Development Corporation, who was responsible for starting several communities throughout the state. Prior to the Incorporation of the City of Port St. Lucie, the earliest known settlers of the area were the Ais Indians. Evidence of their presence at Spruce Bluff is still visible and is called the “Spruce Bluff Mound”. The mound is 18 feet tall and 190 feet in diameter and dates back between 100 and 300 B.C. This mound was investigated and recorded in 1978, by the state of Florida. Spruce Bluff’s (now called Port St. Lucie), original non-Indian settlement started in the 1890’s. Spruce Bluff was settled by a widower John Enos Fultz. Mr. Fultz petitioned for a Post Office and the name Spruce Bluff was adopted. Mail was carried by a twenty foot schooner-rigged boat and sawmills were operated to clear the pine and cypress from the land. Settlers planted pineapples and citrus, but by 1894 a severe freeze discouraged the early settlers and they left. All that remains of this community is a small stone obelisk on Lookout Boulevard with some broken gravestones. The monument is inscribed “Spruce Bluff Early Pioneer Settlement 1892.” On the north and south faces are the names or descriptions of the seven that are buried there. Spruce Bluff is now a recreation area comprised of 97 acres and is owned and managed by St. Lucie County.

## City Government

The City of Port St. Lucie was created under the Laws of Florida Act 61-2721 and has operated under a council/city manager form of government since 1976. The City Council appoints the City Manager who is the chief administrative officer of the City responsible to the City Council and charged

Sources: Finance Department CAFR.

The New Pioneers Historical Society



with the enforcement of all ordinances, resolutions and polices adopted by the City Council. The City Manager directs the business of the City and its various departments. The City Council is responsible for determining policy, adopting legislation, adopting the budget, setting rates and fees and appointing the City’s Attorney and Independent Auditor.

The City provides a range of municipal services including police protection, code inspection and enforcement, 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 administrative support. Independent taxing agencies provide fire protection and education services.

## General

Located 35 miles north of Palm Beach along the East Coast of Florida in the center of a three county area known as the Treasure Coast for its history of Spanish treasure ships that sunk along our coast during early settlement of the new world. Port St. Lucie is part of St. Lucie County with Ft. Pierce serving as the county seat. The city is bordered on the east by the Indian River and split in half by the North Fork of the St. Lucie River. The boating residents of the City can access the Atlantic Ocean using the St. Lucie River via Stuart to the St. Lucie inlet. With its Tropical South Florida environment, Port St. Lucie’s average

annual temperatures range from a high of 82 to a low of 66. Normal annual rainfall is 50 inches.

Month	Monthly Normal	Mean Max.	Mean Min.	Rainfall (Inches)
Jan.	65.1	73.2	57.0	2.88
Feb.	65.6	74.5	56.7	2.12
March	68.8	77.5	60.1	2.66
April	72.7	81.1	64.3	2.86
May	76.5	84.5	68.5	4.23
June	79.8	87.4	72.2	5.47
July	81.5	89.4	73.6	5.5
Aug.	81.8	89.6	74.0	5.16
Sept.	80.6	87.3	73.9	7.25
Oct.	70.0	83.4	70.0	6.90
Nov.	70.0	77.3	62.7	2.77
Dec.	65.5	73.8	57.2	1.97
<b>Average</b>	<b>73.2</b>	<b>81.6</b>	<b>65.9</b>	<b>49.77</b>

With one hundred and fifteen square miles and a current population of 155,251 thousand in October 2009, only 71.8% of our single-family lots are developed. The City has tremendous future growth potential, which is reflected by its early growth pattern. Its 1970 population was only 330 residents. Today, Port St. Lucie is the largest city along the Treasure Coast. The City was primarily a residential community but is now increasing the number of commercial sites to support its citizens' needs. Although originally designed as a retirement community, today Port St. Lucie's average age has dropped to 37 as the City has become known for affordable homes and is attracting younger families.

Recreational opportunities are various due to the climate and location. In addition to boating on the St. Lucie River, beaches are only a short drive away. The City's extensive number of Parks and Recreation programs offer numerous sporting opportunities for all age groups.

Golfers can choose from ten courses within the City. Baseball fans benefit from the New York Mets using Port St. Lucie as their Spring Training home while the Port St. Lucie Mets (single A) participate in the Florida State League.

Port St. Lucie is served by three major north-south highways: Interstate 95, the Florida Turnpike and U.S. Highway 1. The Ft. Pierce inlet, 20 miles to the North, serves the local commercial markets such as the transportation of citrus grown in the unincorporated areas of the county. The nearby Cities of Stuart and Ft. Pierce each have a small general aviation airport while Melbourne and West Palm Beach are the nearest airports offering scheduled commercial flights. The public school system is countywide and is governed by the School Board consisting of five members each elected for a four-year term. St. Lucie County School District has six high schools (grades 9-12), eleven schools that combine grades K-8, and twenty elementary schools, five middle (grades 6-8) schools, four alternative education schools and over 40,000 students, with each school accredited by the Southern Association of Colleges and Schools. The public school system allows parents to select a school of their choice from a number of schools in residential choice zones. The City also has three Charter Schools; Palm Pointe Educational Research School at Tradition, Nau Charter School K-8 (Imagine schools near Becker Road), and (Renaissance Charter K-8 in St. Lucie West). Indian River State College, Florida Atlantic University, University of Florida, Barry University, Nova Southeastern University, and Keiser Career College have facilities located within Port St. Lucie providing excellent higher education opportunities. As of 2004 the

Sources: Finance Department CAFR.

The New Pioneers Historical Society

City has a new cemetery, Rolling Oaks, which is privately owned.

The City's construction activity has dropped substantially from the record levels of 2004 and 2005. The housing demand is estimated to be 325 units for fiscal year 2009-10 down from 4,713 units in 2005-06. Additionally, the City's economy is stimulated by the demand for construction of office, retail commercial and institutional space along with construction of roads, bridges, sidewalks, utilities and recreational facilities. The services sector is also a growing and major influence on the local economy providing jobs in support of retail trade, health, food services and education.

### **Policy Goals and Objectives**

The City Council will work to ensure that the City of Port St. Lucie will continue its position in all activities including commerce, culture, growth and leisure. They will:

- Continue participation in management of the Fire Department. The District is its own self-taxing fire district and the only one in the county.
- Continue to seek, develop, and administer home and community based programs and services for senior persons of St. Lucie County and surrounding areas.
- Continue working hand-in-hand with St. Lucie Transportation Planning Commission to develop long range planning for the roadways in the region.
- Continue to develop and promote tourism in St. Lucie County.
- Continue to work with Treasure Coast Council of Local Governments to encourage and enable local units

Sources: Finance Department CAFR.

The New Pioneers Historical Society

of government to assemble and cooperate with one another to promote the health, safety and general welfare of the citizenry.

- Continue to work with Treasure Coast Regional Planning Council. The regional planning council is recognized as Florida's only multipurpose regional entity that plans for and coordinates intergovernmental solutions to growth-related problems on greater-than-local issues. Provides technical assistance to local governments, and to meet other needs of the communities in each entity.
- Continue to support and preserve the existing roadways with the region that have been designated as scenic and to preserve their accessibility to the public.
- Continue to work with Fort Pierce Harbor Advisory to develop a comprehensive plan for the development of the harbor and surrounding areas of the Fort Pierce Harbor.

### **City Council Short Term and Long Term Goals**

In the second quarter of each fiscal year the City Council meets for their semi-annual council retreat. This informal two day retreat focuses on achieving short term and long term goals. Council also meets in July to review the preliminary budget. Council makes decisions at this time to increase or decrease fees or costs in various programs if needed. They also set the date for the two budget hearings held in September of each year. One of the most important decisions Council will make is setting the millage rate.

In fiscal year 2008-09 the majority of the city's short term and long term goals were

completed or started. Each of the following goals will expand or improve existing City Road Systems, Utilities, and Parks and develop a viable downtown. It is important for the City to continue to meet all of the following goals for the future of the City's growth and provide for other public needs long into the future. It is important the City continue development of capital infrastructure needed to support the population and to correct deficiencies.

**Goal 1:**

- **Promote, encourage and/or create diverse quality educational, cultural and recreational opportunities.**

**Objective:** Adopt a School Facilities Element in the Comprehensive Plan.

**Measurable Outcome:** Adopted the Comprehensive Plan amendment December 2008.

**Objective:** Establish criteria for private, vocational and charter schools.

**Objective:** Utilize the Art's Committee to establish an art program.

**Measurable Outcome:** Create a strategic plan by December 2009.

**Objective:** Encourage alternative educational options K thru 12 public or private.

**Measurable Outcome:** By January 2010 review charter school option in relation to performance of school district. Gather information from and consider partnership with Youth Educational Facilities. Identify

available acreage and existing buildings for potential school sites.

**Objective:** Facilitate the development of post graduate education within the City boundaries.

**Measurable Outcome:** Secure commitment of post graduate education within the next five years.

**Objective:** Diversify recreational opportunities.

**Measurable Outcome:** Put out RFP to diversify private and public opportunities in the City in fiscal year 2008/09.

**Objective:** Capitalize on Civic Center to broaden Arts, Educational, Recreational, Cultural Activities and Community Events that don't exist today.

**Measurable Outcome:** 1) Review first year progress with established guidelines and Parks and Recreation Plan for Civic Center. 2) Establish strategic use plan from Parks and Recreation by January 2010.

**Objective:** Develop synergistic opportunities between cultural, recreational, educational and environmental goals.

**Measurable Outcome:** Pursue grant funding.

**Objective:** Encourage partnerships to establish a Master Library in the City.

Sources: Finance Department CAFR.

The New Pioneers Historical Society

**Measurable Outcome:** Pursue Joint Facility Use Agreements.

**Objective:** Define and implement port identity for the City.

**Measurable Outcome:** Amend Riverwalk plan to identify port area.

**Goal 2:**

- **Create and facilitate broad transportation options.**

**Objective:** Ensure that all new developments provide multiple transportation options.

**Measurable Outcome:** 1) Update the Comprehensive Plan by 2010. 2) Update the Land Development Regulations by 2011.

**Objective:** Encourage connectivity to Tri-Rail. Encourage and explore connectivity options with Tri-Rail.

**Measurable Outcome:** 1) Create or plan for park and ride lots at strategic locations. 2) Require all changes to DRI's to address multimodal facilities. 3) Continue to pursue fair share funds from state, federal or other funding source.

**Objective:** Research, coordinate and promote use of carpooling options.

**Measurable Outcome:** Provide information on City's website and TV 20.

**Objective:** Pursue waterways as alternate transportation.

**Measurable Outcome:** Require waterside development to offer option for vessel parking.

**Objective:** Coordinate land planning into transportation projects.

**Measurable Outcome:** Amend Comprehensive Plan.

**Objective:** Research existing bike and pedestrian codes and make recommendations to strengthen facilities.

**Measurable Outcome:** Adopt recommendations into Comp Plan and LDRs.

**Objective:** Promote mass transportation options based on projected population growth and demand.

**Measurable Outcome:** Request funding from TPO for transportation studies.

**Objective:** Work with EDC/Chamber to facilitate job creation, economic diversification and successful business opportunities.

**Measurable Outcome:** 1) Obtain statistics from the EDC/Chamber on the creation of jobs and business recruitment on an annual basis. 2) Work with the EDC /Chamber to review and update the City's Economic Development element of the comprehensive plan by 2010. 3) Work with the EDC/Chamber to promote economic diversification of the city through advertisements and web media by 2009. 4) Review the

Sources: Finance Department CAFR.

The New Pioneers Historical Society

established economic policies of the City Council by 2009 and forward recommendations.

Insurance Services Office (ISO) rating.

**Goal 3:**

- **Facilitate job creation, economic diversification and successful business opportunities.**

**Objective:** Work with EDC/Chamber to facilitate job creation, economic diversification and successful business opportunities.

**Measurable Outcome:** 1) Obtain statistics from the EDC/Chamber on the creation of jobs and business recruitment on an annual basis. 2) Work with the EDC /Chamber to review and update the City's Economic Development element of the comprehensive plan by 2010. 3) Work with the EDC/Chamber to promote economic diversification of the city through advertisements and web media by 2009. 4) Review the established economic policies of the City Council by 2009 and forward recommendations.

**Goal 4:**

- **Maintain safest city status.**

**Objective:** Maintain quality of life by utilizing Broken Windows Model.

**Measurable Outcomes:** 1) Biennial Citizen Survey. 2) Review crime statistics for comparison with similar size cities. 3) Model ordinances and laws to keep pace with population growth. 4) Crime prevention through environmental design. 5) Continued maintenance of roadways and sidewalks. 6) Set an acceptable

Sources: Finance Department CAFR.

The New Pioneers Historical Society

**Goal 5:**

- **Encourage affordable life cycle housing.**

**Objective:** Re-establish an affordable housing advisory committee.

**Measurable Outcome:** Committee's recommendations were revised and approved on March 23, 2009.

**Objective:** The affordable housing advisory committee shall review the Comprehensive Plan's Housing Element and local incentive strategies per F.S.

**Measurable Outcome:** Within 90 days the City Council shall review the committee's recommendations

**Goal 6:**

- **Enhance and maintain the community's appearance.**

**Objective:** Update the City Wide Design Standards.

**Measurable Outcome:** Updated and adopted new Design Standards on April 13, 2009.

**Objective:** Combat Blight.

**Measurable Outcome:** 1) Create a public/private partnership for property maintenance assistance. 2) Continue and expand the 'Adopt a Street' program

**Goal 7:**

- **Nurture a sense of pride in the community.**

**Objective:** Initiate a city campaign to promote the city.

**Measurable Outcome:** 1) Adopt a brand for the city by March 2010. 2) Utilize Channel 20 and websites to promote the City's brand and to provide information about projects/programs/events.

**Objective:** Obtain citizen input on government services.

**Measurable Outcome:** Conduct a citizen survey by April 2009.

**Measurable Outcome:** 1) Hire a consultant by February 2009 to prepare a management plan. 2) The consultant shall present the plan to the City by June 2009.

**Objective:** Increase the City's tree canopy.

**Measurable Outcome:** 1) Continue the annual tree give away program. 2) Discuss the concept of a tree protection ordinance by February 2009. 3) Discuss the concept of green corridors in the western annexation area.

#### Goal 8:

- **Balance our natural resource preservation with the community's needs.**

**Objective:** Revise the Landscape Code to promote water conservation and the use of native species.

**Measurable Outcome:** Submit amendments to the Planning and Zoning Board and City Council by September 2008. City Council adopted the Landscape Codes Updates in September of 2008.

**Objective:** Identify lands appropriate for purchase with Conservation Trust Funds.

**Measurable Outcome:** Prepare a report by July 2009 for the City Council's consideration.

**Objective:** Institute a management program for lands purchased with conservation trust funds.

Sources: Finance Department CAFR.

The New Pioneers Historical Society

## ***BUDGET DEVELOPMENT***

The Fiscal Year 2009-2010 Budget for the City of Port St. Lucie was adopted on September 28, 2009. Each year the annual budget establishes the level of funding for each of the City's various funds. The goals and objectives, activities and service levels for the City's departments are dictated by the level of funding and thus ultimately controlled by the approved budget.

The published, approved budget serves as an operational guideline for the city staff. Through the adoption of the budget, the departments are instructed as to level of staff, amounts for operating expenses and capital purchases allowed.

The first step in the annual budgeting process is to establish goals by working with the City Council at a Budget Planning Workshop held early each year. A long-range model is used to study property valuation, millage rate and their effect on funding. The largest single revenue in the General Fund which is Ad Valorem Property Tax is dropping by 26% due to devaluation of property. The Road & Bridge fund and Stormwater fund are both tied to a revenue that has very limited growth. The Stormwater Fund has no natural growth; therefore Council directed staff to increase the Stormwater Fee by \$5.00 in 2009-10 for inflation and expanded level costs and an additional \$15.00 increase totaling \$1.9 million for the annual cost of the Eastern Watershed Improvement Project (EWIP). This will cover the annual debt on the project. The City's Utility Operating Fund is an area of growth that was projected and planned for with increased staff and contractors crews to keep up the demand for connection to the system. Along with the slowdown in construction, the requests for new connections have slowed down too. With the recent market trend, the department recently reduced staffing in the connection program by 28.5 FTE's and has shifted some existing staff from Connections over to the Maintenance Operating Fund. Budget guidelines such as the payrate increases were then developed to achieve the overall goals of the Council.

Final approval of the annual budget by the City Council follows several levels of review. The original budget requests of the departments are first reviewed by the City's Director of the Office of Management and Budget and later the City Manager. Revenue projections are made by studying multiple year trends for each revenue line item, taking into account population growth and the housing industry for revenues such as impact fees, building permits and inspection fees. As the updated property valuation is made available from the St. Lucie County property appraiser's office, the effect to the City's Ad Valorem Tax Revenues is reviewed. Through meetings with the

department head, all departmental budgets are adjusted accordingly, so that a balanced budget, which meets the desired goals of the City Council, can be submitted for their review. The council conducts final review with any directed changes being made by city staff.

### ***City Council Budgetary Goals***

- 1) Operating Expenses - hold to 3% inflationary increase
- 2) Golf Course Fund - Subsidize Golf from General Fund – annual transfer will be 20% – 25% of the golf course operating budget.
- 3) Millage Rate – General Fund millage is set at 2.8428.
- 4) Millage Rate – Crosstown Parkway CIP Voted Debt – 1.000 Mill.
- 5) Millage Rate – CIP Projects millage will remain at 0.4676.
- 6) Stormwater Fee – \$20.00 Increase to Stormwater Fee in 09-10 (\$5.00 for Inflation and expanded level, \$15.00 for EWIP Project).
- 7) Police Department Staffing - 1.60 officers per thousand of population (reduced Police Department Staffing by 16 officers due to weak revenues).
- 8) Financial Contingency of minimum of four percent

Several of the above goals were not met with the adopted budget. The valuation decrease of 26% caused by the weak real estate market made it necessary for the City Council to increase the General Fund's Millage rate from 2.4931 to 2.9174. The Crosstown Parkway CIP fund maintained its 1.0000 mill dedicated to retiring debt for this project. The General CIP fund's Millage rate was dropped to zero in order to comply with the state mandated tax reform. The Road and Bridge Fund's Millage rate is set at 0.3016.

The City's Council Budgetary Policy calls for 1.6 sworn officers per 1,000 of population. The City's population is estimated at 155,251 as of October 2009. However the sworn staffing for the Police Department is currently 241, which equates to 1.54 officers per thousand. Thus the adopted budget did not meet this goal. Previously, the staffing standard was 1.75 officers per thousand.

### ***Budgetary Structure***

The City's approved budget is accounted for through individual funds with various departments, which are further broken down into divisions. The level of budgetary control is the department, thus allowing the City Manager, or his designee, to transfer budgeted amounts within a department. Appropriations are used as a means of budgetary control. Any change to a department budget total or a CIP project budget requires Council action in the form of a budget amendment.

### ***Basis of Budgeting***

The City of Port St. Lucie develops its budget using the same basis as it is required to use for financial reporting, the modified accrual basis of accounting. Revenues are budgeted and will be recognized when they become measurable and available. Expenditures are budgeted and recognized when the liability is incurred. This accounting and budgeting basis applies to all of the City's governmental type funds, i.e. the General Fund and Special Revenue Funds. The City's Stormwater Fund and Water and Sewer Utility Funds are exceptions to this, as they are proprietary funds and must be accounted for using the full accrual basis of accounting. Under this format, the two enterprise funds recognize revenues when earned and expenses are recognized when incurred regardless of when the actual cash flows occur.

### ***Budget Amendments***

Any requests for a budget amendment to provide for unbudgeted expenditures, must be funded by additional revenues or unspent appropriations and must be approved by the City Council. Such requests are handled much like original budget requests in that they must be submitted to the Office of Management and Budget for consideration. If a funding source can be identified, the balanced budget amendment schedule is then presented to the City Manager for his/her review and approval. The amendment is then brought before the City Council at two regular meetings so that an appropriate ordinance is passed which requires two readings.

### ***Administrative Financial Policies***

#### ***Operating Budget Policies***

1. The City will pay for all current expenditures with current revenues. It will avoid budgetary procedures that balance current expenditures at the expense of meeting future years' revenues, or rolling over short-term debt. The City Charter authorizes the carrying forward of current year general fund balances into the following fiscal years' general fund budget.
2. The budget will provide for adequate maintenance of capital plant and equipment and for its orderly

replacement.

3. The budget will provide for the appropriate contributions to the pension plans as prescribed by City Ordinance.
4. The City will use the most current information available (i.e., Bureau of Labor data, I.C.M.A. and National League of Cities statistics) for projecting expenditures.

### ***Capital Improvement Budget Policies***

1. The City will make all capital improvements in accordance with an adopted capital improvement program.
2. The City will develop a multi-year budget for capital improvements and update it annually.
3. The City will maintain all assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.
4. The City will identify the estimated costs and potential funding sources for each capital project proposal before it is submitted to council for approval.
5. The City will determine the least costly financing method for all new projects.

### ***Debt Policies***

1. The City will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues.
2. When the City finances capital projects by issuing bonds, it will pay back the bonds within a period not to exceed the expected useful life of the project.
3. The City will try to keep the average maturity of general obligation bonds at or below 15 years.
4. On all debt-financed projects, the City will attempt to make a down payment of at least 10 percent of total projects costs from current revenues.
5. Total debt service for general obligation debt will not exceed 15 percent of total annual locally generated operating revenue.
6. When possible, the City will use special assessment, revenue, or other self-supporting bonds instead of general obligation bonds.

7. The City will not use long-term debt for current operations.
8. The City will retire tax anticipation debt annually and will retire bond anticipations debt within six months after completion of the project.
9. The City will maintain good communications with bond rating agencies regarding its financial condition. The City will follow a policy of full disclosure on every financial report and bond prospectus.

### ***Revenue Policies***

1. The City will try to maintain a diversified and stable revenue system.
2. The City will estimate its annual revenues by an objective, analytical process.
3. The City will project revenues for the next three years and will update this projection annually. Each existing and potential revenue source will be re-examined annually.
4. The City will establish all user charges and fees at a level related to the cost of providing the services.
5. Each year, the City will recalculate the full costs of activities supported by user fees to identify the impact of inflation and other cost increases.
6. The City will set fees and user charges for each enterprise fund such as water, sewer, or drainage at a level that fully supports the total direct and indirect cost of the activity. Indirect costs include the cost of annual depreciation of capital assets.

### ***Reserve Policies***

1. The City will establish a contingency or emergency reserve to provide for unanticipated expenditures of a nonrecurring nature, or to meet unexpected small increases in service delivery costs. This reserve will be maintained at 5 percent of the general operating fund.
2. The City will establish an equipment reserve fund and will appropriate funds to it annually to provide for timely replacement of equipment. The amount in the reserve will be maintained at \$100,000. The amount of \$75,000 will be added annually until the reserve is fully funded.

### ***Investment Policies***

1. The City will make a cash-flow analysis of all funds on a regular basis. Disbursement, collection, and deposit of all funds will be scheduled to insure maximum cash availability.

2. The City will continue to pool cash for investment purposes with the State Board of Administration as long as those investments provide the maximum return.
3. The City will invest all of its cash on a continuous basis.
4. The City will analyze market conditions and investment securities timely to determine what yield can be obtained.
5. The accounting system will provide regular information concerning cash position and investment performance.

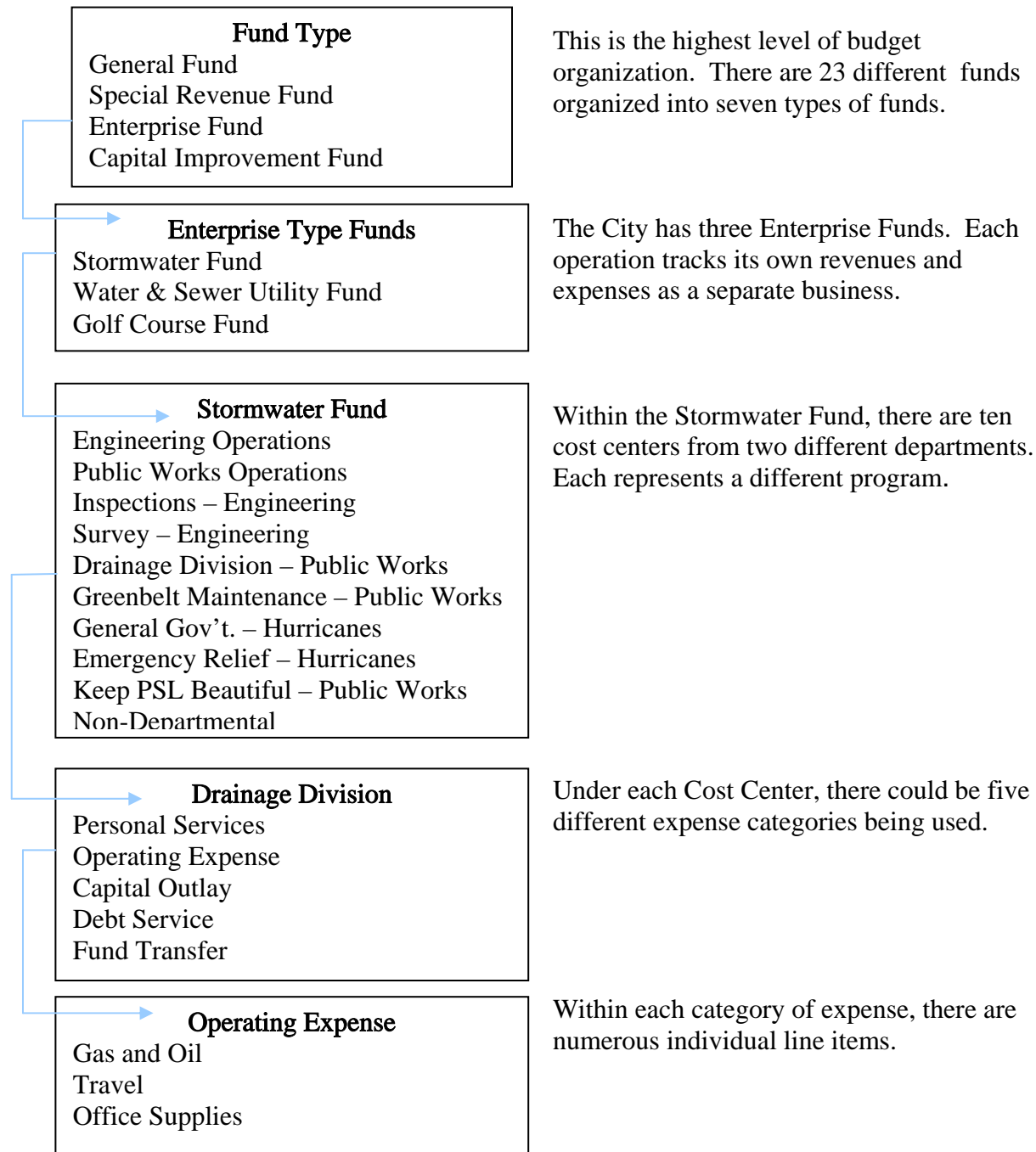
### ***Accounting, Auditing, and Financial Reporting Policies***

1. The City will establish and maintain a high standard of accounting practices.
2. The accounting system will maintain records on a basis consistent with accepted standards for local government accounting.
3. Regular monthly and annual financial reports will present a summary of financial activity by major types of funds.
4. Where possible, the reporting system will also provide monthly information on the total cost of specific services by type of expenditure and if necessary, by fund.

## *BUDGET DOCUMENT STRUCTURE*

The City's Budget is organized into sections by fund type, cost center, category of expense and individual line items. Fund type is established by revenue and its purpose, such as Gas Tax for Road Programs. Cost centers are generally used to capture the cost of a program, such as the Drainage Division

that performs drainage repairs. Categories of Expense group similar expenses such as salary and benefits into a category called Personal Expense. Line Items are the most basic tracking method, such as Office Supplies.



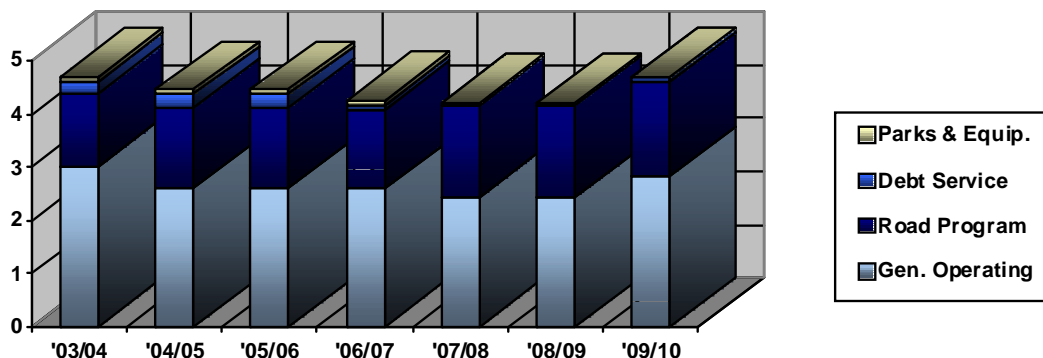
***CITY OF PORT ST. LUCIE***  
***BUDGET CALENDAR***  
***2009***  
***(For budget year 2009-10)***

---

---

Feb 5 & 6	City Council Retreat
March 9	Start of Budget Season: memo & forms to departments
March	Conduct Budget Classes as needed
April	OMB prepares preliminary Revenue & Expenditure schedules. OMB prepares preliminary projections of Cash Carryforward. Departments prepare their Operating Budget Requests. Departments develop their CIP requests.
May 1	Departments submit operating Budget Requests to OMB.
May 15	Departments submit CIP budget requests to OMB.
June 1	OMB presents preliminary “Big Picture” of budget to Manager.
June	Estimated Taxable Property Value is received from County Appraiser. OMB conducts Staff budget reviews for adjustment as needed. Revenue estimates are further updated.
July	Certified Taxable Value is received; budget and millage rate is updated. Notices are mailed for annual Street Lighting & Stormwater Fees (if needed).
July 16 & 17	Council Workshops are held on City Manager Proposed Budget. Millage Rate and Public Hearings (date, time, location) are set for TRIM notices to citizens.
August	Final adjustments and further workshops with the City Council if needed.
August 24	Public Hearing for Street Lighting & Stormwater Fees.
Sept. 14	First Public Hearing (TRIM requirement) on Proposed Budget
Sept. 28	Second Public Hearing (TRIM requirement) and Final Adoption of Budget.

## City of Port St. Lucie Millage Rates



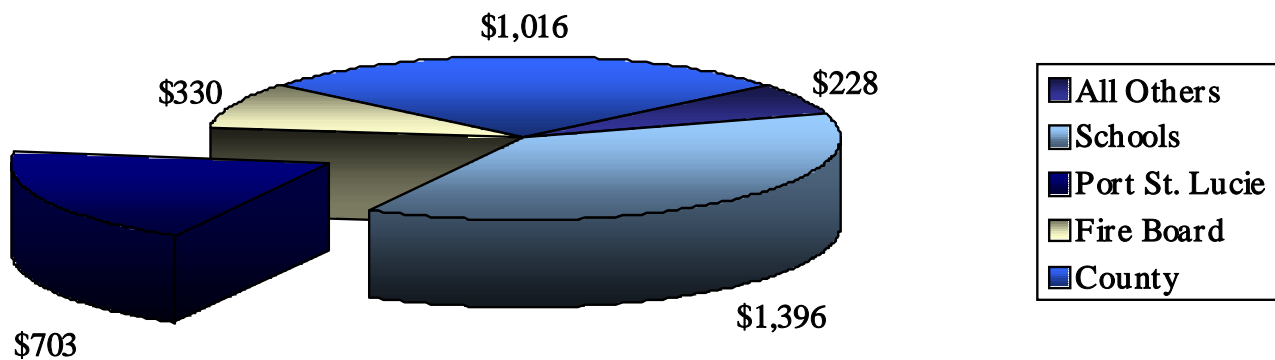
Fiscal Year	03-04	04-05	05-06	06-07	07-08	08-09	09-10
General Operating	3.0040	2.6206	2.6206	2.5978	2.4297	2.4297	2.8428
Road & Bridge Operating	0.2333	0.2333	0.2333	0.1833	0.2565	0.2565	0.3016
Road CIP Program	0.5000	0.5000	0.5000	0.5000	0.4676	0.4676	0.4676
Crosstown Parkway Debt Service Fund	0.8666	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Debt Service	0.2450	0.2450	0.2450	0.0678	0.0634	0.0634	0.0746
General CIP	0.0910	0.0910	0.0910	0.0910	0.0000	0.0000	0.0000
<b>Total Millage Rates</b>	<b>4.9399</b>	<b>4.6899</b>	<b>4.6899</b>	<b>4.4399</b>	<b>4.2172</b>	<b>4.2172</b>	<b>4.6866</b>

The City’s millage rate is the tax rate charged against both residential and commercial properties within the city limits. It is formally called an Ad Valorem Tax Rate meaning that it is charged “per value”. All properties are assessed a taxable value by the County Tax Appraiser. The tax bill for a piece of property is then calculated by multiplying the taxable value times the adopted millage rate(s). Millage rates are expressed for example as 1.2345, and are charged against the value in thousands. Residential property owners who use their home as their primary residence can apply for a \$50,000 homestead exemption, which drops their “billable” tax value by that amount. This chart shows seven years of millage rates broken into the numerous programs that are funded by Ad Valorem Revenue.

Beginning in the FY 2001-02 budget, the City Council voted to increase the Millage Rate by 0.3333 per year for the third river crossing road project until one full mill (1.0000) was established to fund this project. For FY 2004-05, the final increase of 0.1334 mill was added to the Crosstown Parkway road project. In addition, the 2004-05 and 2006-07 tax rate was decreased each year by 0.2500 mill that was made possible due to the strong taxable value increase of 40% and 42%. The decrease of 0.2227 for FY 2007-08 was due to the state’s tax reform action.

The total Council millage rate for Port St. Lucie for FY 2009-10 is 4.6866 which is .4694 greater than the FY 2008-09 millage rate. It should be noted that the approved rate is less than the rolled back rate which is 5.6831.

## *City of Port St. Lucie Breakdown of Tax Bill based on \$150,000 Valuation*



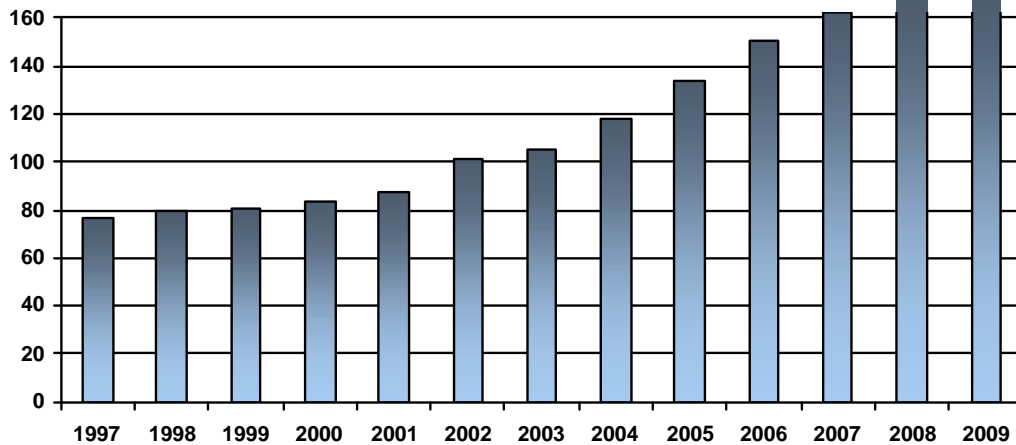
With the \$50,000 Homestead exemption, the Total Tax Bill=\$3,673

This graph is helpful in understanding the breakdown and distribution of a typical Ad Valorem Property Tax bill in the City of Port St. Lucie. In this example, a home with a taxable value of \$150,000 that qualifies for the \$50,000 homestead exemption as a primary residence will pay a total property tax bill of \$3,673.00. This is the average tax bill in Port St. Lucie and the chart explains to the reader where their tax dollars are

used. The sometimes surprising point of interest for the local citizens is that only 19% of their tax bill, \$703 in this example, remains in their local municipal budget. The largest portion of a tax bill goes to the School Board (\$1,396, 38%) and the County Government (\$1,016, 28%).

## *City of Port St. Lucie Population*

155,251 Projected in October 2009
---



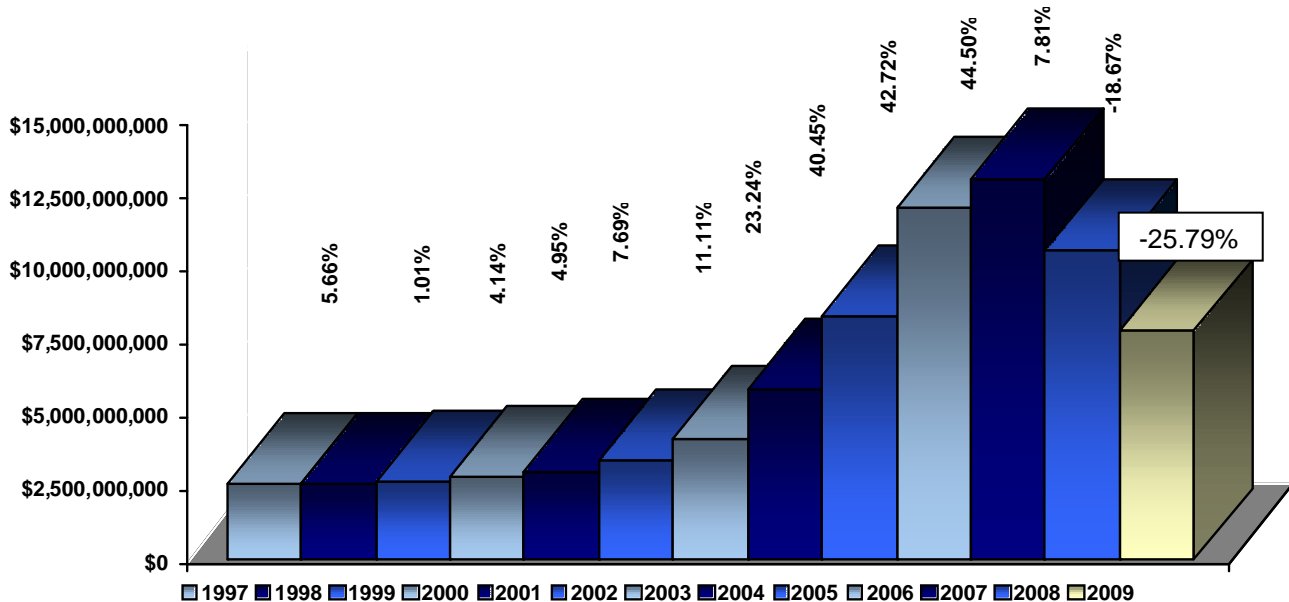
This population chart again shows the strong growth pattern experienced by the City of Port St. Lucie. Having been incorporated in 1961, our population was only 330 in 1970. However, our population was estimated to be 101 thousand in June 2002 and is now estimated at 155 thousand as of October of 2009. Annual increases had been averaging approximately 3,000. However, the growth pattern exceeded that trend in recent years as tremendous numbers of new homes being constructed was at a record level. Port St. Lucie often was listed as one of the fastest growing cities in the nation during that period. That level of growth was the driving force behind the infrastructure needs of the city and also increasing levels of service. During those years, many departments in the city's organization grew to keep pace with the demand for service.

Those strong growth patterns had an equally demanding impact on other government agencies that service our community. The County Public School System as well as the County Government experienced increased demands for their infrastructure and services.

State roads were also widened to accommodate the growing volume of traffic. And the public assistance and welfare programs saw increasing numbers of participants each year.

Since roughly January of 2006, the number of housing permits dropped severely. The housing market slowed and there is a surplus of empty homes on the market. Growth almost came to a complete stop. There is hope that the housing market and values has hit bottom and could show a better trend into the future. Based on the number of houses in our community, the population is close to 155 thousand. However, with a number of vacant homes, the actual population could easily be less than this figure.

## City of Port St. Lucie - Property Valuation



This graph shows the property valuation for the City of Port St. Lucie, which is set by the St. Lucie County Property Appraiser and is an important demographic indicator for the community. The level of taxable valuation sets the tone for the development of the budget each year. The City of Port St. Lucie had steady growth of 2 –5% increase for a number of years. Beginning in 2002, the rate of growth began climbing and then for three years, the increase exceeded 40%. Large numbers of new homes being built pushed the total property valuation upward at record rates as Port St. Lucie became the fastest growing City over 100,000 in population. The majority of the valuation increase in the past years was due to the strong real estate market. This serves to increase the Ad Valorem Tax Revenues of the City in direct proportion.

The budget is based on the Certified Taxable value of \$7,857,718,426 which is 26% less than the prior year. This value is approximately the same level the City experienced in 2005.

Amendment One, which passed in January 2008, allows for an additional \$25,000 in Homestead Exemption (\$50,000 total) and is contributing toward this trend in taxable value.

The years of 40% gains in taxable value are a time of the past. Those value jumps were generated by the existing properties that were benefiting from the surge in the real estate market. Existing properties have experienced significant decreases in their market value which is reflecting in their taxable value. There is indication that perhaps the real estate market has bottomed out. For the purpose of future financial projections, the City is anticipating a 10% drop in value for the future 2010-11 year.

## *City of Port St. Lucie*

### *Schedule of Ten Largest Taxpayers*

### *2008 Tax Roll*

	<u>Taxpayer</u>	<u>Type of Business</u>	<u>Total Valuation</u>	<u>%</u>
1	Ginn-La St. Lucie Ltd LLP	Land Development	\$ 92,767,200	0.88
2	Wal-Mart & Sam's Stores East Inc.	Retail Merchandising	84,519,725	0.80
3	Florida Power and Light Co.	Utility	68,270,990	0.65
4	St. Lucie Land Ltd	Land Development	52,240,900	0.50
5	HCA & St Lucie Medical Center	Medical	43,783,905	0.42
6	AT & T Communications	Communications	40,784,327	0.39
7	Sandpiper Resort Prop Inc.	Resort Hotel	39,735,497	0.38
8	Minto Townpark LLC	Land Development	37,432,625	0.35
9	Levitt and Sons at Tradition	Land Development	36,393,100	0.35
10	Stuart Property Holdings Ltd	Land Development	34,784,900	0.33

Total Taxable Assessed Value of 10 Largest Taxpayers	\$530,713,169	5.05
Total Taxable Assessed Value of Other Taxpayers	10,015,888,837	94.95
Total Taxable Assessed Value of All Taxpayers	\$ 10,546,602,006	100.00

Source: St. Lucie County Property Appraiser, St. Lucie Tax Collector, City of Port St. Lucie Finance Department and GIS Department

Note: Tax Roll Year is January 1 to December 31.

The above table lists the ten largest taxpayers in Port St. Lucie taken from the 2008 tax roll. Five of these taxpayers are real estate development firms in the City, which is further indication of the growth potential of the City. Not that many years ago, the largest property owner was General Development Corp. at over six percent of the City total. This was the original developer of the City and tended to give the appearance of a "company town". As this company reduced their inventory of land

through sales, property ownership became more diversified.

This trend of distributing property ownership is exhibited as the top ten taxpayers represent less of the total assessed value each year. The top ten taxpayers from the 1993 tax roll held over ten percent of the total while the latest listing has only 5.05% represented by the top ten taxpayers.

## ***BUDGET SUMMARY***

### ***FUND BALANCE SUMMARY***

The following spreadsheet summarizes the budgeted revenues, expenditures and fund balances for the City of Port St. Lucie, grouped by fund type. Audited ending fund balances at September 30, 2009 are combined with the estimated revenues and expenditures for FY 2008-09 to arrive at expected opening fund balances for October 1, 2009, the first day of the new budget year.

Where a confident projection is available, it is the policy of the City to use this as a funding source, called budgeted cash carryforward.

A policy of full disclosure of all funds requires inclusion of the total projected fund balance. This revenue source first funds the eight percent contingency in each operating fund, which is allowed by the City Council Financial Policy. Any fund balance above the allowed contingency will fund operations in the new budget year. Having a fund balance to use as cash carryforward to start a new budget year has proven extremely helpful financially. The City's largest revenues, Ad Valorem Taxes and Stormwater Fees, do not start strong collections until the third or fourth month of the budget year.

Fund balances exist as a result of cost containment efforts on behalf of the City

staff and/or revenues collected greater than budgeted. Savings on large capital projects as well as incomplete capital projects can occasionally generate significant fund balances to be used as cash carryforward. When the annual audit confirms any additional available fund balances, the approved budgets and their programs can be adjusted if required or the City Council may choose to address an unbudgeted project. A portion of the carryforward figure is the \$35 million contingency fund for the Utility Operations that was set aside for rate stabilization.

The projected ending Fund Balances are budgeted to be \$1.2 million (1.1%) less than the prior year. The largest reason for the decrease in fund balance is in the CIP funds where the City had reserved funds for future projects such as the different road segments in the Crosstown Parkway CIP Fund which is now being used to fund that work. The beginning balances are \$66 million less than the prior year for the same reason. The City Council approved a 4% Financial Contingency in the numerous operating funds plus any operational savings will always generate a yearend balance plus the sizable Utility contingency previously noted.

---

## ***TOTAL BUDGET TRENDS***

### ***REVENUE SUMMARY***

The consolidated total of all budgeted revenues and sources is \$86 million less than the previous year. The decrease is primarily in, Cash Carryforward, Miscellaneous Revenue and Ad Valorem Taxes. Special Revenue primarily increased due to budgeting the Special Assessment revenue to payoff the debt of the SADs. Cash Carryforward decreased due to bond revenues set aside for projects completed in different segments in future years and Miscellaneous increased mainly from Developer Contributions to help expand or improve roads. There is normal growth in the revenue base, such as the number of utility customers and the strong growth in taxable value. Franchise Fee revenue is also growing due to the slight growth of the community. Ad Valorem tax revenues dropped due to the 26% drop in taxable value but was offset by the 11% Millage rate increase. Utility Customers were originally expected to have a 1.5% rate increase, however this was avoided by using some of the projected fund balance as a funding source.

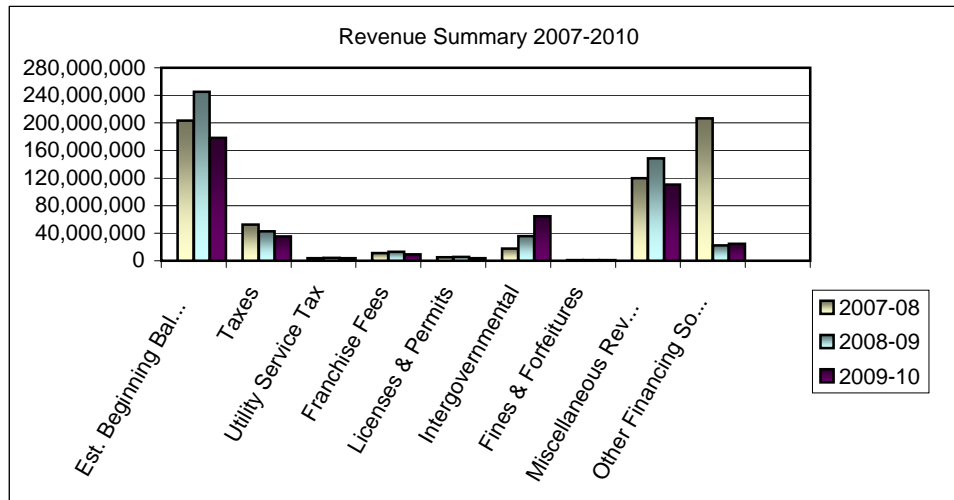
### ***EXPENDITURE SUMMARY***

Total budgeted expenditures are budgeted to decrease by \$86 million (16.8%) when compared to the previous year. The decrease in expenditures is for the most part the result of the sizable capital projects that were budgeted in the prior fiscal year. Capital Expenditures are down \$103.2 million which can occur when individual projects have high price tags and occur in multi-years. One time sources of funds and their related projects will cause this unusual event in the annual budget. Personal Services and Operating Expenses decreased due to decreases in staffing and cutting operating and capital outlay because of property devaluation and declining Miscellaneous Revenues.

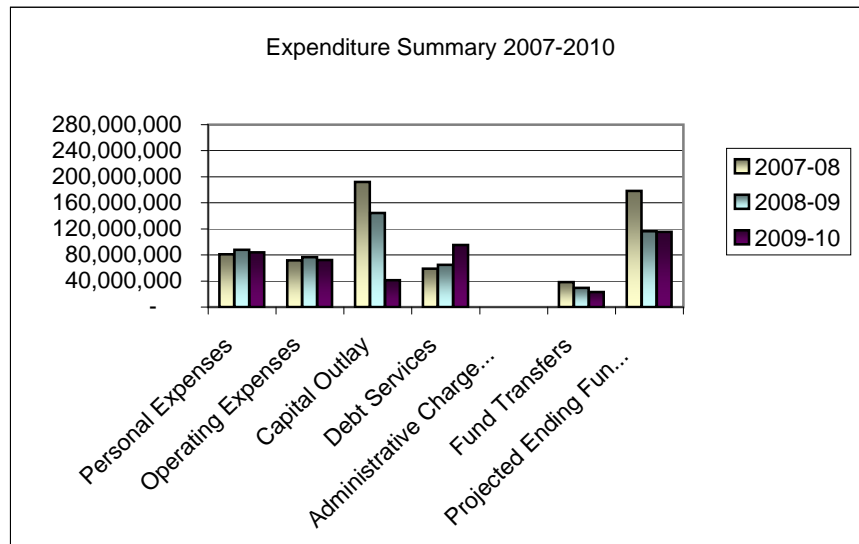
**CITY OF PORT ST. LUCIE**  
**SUMMARY OF REVENUES, EXPENDITURES & FUND BALANCES**  
**FY 2009-10**

	***** GOVERNMENTAL FUNDS *****			** PROPRIETY **						
	General	Special	Capital	** FUNDS **	Internal	Trust	Totals	Totals	Increase	Percent
	Fund	Revenue	Project	Enterprise	Service	Funds	2009-10	2008-09	<Decrease>	Change
		Funds	Funds	Funds	Funds					
<b>CASH BALANCES CARRYFORWARD:</b> (Projected Beginning Fund Balances - 10-1-09)	\$11,588,706	\$42,090,871	\$51,310,699	\$69,361,887	\$1,222,934	\$2,946,392	\$178,521,489	\$244,952,268	(\$66,430,779)	-27.1%
<b>REVENUES &amp; SOURCES:</b>										
Taxes	21,929,069	9,788,820	3,508,927	0	0	0	35,226,816	42,679,530	(7,452,714)	-17.5%
Utility Service Tax	3,901,500	0	0	0	0	0	3,901,500	4,173,750	(272,250)	-6.5%
Franchise Fees	9,324,500	0	0	0	0	0	9,324,500	13,207,450	(3,882,950)	-29.4%
Licenses and Permits	1,011,235	0	0	2,731,000	0	0	3,742,235	5,564,885	(1,822,650)	-32.8%
Intergovernmental	7,062,749	49,247,615	7,819,519	0	0	400,000	64,529,883	35,850,003	28,679,880	80.0%
Fines and Forfeitures	768,500	0	0	0	0	0	768,500	746,500	22,000	2.9%
Miscellaneous Revenues	12,011,933	1,487,821	2,556,842	81,840,303	12,550,453	100,000	110,547,352	148,434,120	(37,886,768)	-25.5%
Other Financing Sources	0	11,242,241	6,139,258	7,131,899	0	0	24,513,398	22,298,413	2,214,985	9.9%
<b>TOTAL REVENUES AND SOURCES</b>	<b>56,009,486</b>	<b>71,766,497</b>	<b>20,024,546</b>	<b>91,703,202</b>	<b>12,550,453</b>	<b>500,000</b>	<b>252,554,184</b>	<b>272,954,651</b>	<b>(20,400,467)</b>	<b>-7.5%</b>
<b>TOTAL REVENUES AND BALANCES:</b>	<b>\$67,598,192</b>	<b>\$113,857,368</b>	<b>\$71,335,245</b>	<b>\$161,065,089</b>	<b>\$13,773,387</b>	<b>\$3,446,392</b>	<b>\$431,075,673</b>	<b>\$517,906,919</b>	<b>(\$86,831,246)</b>	<b>-16.8%</b>
<b>EXPENDITURES:</b>										
Personal Services	\$50,570,474	\$5,337,380	\$336,356	\$27,801,275	\$0	\$0	\$84,045,485	\$87,793,925	(\$3,748,440)	-4.3%
Operating Expenses	12,605,633	20,668,255	985,863	24,417,433	13,586,356	20,000	72,283,540	76,396,191	(4,112,651)	-5.4%
Capital Outlay	789,809	14,372,683	18,789,279	7,222,580	0	0	41,174,351	144,390,361	(103,216,010)	-71.5%
Debt Services	295,480	68,787,034	0	25,993,559	0	0	95,076,073	64,934,672	30,141,402	46.4%
Administrative Charges & Credits	(4,308,303)	(430,507)	1,258,354	3,300,916	0	0	(179,540)	(1,869,451)	1,689,911	-90.4%
Fund Transfers	846,923	3,217,582	11,794,499	7,406,806	0	0	23,265,810	29,626,159	(6,360,349)	-21.5%
<b>TOTAL EXPENDITURES</b>	<b>60,800,016</b>	<b>111,952,427</b>	<b>33,164,351</b>	<b>96,142,569</b>	<b>13,586,356</b>	<b>20,000</b>	<b>315,665,719</b>	<b>401,271,857</b>	<b>(85,606,138)</b>	<b>-21.3%</b>
<b>BUDGETED RESERVES\CONTINGENCIES</b> (Projected Ending Fund Balances - 9-30-09)	<b>6,798,176</b>	<b>1,904,941</b>	<b>38,170,894</b>	<b>64,922,520</b>	<b>187,031</b>	<b>3,426,392</b>	<b>115,409,954</b>	<b>116,635,062</b>	<b>(1,225,108)</b>	<b>-1.1%</b>
<b>TOTAL APPROPRIATED EXPENDITURES AND RESERVES</b>	<b>\$67,598,192</b>	<b>\$113,857,368</b>	<b>\$71,335,245</b>	<b>\$161,065,089</b>	<b>\$13,773,387</b>	<b>\$3,446,392</b>	<b>\$431,075,673</b>	<b>\$517,906,919</b>	<b>(\$86,831,246)</b>	<b>-16.8%</b>

# Revenue & Expense Trends



Revenues & Balances	2007-08	2008-09	2009-10
Est. Beginning Balances	203,210,164	244,952,268	178,521,489
Taxes	52,476,067	42,679,530	35,226,816
Utility Service Tax	3,885,000	4,173,750	3,901,500
Franchise Fees	10,930,477	13,207,450	9,324,500
Licenses & Permits	5,253,855	5,564,885	3,742,235
Intergovernmental	17,706,879	35,850,003	64,529,883
Fines & Forfeitures	740,500	746,500	768,500
Miscellaneous Revenues	119,610,425	148,434,120	110,547,352
Other Financing Sources	206,681,917	22,298,413	24,513,398
<b>Total Revenues &amp; Balances</b>	<b>620,495,284</b>	<b>517,906,919</b>	<b>431,075,673</b>



Est. Expenditures	2007-08	2008-09	2009-10
Personal Expenses	80,991,286	87,793,925	84,045,485
Operating Expenses	71,734,900	76,396,191	72,283,540
Capital Outlay	192,146,334	144,390,361	41,174,351
Debt Services	58,817,223	64,934,671	95,076,073
Administrative Charges & Credits	(153,433)	(1,869,451)	(179,540)
Fund Transfers	38,462,048	29,626,158	23,265,810
Projected Ending Fund Balances	178,496,926	116,635,062	115,409,954
<b>Total Expenditures</b>	<b>620,495,284</b>	<b>517,906,919</b>	<b>431,075,673</b>

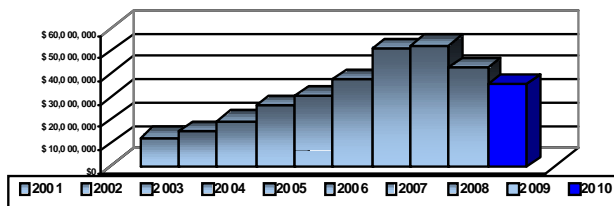
## CITY OF PORT ST. LUCIE REVENUE DESCRIPTION AND OVERVIEW

The revenue budgeted for all funds for FY 2009-10 is \$431,075,673. This figure includes interfund transfers and beginning balances. The approved budget is \$86,831,246 less than the actual revenue received during fiscal year 2008-09. The majority of this decrease is due to bond revenue, developer contributions, Miscellaneous revenues and Ad Valorem revenue received in prior years. The following revenue categories represent over 75% of the City of Port St. Lucie's revenue sources.

### **Ad Valorem Taxes:**

**Description:** Ad Valorem Taxes are taxes levied in proportion to the value of the property which it is levied. The City's millage rate is the tax rate charged against both residential and commercial properties within the City limits. All properties are assessed a tax bill by the County Tax Appraiser.

### Ad Valorem Taxes Revenue Trends 10 Year Actual and Budgeted



**Overview:** The City's overall Millage rate is set at 4.6866 for fiscal year 2009-10. The funds currently benefiting from Ad Valorem Tax Revenues are the General Fund (2.8428), Road and Bridge Operating Fund (0.3016), Road and Bridge Capital Improvement Fund (0.4676), Debt Service (0.0746) and the Crosstown Parkway Fund (1.000). Taxable Value decreased nearly \$2.7 billion. This represents a 2.6% decrease in Taxable Property Value over last year. This value is approximately the same level the City experienced in 2005.

**Outlook:** In the past few years actual Ad Valorem results have exceeded any preliminary budget projections made in the beginning of our budget cycle. The Long Range Plan expects a decrease of 10% to the taxable value in 2010-11, and no growth in taxable value for years beyond that.

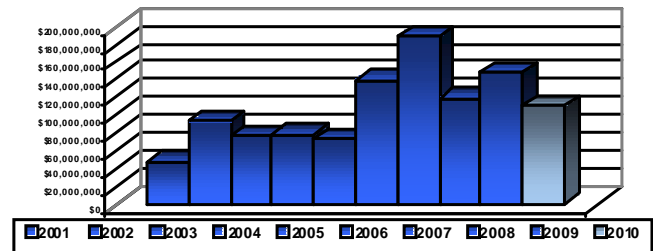
Taxable Value increases were so strong in past years that it was not sustainable as there were concerns that the housing market was overvalued. In 2006 and 2007, the real estate market changed greatly with the rate of sales slowing and the price level having

leveled off. There is indication that perhaps the real estate market has bottomed out.

### **Miscellaneous Revenues:**

**Description:** Those revenues that are small in value and not individually categorized such as charges for services, interest, leases and contributions.

### Miscellaneous Revenue Trends 10 Year Actual and Budgeted



**Outlook:** Miscellaneous revenue varies from year to year thus making it difficult to depend on miscellaneous revenues to increase at the same growth rate as other revenues. An example of the fluctuation in revenue would be a one-time developer contribution toward a capital project that would not occur in future years.

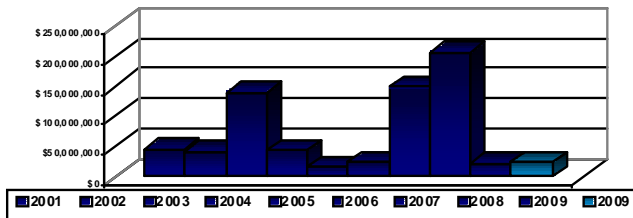
**CITY OF PORT ST. LUCIE**  
**REVENUE DESCRIPTION AND OVERVIEW (continued)**

**Other Financing Sources:**

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

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

**Other Financing Sources Revenue Trends**  
**10 Year Actual and Budgeted**



**Overview:** Other Financing sources comprises of two areas, which are Bond Proceeds and Interfund Transfers. An Interfund transfer is budgeted from the General Fund transferring revenues into the Golf Course Fund covering 20% - 25% of operating costs. The Building Department Fund is receiving revenues by an interfund transfer from the Parks MSTU Fund for repayment of funds borrowed from the Golf Course Fund to pay off debt and to pay for construction of the new clubhouse. Most of the CIP funds budgeted interfund transfers into operating funds or the Governmental Finance Fund to pay debt on past or current CIP projects.

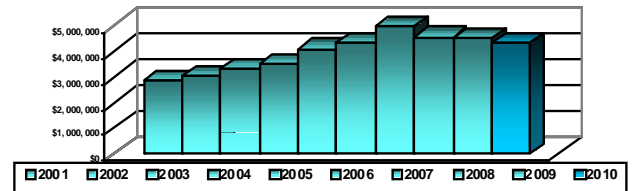
**Outlook:** The FY 2009-10 Budget has only one additional bond issue for the Eastern Watershed Improvement Project in the City's Stormwater Fund. Although new debt may be issued in future years for Crosstown Parkway and additional road projects. As part of the Council Budgetary Policy the General

Fund will continue to make transfers into the Golf Course Fund to subsidize 20-25% of their operating costs. Interfund transfers out of the Capital Improvement Funds into the Operating Funds will continue until debt is paid in full.

**Local Option Gas Tax Revenue:**

**Description:** Local Option Revenues resulting from an additional six cents local tax on gasoline sales in St. Lucie County. These collected revenues are shared with the County and the Cities of Fort Pierce and St. Lucie Village.

**Local Option Gas Tax Revenue Trends**  
**10 Year Actual and Budgeted**



**Overview:** The largest single revenue for the Road and Bridge Operating Fund is the Local Option Gasoline Tax and is projected to be \$4.3 million for next year. This single revenue has had no growth over four years and the projection for next year is for an slightly lesser level of revenue. The level of tax revenue is tied to the number of gallons sold.

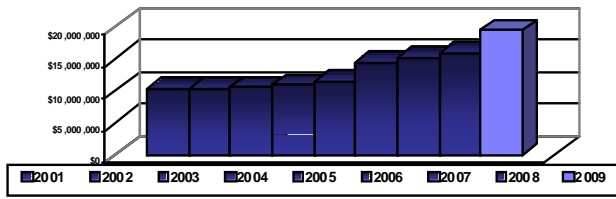
**Outlook:** For the 2009-10 fiscal year, Port St. Lucie will be allocated 59.1% of the total gas tax collected as compared to 56.6% in 2008-09. The increase in percentage is based on the increase in the City's road projects in the CIP Funds. Between maintenance and road expansions, the City's percentage may be greater in future years based on our growth.

**CITY OF PORT ST. LUCIE**  
**REVENUE DESCRIPTION AND OVERVIEW (continued)**

**Stormwater Fee:**

**Description:** The Stormwater Fee is an annual fee charged to all property owners for the purpose of constructing and maintaining the City's stormwater system.

**Stormwater Fee Revenue Trends**  
**10 Year Actual and Budgeted**



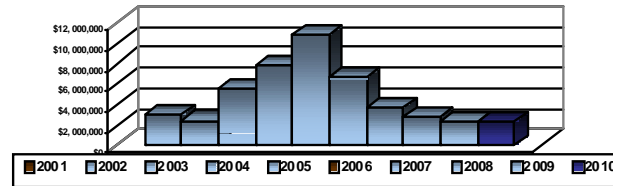
**Overview:** The annual stormwater fee assessed to a residence will be \$153.00, an increase of \$20.00 in fiscal year 2009-10.

**Outlook:** City Council voted to increase the Stormwater Fee in Fiscal Year 2009-10 by an additional \$20.00 raising the fee to \$153.00; \$5.00 for rising operational cost and \$15.00 for the EWIP Project. The current revenue methodology produces very little growth without a rate increase. With the increasing costs for items such as the maintenance of the road right of way and the additional landscaping, this rate is required unless the level of service is allowed to drop. As the City expands its major roads to a four lane design with a median, the volume of landscaping to be maintained increases and the funding must be considered.

**Building Permits:**

**Description:** The Building Permit Fees are revenues derived from issuance of building permits prior to construction in the City of Port St. Lucie.

**Building Permit Fee Revenue Trends**  
**10 Year Actual and Budgeted**



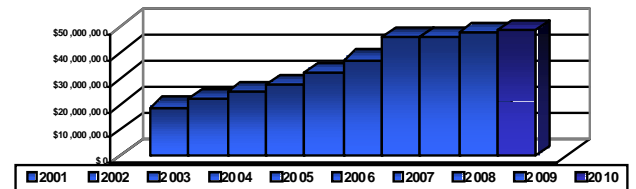
**Overview:** Building Permits Fees is directly driven by construction activity. New construction had been at record levels several years ago, however, with the recent slow down in construction revenue projections are down a great deal from previous years.

**Outlook:** With this revenue running at a relatively low level, this situation will be monitored in the future. The construction level of construction activity may have hit bottom and the hope is that the future will grow stronger as this industry is a major component to the local economy.

**Utility Operating Revenues:**

**Description:** Utility Operating Revenues are monthly revenues collected from users of the system.

**Utility Operating Revenue Trends**  
**10 Year Actual and Budgeted**



**Overview:** The number of connections for both water and sewer had been exceeding the projections used in the Bond Official Statements in past years. Currently the number of connections is low as the housing industry is in a slump.

**Outlook:** This revenue will continue to grow based on the growth of the City (although slower than in the past) and the new Connections Operating Revenues are budgeted to reach \$3.2 million for FY2009-10. There is a projected cash carryforward source of funds next year of over \$17.9 million between the two operating funds.

## ***STAFF ADDITIONS***

Staffing levels are set by the approved budget, which provides the funding for the approved listing of positions. Most operating budgets are a large percentage of salaries and benefits. Thus, the staffing level is a critical component of the budget. The City of Port St. Lucie's adopted FY 2009-10 Budget allows for a staffing level of 1,122.95 FTE's (Full Time Equivalent). That is a net decrease of 114.54 FTE's.

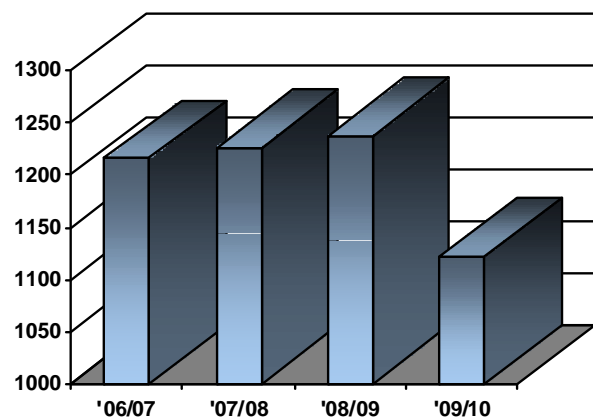
For budget purposes, staff positions are counted and measured using an FTE (Full Time Equivalent) basis. One FTE is a budgeted position that is scheduled for 80 work-hours in a two-week pay period. By gathering payroll data on the number of hours being paid during the year, the budgeted number of FTE's can be compared to the number of actual FTE's used. A monthly report tracks these variances and can identify vacancies, which represent savings, and also identify any over staffing that might accidentally occur.

There are no new positions being added in this budget. Due to falling revenues in many areas of the City's budget, there have been many staff reductions over the past several months. In many cases, the departments were able to drop vacant positions and minimize actual layoffs. With the difficult financial position of the City, the Council Police Sown staffing policy of 1.6 officers per thousand of population was not met with this budget.

The Utility Fund's Staff has been shifting from the Connection Fee Fund over to the Maintenance Operating Fund, thus no new positions are being added in 09-10 and 33.50 FTE's were dropped in the past year.

The following pages represent a listing of the total number of full-time and part-time positions approved along with the position title. Included is a summary listing of proposed FTE increases by fund and department. Positions are converted to full time equivalent with 80 hours per two week pay period equaling 1.0 FTE. This allows tracking of man-hours which controls salaries being paid.

### *City of Port St. Lucie Staff Additions*



**CITY OF PORT ST. LUCIE**  
**SUMMARY OF BUDGETED POSITIONS**  
**FY 2009-10**

(FULL TIME EQUIVALENT)	PRIOR FY 2007-08	CURRENT FY 2008-09	PROPOSED FY 2009-10	INCREASE (DECREASE)
<b>GENERAL FUND DEPARTMENTS</b>				
1100 CITY COUNCIL	2.13	2.13	2.25	0.12
1200 CITY MANAGER OFFICE	4.70	4.70	4.70	0.00
1210 CITY CLERK	12.00	11.00	11.00	0.00
1300 FINANCE	17.00	17.00	16.00	-1.00
1310 ADMINISTRATIVE SERVICES	13.00	12.63	11.63	-1.00
1311 COMMUNICATIONS	7.00	7.00	7.00	0.00
1312 COMMUNITY SERVICES & REDEV.	1.80	1.80	1.50	-0.30
1313 RISK MANAGEMENT	3.00	3.00	3.00	0.00
1320 INFORMATION SERVICES	23.00	20.00	20.00	0.00
1330 OFFICE OF MANAGEMENT & BUDGET	12.00	12.00	12.13	0.13
1400 LEGAL COUNSEL	11.00	10.00	10.00	0.00
1500 PLANNING	15.00	15.00	10.00	-5.00
2105 PD-SERVICES BUREAU	34.00	34.00	34.00	0.00
2110 PD-ADMINISTRATIVE	13.75	13.75	10.00	-3.75
2112 PD-SPECIAL INVESTIGATION UNIT	0.00	9.00	8.00	-1.00
2115 PD-DETECTIVE	49.50	43.50	39.50	-4.00
2120 PD-COMMUNITY PROGRAMS	31.00	34.00	23.00	-11.00
2123 PD-DOMESTIC VIOLENCE	1.00	1.00	1.00	0.00
2130 PD-OPERATIONS/PATROL	192.33	181.33	175.00	-6.32
2132 PD-U.H.P. GRANT	0.00	0.00	0.00	0.00
2134 PD-SCHOOL CROSSING GUARDS	21.00	22.13	23.63	1.50
2135 CODE ENFORCEMENT	25.00	25.00	23.00	-2.00
2136 OCCUPATIONAL LICENSES	6.50	6.75	6.75	0.00
2138 POLICE ATHLETIC LEAGUE	0.00	0.00	0.00	0.00
2140 PD-SERVICE AID	24.00	23.00	20.00	-3.00
4135 BUILDING MAINTENANCE	12.75	12.00	12.00	0.00
4136 A/C MAINTENANCE - BLDG.	3.00	4.00	3.00	-1.00
5100 SUMMER YOUTH PROGRAM	1.08	1.08	1.08	0.00
6200 ANIMAL CONTROL	20.00	18.00	16.00	-2.00
7200 RECREATION	16.29	17.29	13.69	-3.60
7201 AIROSO COMMUNITY CENTER	6.50	6.50	6.50	0.00
7202 GYMNASIUM	4.63	4.63	4.63	0.00
7203 RAVENSWOOD	4.64	3.64	1.50	-2.14
7205 PARKS & REC. ADMINISTRATION	12.38	12.38	10.13	-2.25
7210 PARKS	51.65	51.65	49.25	-2.40
7215 BOTANICAL GARDENS	0.00	1.00	1.00	0.00
7235 TURF MAINTENANCE	7.00	7.00	7.30	0.30
7500 CIVIC CENTER	23.00	40.50	37.25	-3.25
7502 CIVIC CENTER - FITNESS CENTER	0.00	5.00	5.00	0.00
FUND TOTAL	682.62	694.38	641.41	-52.98
<b>BUILDING DEPARTMENT</b>				
2405 ADMINISTRATION	6.75	8.00	5.00	-3.00
2410 LICENSING	4.00	6.00	6.00	0.00
2415 PERMITTING	6.00	7.00	2.00	-5.00
2420 INSPECTIONS	21.00	20.60	15.00	-5.60
2425 PLANS REVIEW	7.01	6.00	4.80	-1.20
2430 CONSTRUCTION DIVISION	0.00	0.00	0.00	0.00
2435 A/C MAINTENANCE	0.00	0.00	0.00	0.00
FUND TOTAL	44.76	47.60	32.80	-14.80

**CITY OF PORT ST. LUCIE**  
**SUMMARY OF BUDGETED POSITIONS**  
**FY 2009-10**

(FULL TIME EQUIVALENT)	PRIOR FY 2007-08	CURRENT FY 2008-09	PROPOSED FY 2009-10	INCREASE (DECREASE)
<b>C.B.D.G. FUND -118</b>				
5910	0.60	0.80	2.52	1.72
5911	0.20	0.00	0.00	0.00
FUND TOTAL	0.80	0.80	2.52	1.72
<b>S.H.I.P. FUND -119</b>				
FUND TOTAL	0.70	0.70	1.85	1.15
<b>NSP FUND -116</b>				
FUND TOTAL	0.00	0.00	2.13	2.13
<b>HHR S.H.I.P. FUND -117</b>				
FUND TOTAL	4.70	4.70	0.00	-4.70
<b>ENGINEERING DEPARTMENT</b>				
4105 OPERATIONS-ENG.	23.00	2.00	3.00	1.00
4116 MAPPING & SURVEYING	12.00	12.00	7.00	-5.00
4118 REGULATORY	0.00	9.00	6.00	-3.00
4121 TRAFFIC CONTROL/IMPRV.	12.00	11.00	12.50	1.50
4129 CIP PROJECTS	4.00	16.00	12.50	-3.50
DEPT. TOTAL	51.00	50.00	41.00	-9.00
<b>ENGINEERING DEPARTMENT- NPDES</b>				
4105 OPERATIONS-ENG.	1.00	1.00	1.00	0.00
DEPT. TOTAL	1.00	1.00	1.00	0.00
<b>CROSTOWN PARKWAY</b>				
4105 OPERATIONS-ENG.	0.00	0.00	0.00	0.00
DEPT. TOTAL	0.00	0.00	0.00	0.00
<b>BECKER ROAD WIDENING PROJECT</b>				
4105 OPERATIONS-ENG.	1.00	1.00	1.00	0.00
DEPT. TOTAL	1.00	1.00	1.00	0.00
<b>PUBLIC WORKS DEPARTMENT</b>				
3900 KPSLB - PUBLIC WORKS	2.75	2.75	2.75	0.00
4106 OPERATIONS-PUBLIC WKS.	17.00	16.00	16.00	0.00
4120 TRAFFIC SAFETY	9.00	9.00	9.00	0.00
4125 STREETS	13.00	13.00	13.00	0.00
4126 DRAINAGE	54.00	54.00	54.00	0.00
4127 GREENBELT/WATERWAY MAINT.	10.00	11.00	11.00	0.00
DEPT. TOTAL	105.75	105.75	105.75	0.00
<b>UTILITY DEPARTMENT</b>				
1340 ADMINISTRATION	13.50	13.50	18.00	4.50
1345 ADMIN./FINANCE	9.81	9.00	9.00	0.00
1346 CUSTOMER SERVICE	21.00	21.00	23.00	2.00
1347 BILLING	8.00	8.00	8.00	0.00
1348 METER READERS	18.00	18.00	18.00	0.00
1349 CUSTOMER SERV./NEW CONNECTIONS	7.00	7.00	6.00	-1.00
1350 TECH. SERVICES	0.00	0.00	8.50	8.50

**CITY OF PORT ST. LUCIE**  
**SUMMARY OF BUDGETED POSITIONS**  
**FY 2009-10**

(FULL TIME EQUIVALENT)	PRIOR FY 2007-08	CURRENT FY 2008-09	PROPOSED FY 2009-10	INCREASE (DECREASE)
1360 MAPPING	10.00	10.00	10.00	0.00
1370 LOCATES	8.00	8.00	5.00	-3.00
1375 INSPECTORS	10.00	10.00	6.00	-4.00
1380 LAB	9.00	9.00	8.00	-1.00
3310 WATER SVS. - PLANT	13.00	13.00	13.00	0.00
3311 WATER SVS. - CROSS CONNECTION	6.00	6.00	6.00	0.00
3312 JEA WATER FACILITIES	6.00	6.00	6.00	0.00
3316 WATER DISTRIBUTION/PREVENTIVE MAIN	17.00	17.00	16.00	-1.00
3345 WAREHOUSE	9.00	9.00	7.00	-2.00
3360 MAINTENANCE	7.00	7.00	7.00	0.00
3370 INFLOW & INFILTRATION	10.00	10.00	9.00	-1.00
3380 LIFTSTATIONS	13.00	13.00	13.00	0.00
3390 TELEMETRY & INSTRUMENTATION	13.00	13.00	13.00	0.00
3510 SP WASTEWATER PLANT	7.00	7.00	6.00	-1.00
3512 WP WASTEWATER PLANT	6.00	6.00	5.00	-1.00
3513 GLADES WWTP	10.00	10.00	10.00	0.00
3516 WASTEWATER COLLECTIONS/PRE. MAINT.	24.00	24.00	19.00	-5.00
3560 WASTEWATER MAINTENANCE	6.00	6.00	6.00	0.00
FUND TOTAL	261.31	260.50	255.50	-5.00
<b>UTILITIES /CONNECTIONS</b>				
1350 TECH. SERVICES	18.00	18.00	0.00	-18.00
1355 UTILITY ENGINEERING	0.00	0.00	5.50	5.50
3315 WATER DISTRIBUTION	9.00	9.00	5.00	-4.00
3515 WASTEWATER COLLECTION	18.00	18.00	6.00	-12.00
FUND TOTAL	45.00	45.00	16.50	-28.50
<b>RAVENSWOOD</b>				
307 CONSTRUCTION DIVISION	2.00	2.00	2.00	0.00
FUND TOTAL	2.00	2.00	2.00	0.00
<b>CIVIC CENTER</b>				
377 CONSTRUCTION DIVISION	2.00	0.00	0.00	0.00
FUND TOTAL	2.00	0.00	0.00	0.00
<b>GOLF COURSE</b>				
7250 MAINTENANCE DIVISION	12.63	12.63	11.45	-1.18
7251 OPERATIONS DIVISION	10.13	10.13	8.88	-1.26
FUND TOTAL	22.76	22.76	20.33	-2.43
<b>COMMUNITY REDEVELOPMENT AGENCY</b>				
5210 DOWNTOWN DEVELOPMENT	1.30	1.30	1.30	0.00
FUND TOTAL	1.30	1.30	1.30	0.00
<b>CITY TOTAL</b>	<b>1,226.70</b>	<b>1,237.49</b>	<b>1,122.95</b>	<b>(114.54)</b>

\*Positions are converted to Full Time Equivalent with 80 hours per two week pay period equaling 1.0 FTE. This allows tracking of manhours which controls salaries being paid.

## ***Long Term Debt***

This schedule lists all long-term debt for the City of Port St. Lucie as of September 30, 2009. As the reader can see in the schedule, one of the largest portions of the City's long-term debt is associated with the Water & Sewer Utility. The City issued the 1997A series bonds to fund the original acquisition of the Utility plus improvements to the system such as a new Water Treatment plant. There have been numerous additional bond issues to provide funding for expanding of the water and sewer facilities.

There were two new debt issues that were simply a refinancing. In this schedule the new debt replaces a prior issue that is retired.

The total debt balance for the City increased by \$2.9 million during FY 2008-09. The General Government, Stormwater and Golf Course debt dropped but the overall increase grew due to the Water and Sewer Utility debt. The new Series 2009 Utility refunding revenue bond issue was the reason for the growth in debt.

**Budgeted, Proposed New Debt** – There are two sizable capital projects that are being cash funded, the Ravenswood Recreation Facility and the Botanical Gardens. There is only one budgeted new bond issue in the approved budget. It is for the Eastern Watershed Improvement Project (EWIP)

which will provide the funding for property and the creation of retention areas for Stormwater in the eastern portion of the City.

**Possible Future Debt Issues** – The only forecasted future debt is the next series of debt for the overall Crosstown Parkway road project. The massive project is broken into segments and debt is being issued as needed. In FY 2012-13, \$71 million in bond proceeds is shown in the CIP schedule.

**Debt Limits** - The City of Port St. Lucie is not under any legal limitation for the issuance of debt. The City Council did adopt the Debt policy that is part of the overall Administrative Financial Policy (see debt policy, administrative financial policies), which does give guidelines as to length of term and limit of general obligation debt.

### **Long Term Debt Schedules**

The Following schedules lists all the City's Long Term Debt along with a brief description of revenues pledged, annual installments, interest rates and the year the final debt payment will be made. The table is updated thru September 30, 2009 where as the narrative description of the various issues was only available thru September 30, 2008.

**CITY OF PORT ST LUCIE, FLORIDA**  
**UNAUDITED GENERAL & ENTERPRISE FUND LONG TERM DEBT AS OF SEPTEMBER 30, 2009**

	DEBT	FUND	DEBT HOLDER	BALANCE 9/30/2008	NEW DEBT FY 08/09	PRINCIPAL PAYMENTS FY 08/09	INTEREST PAYMENTS FY 08/09	BALANCE 9/30/2009
13	W&S Assessment Dist #1, PH II	121/321	US BANK	2,505,000.00		1,400,000.00	112,770.00	1,105,000.00
14	USA 3&4 Assessm bnnds,1998A	122/322	US BANK	21,945,000.00		3,800,000.00	1,045,166.67	18,145,000.00
4	Board of City Comm-800mhz radios	1	BOCC	155,055.14		78,752.00	6,739.92	76,303.14
1	LOGT Bonds, series 2000	104/304	BANK OF NEW YORK	4,355,000.00		1,385,000.00	211,285.00	2,970,000.00
15	S. Lennard Road SAD	150/350	US BANK	2,300,000.00		220,000.00	158,400.00	2,080,000.00
16	USA 5-6-7A SAD Bonds,series 2001D	124/324	US BANK	26,460,000.00		2,300,000.00	1,246,675.00	24,160,000.00
17	Riverpoint Dev.SAD Bonds,2002A & B	151/351	US BANK	5,675,000.00		845,000.00	262,250.83	4,830,000.00
18	Tesoro SAD BONDS, Series 2003 A & B	152/352	US BANK	22,445,000.00		1,900,000.00	1,060,650.00	20,545,000.00
3	Sales Tax Improvement Revenue Bonds 2003	104/314	WACHOVIA/FIRST UNION	16,890,000.00		630,000.00	775,812.50	16,260,000.00
19	Glassman SAD, Series 2003C	153/353	US BANK	6,990,000.00		470,000.00	477,112.50	6,520,000.00
5	Revenue Anticipation Note 2003	104/304	RBC CENTURA BANK	3,286,346.39	-	1,628,435.96	89,982.14	1,657,910.43
20	East Lake Village Bonds, Series 2003D	154/354	US BANK	8,195,000.00		225,000.00	348,473.76	7,970,000.00
6	Certificate of Participation, 2004	108/308	US BANK	4,610,000.00		1,145,000.00	171,410.00	3,465,000.00
8	CRA Tax Increment Bonds 2004	175/375	US BANK	10,490,000.00		540,000.00	403,562.50	9,950,000.00
2	LOGT Bonds, series 2004	104/314	BANK OF NEW YORK	16,030,000.00		805,000.00	785,400.00	15,225,000.00
10	GO Bonds-1st installment, series 2005	214/314	US BANK	44,580,000.00	-	100,000.00	2,076,507.50	44,480,000.00
22	USA #9 SAD, series 2005B	125/325	US BANK	3,160,000.00	-	270,000.00	136,401.26	2,890,000.00
21	St Lucie Land Holding SAD, series 2005A	155/355	US BANK	17,585,000.00	-	760,000.00	733,108.78	16,825,000.00
11	GO Bonds-2nd installment-series 2006	214/314	US BANK	44,345,000.00	-	100,000.00	2,130,325.00	44,245,000.00
23	City Center SAD, Series 2006A	156/356	US BANK	24,330,000.00	-	24,330,000.00	-	-
9	CRA Tax Increment Bonds 2006B	175/377	US BANK	46,450,000.00	-	-	2,174,312.50	46,450,000.00
24	Combined SADs (Lowry/Peacock) 2007A	158/358	US BANK	4,450,000.00	-	80,000.00	238,788.33	4,370,000.00
7	Torrey Pines COP 2007	159/359	US BANK	44,560,000.00	-	44,560,000.00	37,143.67	-
25	SW Annexation District 1 SAD Bonds,2007B	115/315	US BANK	155,840,000.00	-	-	7,577,425.00	155,840,000.00
	Rev Improvement Note-Roads series 2006A	104/304	RBC CENTURA BANK	3,400,000.00	-	1,000,000.00	65,506.96	2,400,000.00
12	2008 Sales Tax Rfndng Bonds	001	US BANK	4,965,000.00		25,000.00	185,837.50	4,940,000.00
	2008 COP Refunding	159/359	US BANK	-	45,600,000.00	1,025,000.00	2,338,066.96	44,575,000.00
	2008A City Center SAD Rfndng Bonds	156/356	US BANK	-	31,360,000.00	-	1,012,727.15	31,360,000.00
				\$ 545,996,401.53	\$ 76,960,000.00	\$ 89,622,187.96	\$ 25,861,841.43	\$ 533,334,213.57
	Compensated Absences		Compensated Absences	8,662,289.41	(178,617.07)	-	-	8,483,672.34
	<b>TOTAL GLTD</b>			<b>\$ 554,658,690.94</b>	<b>\$ 76,781,382.93</b>	<b>\$ 89,622,187.96</b>	<b>\$ 25,861,841.43</b>	<b>\$ 541,817,885.91</b>
	RevenueBonds 1997 series	401	US BANK	-	-	-	-	-
	Revenue Bonds, 2002 series	401	US BANK	12,380,000.00	-	250,000.00	609,591.70	12,130,000.00
				\$ 12,380,000.00	\$ -	\$ 250,000.00	\$ 609,591.70	\$ 12,130,000.00
	Compensated Absences	401	Compensated Absences	931,335.20	(84,062.64)	-	-	847,272.56
	<b>TOTAL STORMWATER LTD</b>			<b>\$ 13,311,335.20</b>	<b>\$ (84,062.64)</b>	<b>\$ 250,000.00</b>	<b>\$ 609,591.70</b>	<b>\$ 12,977,272.56</b>
	Golf Course Project-Rev bonds,ser 2001	421	US BANK	-	-	-	-	-
	Compensated Absences		Compensated Absences	123,805.44	(12,412.21)	-	-	111,393.23
	<b>TOTAL GOLF COURSE FUND LTD</b>	<b>421</b>		<b>\$ 123,805.44</b>	<b>\$ (12,412.21)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,393.23</b>
26	Utility Revenue Bonds, series 1997A	431	US BANK	4,407,140.00	-	4,407,140.00	-	-
27	Utility Revenue Bonds, series 2001	431	US BANK	9,743,365.90	-	1,486,555.20	673,444.80	8,256,810.70
28	Utility Revenue Bonds, series 2003	431/442	US BANK	20,365,000.00	-	485,000.00	879,037.50	19,880,000.00
29	Utility Revenue Bonds, series 2004	431/443	US BANK	28,750,000.00	-	485,000.00	1,348,252.50	28,265,000.00
30	Utility Rfndng Revenue Bonds, series 2004A	431	US BANK	51,645,000.00	-	-	2,561,593.75	51,645,000.00
31	Utility Revenue Bonds, Series 2005	431/444	US BANK	85,895,000.00	-	85,895,000.00	1,693,138.08	-
32	Utility Revenue Bonds, Series 2006	431/445	US BANK	78,435,000.00	-	-	3,914,225.02	78,435,000.00
33	Utility Rfndng Revenue Bonds, Series 2006A	431	US BANK	34,967,229.70	-	-	1,220,475.00	34,967,229.70
34	Utility Rfndng Revenue Bonds, Series 2007	431/445	US BANK	117,780,000.00	-	1,490,000.00	6,044,137.50	116,290,000.00
	Utility Rfndng Revenue Bonds, Series 2009			-	110,200,000.00	-	1,314,370.63	110,200,000.00
				\$ 431,987,735.60	\$ 110,200,000.00	\$ 94,248,695.20	\$ 19,648,674.78	\$ 447,939,040.40
	Compensated Absences		Compensated Absences	1,946,072.23	123,540	-	-	2,069,612.13
	<b>TOTAL UTILITY LTD</b>			<b>\$ 433,933,807.83</b>	<b>\$ 110,323,539.90</b>	<b>\$ 94,248,695.20</b>	<b>\$ 19,648,674.78</b>	<b>\$ 450,008,652.53</b>
	<b>TOTAL LONG TERM DEBT</b>			<b>\$ 1,002,027,639.41</b>	<b>\$ 187,008,447.98</b>	<b>\$ 184,120,883.16</b>	<b>\$ 46,120,107.91</b>	<b>\$ 1,004,915,204.23</b>

***CITY OF PORT ST. LUCIE  
GENERAL & ENTERPRISE LONG TERM DEBT  
SEPTEMBER 30, 2008 UNAUDITED RESULTS***

---

***Governmental Activities Debt:***

- (1) \$24,020,000 Local Option Gas Tax Improvement Revenue Bonds, Series 2000 – payable from and collateralized by a lien upon and pledge of the Local Option Gas Tax Revenues, due in annual principal installments ranging from \$1,385,000 to \$1,520,000 plus interest semiannually at a rate of 4.80% to 4.90% through September 2011. Proceeds for roadway widening, drainage improvements and street signals for various City streets.
- (2) \$19,100,000 Local Option Gas Tax Refunding and Improvement Revenue Bonds, Series 2004 –payable from and collateralized by a lien upon and pledge of the Local Option Gas Tax Revenues, on a parity with the Series 1996 bonds and the Series 2000 bonds, due in annual principal installments ranging from \$805,000 to \$3,430,000 plus interest semiannually at a rate of 3.0% to 5.0% through March 2015. Proceeds for the construction of a six-lane highway and bridge overpass plus refund outstanding bonds.
- (3) \$20,000,000 Sales Tax Improvement Revenue Bonds, Series 2003 – payable from and collateralized by a lien upon and pledge of the state shared Sales Tax Revenues, due in annual principal installments ranging from \$630,000 to \$2,115,000 plus interest ranging from 3.0% to 5.0% through September 2023. Proceeds used for roadway improvements.
- (4) Loan Payable – collateralized by radio equipment, payable in annual principal installments of \$78,752 to \$76,303 plus interest paid semi-annually ranging from 4.2% to 5.5% through 2010.
- (5) \$8,000,000 Improvement Revenue Notes, Series 2003 – payable from and secured by a lien upon and pledge of the City’s covenant to budget and appropriate non-ad valorem revenues sufficient to meet current debt service, due in semiannual principal installments ranging from \$1,687,919 plus interest semiannually at a rate of 3.62% through November 2009. Proceeds to finance construction of roadway widening and drainage improvements.
- (6) \$5,860,000 Certificate of Participation, Florida Master Lease Project, Series 2004 (Public Buildings Project) – payable from the limited and special obligation of the City to make rent payments on the multiple public building subject to annual appropriation, due in annual principal installments ranging from \$245,000 to \$395,000 plus interest semiannually at a rate ranging from 2.40% to 4.25% through September 2023. Proceeds to finance construction of a police building, animal shelter, and administration complex.
- (7) \$44,560,000 Certificate of Participation, Florida Master Lease Project, Series 2007 (Municipal Complex Project) – payable from the limited and special obligation of the City to make rent payments on the multiple public building subject to annual appropriation, due in annual principal installments ranging from \$1,620,000 to \$3,250,000 plus interest semiannually at a rate ranging from 3.678% through September 2027. Proceeds to finance construction and improvements related to the medical research facility area of the City.
- (8) \$11,870,000 Redevelopment Trust Fund Revenue Bonds, Series 2004 – 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 \$540,000 to \$915,000 plus interest semiannually at a rate ranging from 2.5% to 5.0% through January 2023. Proceeds to finance infrastructure improvements in the CRA.
- (9) \$46,450,000 Redevelopment Trust Fund Revenue Bonds, Series 2006 – 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 \$700,000 to \$6,285,000 plus interest semiannually at a rate ranging from 3.625% to 5.0% through January 2026. To finance property acquisition and construction related to the planned Civic Center to be located within the Community Redevelopment Area.
- (10) \$49,285,000 General Obligation Bonds, Series 2005 - due in annual principal installments ranging from \$100,000 to \$3,140,000 plus interest ranging from 3.125% to 5.0% through July 2035. To finance the construction of the Cross Town Parkway.

- (11) \$44,545,000 General Obligation Bonds, Series 2006 – due in annual principal installments ranging from \$100,000 to \$3,155,000 plus interest semiannually at a rate ranging from 4.0% to 5.0% through July 2035. To finance additional phase of Cross Town Parkway.
- (12) \$5,015,000 Sales Tax Refunding Bonds, Series 2008 – payable from and collateralized by a lien upon and a pledge of the state shared sales tax revenues, due in annual principal installments ranging from \$50,000 to \$955,000 plus interest ranging from 3.25% to 4.0% through September, 2017. Proceeds were used to refund the balance of the outstanding 1998 Sales Tax Refunding and Improvement Revenue Bonds.

***Special Assessment Debt with Government Commitment:***

- (13) \$17,955,000 Special Assessment Bonds, Series 1997A (Water and Sewer Assessment District #1, Phase II) – payable from assessments levied on subject properties within the service area, due in annual principal installments ranging from \$335,000 to \$1,220,000 plus interest ranging from 2.6% to 2.7% through October, 2014. Due to the early call of certain bonds, no principal payments are due until October, 2011. The City has a secondary obligation to budget sufficient revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming payment.
- (14) 65,455,000 Special Assessment Bonds, Series 1998A (Utilities Service Area 3 & 4) - payable from assessments levied on subject properties within the service area, due in annual principal installments ranging from \$3,645,000 to \$4,915,000 plus interest ranging from 4.5% to 5.0% through October, 2018. Due to the early call of certain bonds, no principal payments are due until October 2013. The City has a secondary obligation to budget sufficient revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming payment.
- (15) \$3,545,000 Special Assessment Bonds, Series 2001A (South Lennard Road Special Assessment District) - payable from assessments levied on subject properties within the service area, due in annual principal installments ranging from \$140,000 to \$310,000 plus interest of 6.375% and 7.125% through September 2021. Due to the early call of certain bonds, no principal payments are due until September, 2012. The City has a secondary obligation to budget sufficient revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming payment.
- (16) 54,390,000 Special Assessment Bonds, Series 2001D (Utilities Service Area 5.6 & 7A) – payable from assessments levied on subject properties within the service area, due in annual principal installments ranging from \$2,440,000 to \$3,945,000 plus interest ranging from 4.25% to 5.0% through September 2021. Due to the early call of certain bonds, no principal payments are due until September, 2014. The City has a secondary obligation to budget sufficient revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming payment.
- (17) \$15,600,000 Special Assessment District Bonds, Series 2002A – Tax Exempt; Series 2002B – Tax Exempt; Series 2002A – Taxable; Series 2002B – Taxable (River Point Special Assessment District) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$360,000 to \$595,000 plus interest ranging from 3.966% to 4.75% through January 2023. The Series A – Tax Exempt and Taxable bonds carry a “due-on-sale” clause requiring the applicable amount of principal outstanding be paid when various encumbered properties are sold by the developer. The City has a secondary obligation to budget sufficient revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment. Proceeds are for infrastructure improvements in the SAD.
- (18) \$49,355,000 Special Assessment Bonds, Series 2003A – Tax Exempt; Series 2003A – Taxable Series; Series 2003B – Tax Exempt (Tesoro Special Assessment District) - payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$1,430,000 to \$2,380,000 plus interest ranging from 3.656% to 4.75% through January 2023. The Series A Tax Exempt and Taxable bonds carry a “due-on-sale” clause requiring the applicable amount of principal outstanding is paid when various encumbered properties are sold by the developer. The City has a secondary obligation to budget sufficient revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment. Proceeds for infrastructure improvements in the SAD.
- (19) \$9,500,000 Special Assessment Bonds, Series 2003C (Glassman Special Assessment District) – payable from assessments levied on subject properties within the assessment area, due in annual principal installments ranging from \$270,000 to \$835,000 plus interest of 6.75% through July 2023. The bonds carry a “due-on-sale” clause requiring the applicable amount of principal outstanding be paid when various encumbered properties are sold by the developer. The city has a secondary obligation to budget sufficient revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.

- (20) \$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 \$375,000 to \$775,000 plus interest ranging from 3.18% to 4.625% through July 2023. The bonds carry a “due-on-sale” clause requiring the applicable amount of principal outstanding be paid when various encumbered properties are sold by the developer. The city has a secondary obligation to budget sufficient revenues to cover the annual debt service requirements if the amounts within the fund are not available to meet the coming debt service payment.
- (21) \$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 \$160,000 to \$1,365,000 plus interest ranging from 3.1% to 4.625% through January 2027. Proceeds were 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.
- (22) \$4,765,000 Special Assessment District Bonds, Series 2005B – (Utility Service Area 9- Water and Wastewater Expansion Project) – payable from assessments levied on subject properties within the service area, due in annual principal installments ranging from \$90,000 to \$345,000 plus interest ranging from 3.75% to 4.5% through July 2025. Proceeds were used for water and wastewater system expansion within the SAD.
- (23) \$25,185,000 Special Assessment District Bonds, Series 2006A – (City Center Special Assessment District) – payable from and secured by a lien upon and pledge of the City’s covenant to budget and appropriate non-ad valorem revenues sufficient to meet current debt service, due in annual principal installments beginning in 2009, ranging from \$855,000 to \$1,805,000 plus interest semiannually ranging from 3.6% to 4.25% through January 2027. Proceeds were used for the construction of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the City Center SAD.
- (24) \$6,635,000 Combined Special Assessment District Bonds, Series 2007A – (City Center Special Assessment District) – payable from and secured by a lien upon and pledge of the City’s covenant to budget an appropriate non-ad valorem revenues sufficient to meet current debt service, due in annual principal installments beginning in 2008, ranging from \$80,000 to \$525,000 plus interest semiannually at a rate of 5.35% through July 2027. Proceeds were used for the construction of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the SAD.
- (25) \$155,840,000 Combined Special Assessment District Bonds, Series 2007B – (Southwest Annexation Special Assessment District) – payable from and secured by a lien upon Southwest pledged revenues, due in annual principal installments beginning in 2011, ranging from \$2,450,000 to \$9,735,000 plus interest semiannually ranging from 4.0% to 5.0% through July 2040. Proceeds used for the construction of roadway and drainage system additions, improvements and extensions and the potable water distribution and wastewater collection system within the SAD.

Minimum payments of long-term debt service for each of the years subsequent to September 30, 2008 are:

September 30,	Total Principal	Total Interest	Total
2009	8,722,188	25,095,206	33,817,394
2010	13,949,214	24,784,633	38,733,847
2011	12,460,000	24,385,464	36,845,464
2012	16,440,000	23,838,812	40,278,812
2013	17,875,000	23,133,274	41,008,274
2014	26,010,000	22,309,711	48,319,711
2015	27,285,000	21,069,025	48,354,025
2016	24,865,000	19,952,522	44,817,522
2017	26,095,000	18,817,068	44,912,068
2018	27,660,000	17,608,244	45,268,244
2019	23,885,000	16,307,328	40,192,328
2020	25,260,000	15,176,200	40,436,200
2021	27,430,000	13,974,823	41,404,823
2022	24,395,000	12,670,313	37,065,313
2023	25,600,000	11,521,121	37,121,121
2024	20,320,000	10,370,833	30,690,833
2025	21,255,000	9,441,050	30,696,050
2026	21,870,000	8,479,101	30,349,101

Source: Finance Department’s Annual 2008 CAFR

2027	16,310,000	7,626,087	23,936,087
2028	9,845,000	6,870,376	16,715,376
2029	10,340,000	6,378,124	16,718,124
2030	10,860,000	5,861,126	16,721,126
2031	11,415,000	5,318,124	16,733,124
2032	11,990,000	4,747,376	16,737,376
2033	12,600,000	4,147,874	16,747,874
2034	13,225,000	3,532,276	16,757,276
2035	13,880,000	2,886,050	16,766,050
2036	7,970,000	2,207,750	10,177,750
2037	8,380,000	1,809,250	10,189,250
2038	8,810,000	1,390,250	10,200,250
2039	9,260,000	949,750	10,209,750
2040	9,735,000	486,750	10,221,750
	<u>\$545,996,402</u>	<u>\$373,145,888</u>	<u>\$919,142,290</u>

### ***Business-Type Activity Debt:***

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.

- (26) \$138,137,140 Utility System Revenue Bonds, Series 1997A – due in annual principal installments of \$2,144,037 to \$2,263,104 plus interest semiannually at a rate of 5.20% through September 2012; all remaining bonds are of the capital appreciation series.
- (27) \$52,654,418 Utility System Revenue Bonds, Series 2001 – due in annual principal installments of \$970,704 to \$1,569,953 plus interest semiannually ranging from 4.59% to 5.32% through September 2016; all remaining bonds are of the capital appreciation series.
- (28) \$61,431,495 Utility System Revenue Bonds, Series 2003 – due in annual principal installments of \$485,000 to \$3,675,000 plus interest semiannually ranging from 3.0% to 5.0% through September 2031.
- (29) \$29,165,000 Utility System Revenue Bonds, Series 2004 – due in annual principal installments of \$485,000 to \$1,890,000 plus interest semiannually ranging from 3.0% to 5.00% through September 2034.
- (30) \$51,645,000 Utility System Refunding Revenue Bonds, Series 2004A – due in annual principal installments of \$495,000 to \$12,155,000 plus interest semiannually ranging from 4.375% to 5.00% through September 2031. Principal payments begin September, 2017.
- (31) \$105,195,000 Utility System Revenue Bonds, Series 2005 – due in annual principal installments of \$1,130,000 to \$18,870,000 plus interest semiannually ranging from 3.95% to 3.553% through September 2035.
- (32) \$78,435,000 Utility System Revenue Bonds, Series 2006 – due in annual principal installments of \$1,415,000 to \$27,385,000 plus interest semiannually of ranging from 4.5% to 5.063% through September 2036.
- (33) \$35,197,230 Utility System Refunding Revenue Bonds, Series 2006A – due in annual principal installments of \$230,000 to \$5,186,344 plus interest semiannually of ranging from 4.0% to 5.25% through September 2027.
- (34) \$119,445,000 Utility System Refunding Revenue Bonds, Series 2007 – due in annual principal installments of \$290,000 to \$10,675,000 plus interest semiannually of ranging from 4.25% to 5.25% through September 2027.

The annual requirements to amortize bonded debt and note payable as of September 30, 2008 follows:

September 30,	Total Principal	Total Interest	Total
2009	5,326,555	20,647,258	25,973,813
2010	4,197,845	20,580,158	24,778,003
2011	6,663,794	20,556,424	27,220,218
2012	8,427,495	20,530,381	28,957,876

Source: Finance Department's Annual 2008 CAFR

2013	11,012,102	20,386,872	31,398,974
2014	11,800,671	20,049,576	31,850,247
2015	12,241,340	19,606,260	31,847,600
2016	12,635,703	19,129,638	31,765,341
2017	13,870,000	17,369,870	31,239,870
2018	14,545,000	16,705,221	31,250,221
2019	15,245,000	15,999,576	31,244,576
2020	15,945,000	15,263,678	31,208,678
2021	16,720,000	14,475,807	31,195,807
2022	17,525,000	13,651,571	31,176,571
2023	18,340,000	12,801,612	31,141,612
2024	17,815,000	11,895,224	29,710,224
2025	18,685,000	10,998,054	29,683,054
2026	19,590,000	10,063,967	29,653,967
2027	20,705,000	9,083,723	29,788,723
2028	20,185,000	8,066,901	28,251,901
2029	21,120,000	7,349,688	28,469,688
2030	22,085,000	6,357,671	28,442,671
2031	23,130,000	5,316,118	28,446,118
2032	12,486,344	15,908,483	28,394,827
2033	12,555,886	15,507,776	28,063,662
2034	21,860,000	3,223,874	25,083,874
2035	22,270,000	2,303,847	24,573,847
2036	27,385,000	1,386,354	28,771,354
	<u>\$444,367,735</u>	<u>\$375,215,582</u>	<u>\$819,583,317</u>

***Refunded Debt:***

Refunding provides for an irrevocable deposit with an escrow agent of sufficient funds to pay principal, interest, and, if applicable, call premiums, when due, on the refunded bonds to the earliest call date. Accordingly, these obligations are no longer considered a liability of the City. The city has the following debt issues which have been refunded.

Issue	Series	Date Refunded	Refund	Outstanding as of 9/30/2008
Stormwater Utility Bonds	1988	10/9/1990	13,770,000	4,205,000
Utility System Revenue Bonds	2001	9/29/2004	37,480,891	37,357,296
Utility System Revenue Bonds	2003	9/29/2004	7,355,000	6,635,000
Utility System Revenue Bonds	2003	12/14/2006	33,191,495	33,191,495