



2021



City of Port St. Lucie, Florida
Annual Comprehensive Financial Report
For Fiscal Year Ended Sept. 30, 2021

Port St. Lucie's public art program aims to help beautify the city while improving residents' quality of life and attracting visitors to the city, thereby helping businesses succeed.

**Find out more about the City's public art program, visit
www.CityofPSL.com/Art**





"A City for All Ages"

City of Port St. Lucie, Florida

For the Year Ended September 30, 2021

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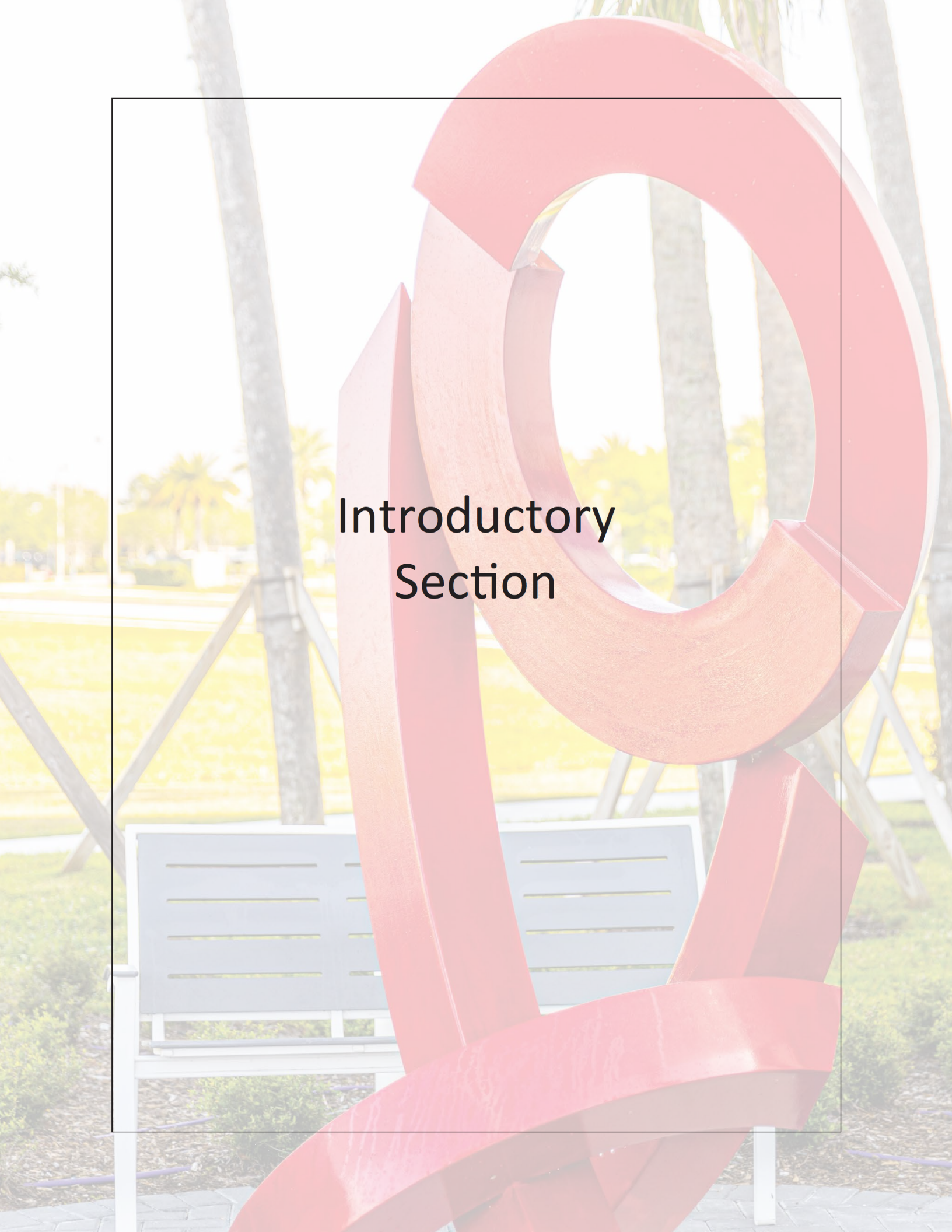
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Introductory Section



CITY OF PORT ST. LUCIE



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

June 23, 2022

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

The Annual Comprehensive Financial Report (ACFR) of the City of Port St. Lucie, Florida for the fiscal year ended September 30, 2021, is submitted herewith, fulfilling the requirements of the City Charter, Florida Statutes and the Rules of the Auditor General of the State of Florida. The organization, form, and contents of this report plus the accompanying financial statements and statistical tables are prepared by the Financial Management Department of the City in accordance with generally accepted accounting principles (GAAP) for state and local governments and as prescribed by the Governmental Accounting Standards Board (GASB). Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

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

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

Florida Statutes require an independent certified public accountant's financial audit of cities in the State. The City's financial statements have been audited by Carr, Riggs, & Ingram, LLC, a firm of licensed certified public accountants. The independent audit was performed to provide reasonable assurance that the financial statements are free of material misstatement for the fiscal year ended September 30, 2021.

The audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering unmodified opinions that the City's financial statements for the fiscal year ended September 30, 2021 are fairly presented in conformity with GAAP. The independent auditor's report is located at the front of the financial section of this report.

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

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

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

The Reporting Entity and Services

The City of Port St. Lucie is the most populous City in St. Lucie County. It was incorporated in 1961 and is located near the Atlantic Ocean on the southeast coast of Florida. It is situated in the southern part of St. Lucie County which lies between Indian River County to the north and Martin County to the south. The City currently occupies 120 square miles. The population as reported in the 2010 Census was 164,603 and the estimated population of the City as of April 1, 2021 was 214,514 (information supplied by the State of Florida Office of Economic & Demographic Research). In the early 2000's, the City was considered the fastest growing community in both the state and the country. The City is growing at a more sustainable pace and per the latest population estimates; the City is the 7th largest City in the State. The City of Port St. Lucie is empowered to levy a property tax on both real and personal property located within its boundaries. It is also empowered by state statutes to extend its corporate limits by annexation, which it has done from time to time.

Form of Government

The City of Port St. Lucie is strategically located 100 miles north of the City of Miami, 50 miles north of the City of West Palm Beach and 120 miles south of the City of Orlando. The City is served by three major north-south Florida highways: Interstate 95, the Florida Turnpike and U.S. Highway No. 1, and is located near a seaport, an international airport and has railway access. Port St. Lucie is the spring training home of the New York Mets major league baseball team and home of the St. Lucie Mets. The Professional Golf Association has a home in Port St. Lucie at PGA Village and has built three outstanding golf courses. The Indian River State College and Keiser University have facilities located within Port St. Lucie, providing excellent higher education opportunities.

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

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

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

Financial Reporting Entity

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

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

Economic Condition and the Local Economy

The City's population in 2021 was estimated at 214,514. The 2021 estimate represents a 30.3% increase over the 2010 census population of 164,603. According to the Bureau of Economic and Business Research, the City ranked 2nd in population change for Cities in Florida, with an increase of 11,600 over the prior year.

Unemployment rates in the US, Florida, and Port St. Lucie metropolitan statistical area (MSA), respectively, for December 2021 are 4.6%, 4.0%, and 4.2%.

The City of Port St Lucie continues to experience significant new residential and commercial construction growth. New single-family residential and commercial certificates of occupancy continue to be active in 2021, with 5,102 permits issued in 2021 versus 3,900 in 2020. The total value of all permits issued during 2021 was \$1.4 billion versus \$.8 billion in 2020, nearly an 80% increase. This construction activity will positively impact our ad valorem tax base for the next few years.

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

Amazon broke ground on a new 1.1 million-square-foot fulfillment center at Midway Business Park, which is expected to bring more than 500 jobs to the City. FedEx opened its doors to its 245,000-square-foot sorting facility in Tradition's Southern Grove, which is expected to bring 500 jobs to the City.

Major transportation initiatives moved forward to manage current and future growth, including a new Mobility Plan and Fee on new development to replace road impact fees.

Strategic Plan

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

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

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

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

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

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

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

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

Budget Outlook

After nine years of increasing property values and favorable economic indicators, the local economy continues to grow. For the ninth year in a row the City's taxable value has increased and the year-over-year percentage of increase has grown each year (from 1.7% in 2013-2014 to 12.5% in 2021-2022). This generates an additional \$5.7 million in property tax revenue for the 2020-2021 fiscal year over the prior year. As a result of the increase in assessed values the City Council reduced the millage tax rates by 0.3000 mills for Fiscal Year 2021-2022, reducing the total City tax rate from a high of 6.6289 to 5.6000.

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

Current and Long-Term Capital Improvements.

The City of Port St. Lucie Capital Improvement Program is a multi-year plan used to identify needed capital projects and to coordinate financing and timing of the capital additions necessary to complement the City's growth and comply with the growth requirements Management Act. Ongoing funding sources for capital improvements include a portion of the ad valorem taxes levied each year by the City, a 0.2313 county-wide tax levy dedicated to parks, the 6 cent, 2 cent, and 3 cent local option gas taxes imposed by County Ordinance, road impact fees, and parks impact fees. Grants and bond proceeds will also fund specific capital improvements, such as a Public Works

Building, two Regional Parks, and a Police Training Facility. Major capital projects planned for the next five years are estimated to cost \$363.9 million in total and include:

- \$ 11.6 million The Port Park Project
- \$ 107 million Utility System upgrades
- \$ 11.2 million Sidewalk Improvements
- \$ 31.6 million Adventure & Torino Regional Parks
- \$ 30.5 million Street Resurfacing Projects
- \$4.6 million Facilities Maintenance

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Stephen Okiye". The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Stephen Okiye, CPA
Finance Director



City Council



Shannon M. Martin
Mayor



Jolien Caraballo
Vice Mayor, District 4



Stephanie Morgan
Councilmember, District 1



David Pickett
Councilmember, District 2



Anthony Bonna
Councilmember, District 3

Our Vision



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

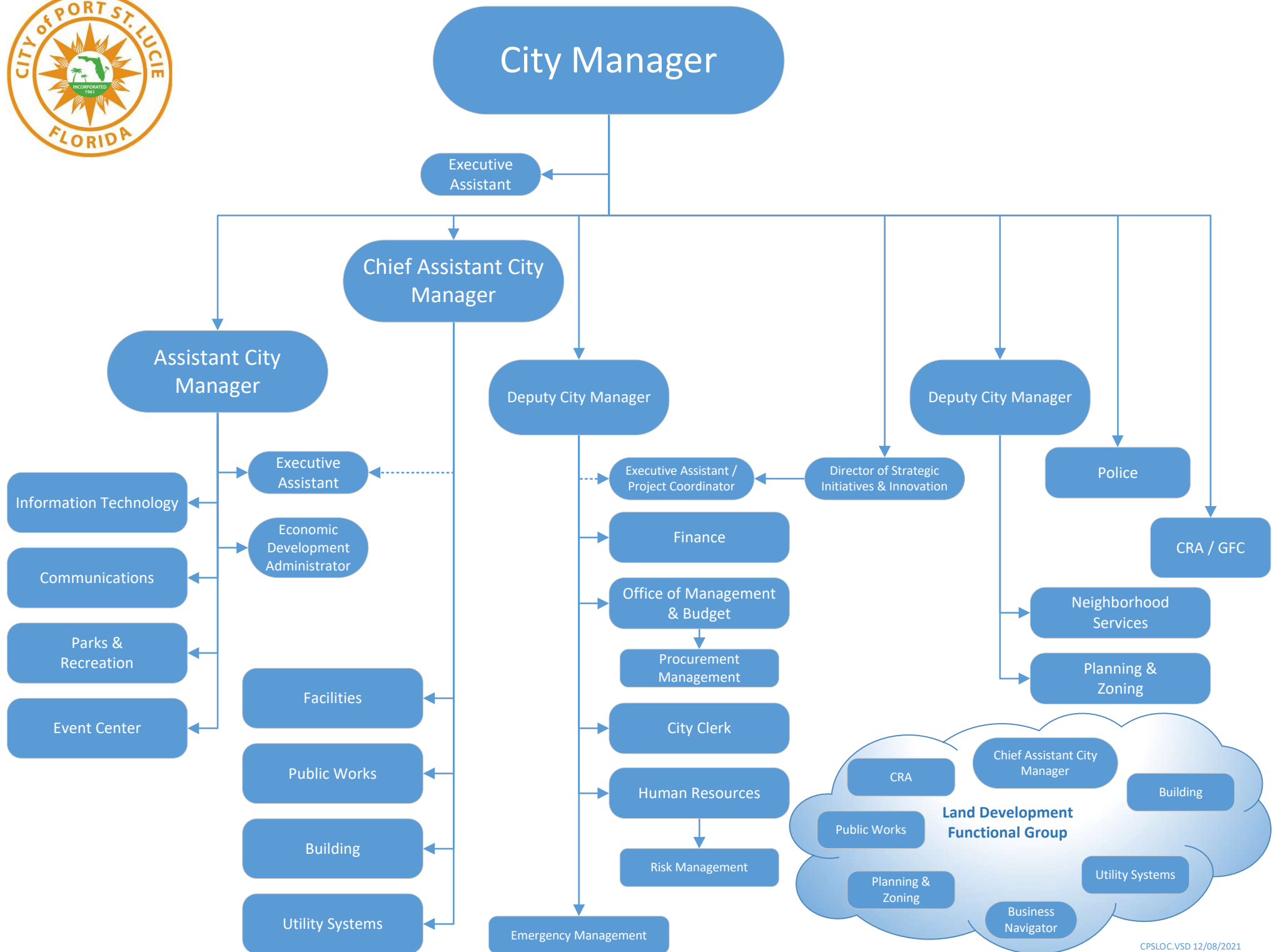
City of Port St. Lucie

APPOINTED OFFICIALS

Russ Blackburn, City Manager
James Stokes, City Attorney

ADMINISTRATION

Jesus Merejo, Chief Assistant City Manager
David Graham, Assistant City Manager
Kristina Ciuperger, Deputy City Manager
Teresa Lamar-Sarno, Deputy City Manager
Kate Parmelee, Director of Strategic Initiatives & Innovation
Stephen Okiye, Finance Director/City Treasurer
Carmen Capezzuto, Neighborhood Services Director
Caroline Sturgis, Office of Management and Budget Director
Elijah Wooten, Economic Development Administrator
Heath Stocton, Public Works Director
Joel A. Dramis, Building Official
John Bolduc, Chief of Police
Kevin Matyjaszek, Utility Systems Director
Linda McCarthy, MIDFLORIDA Credit Union Event Center Director
Natalie Cabrera, Human Resources Director
Nathaniel Rubel, Assistant Procurement Director
Renee Major, Risk Management Director
Roger Jacob, Facilities Maintenance Director
Sally Walsh, City Clerk
Sarah Prohaska, Communications Director
Sherman Conrad, Parks & Recreation Director
Wesley McCurry, CRA Director
William Jones, Chief Information Officer





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

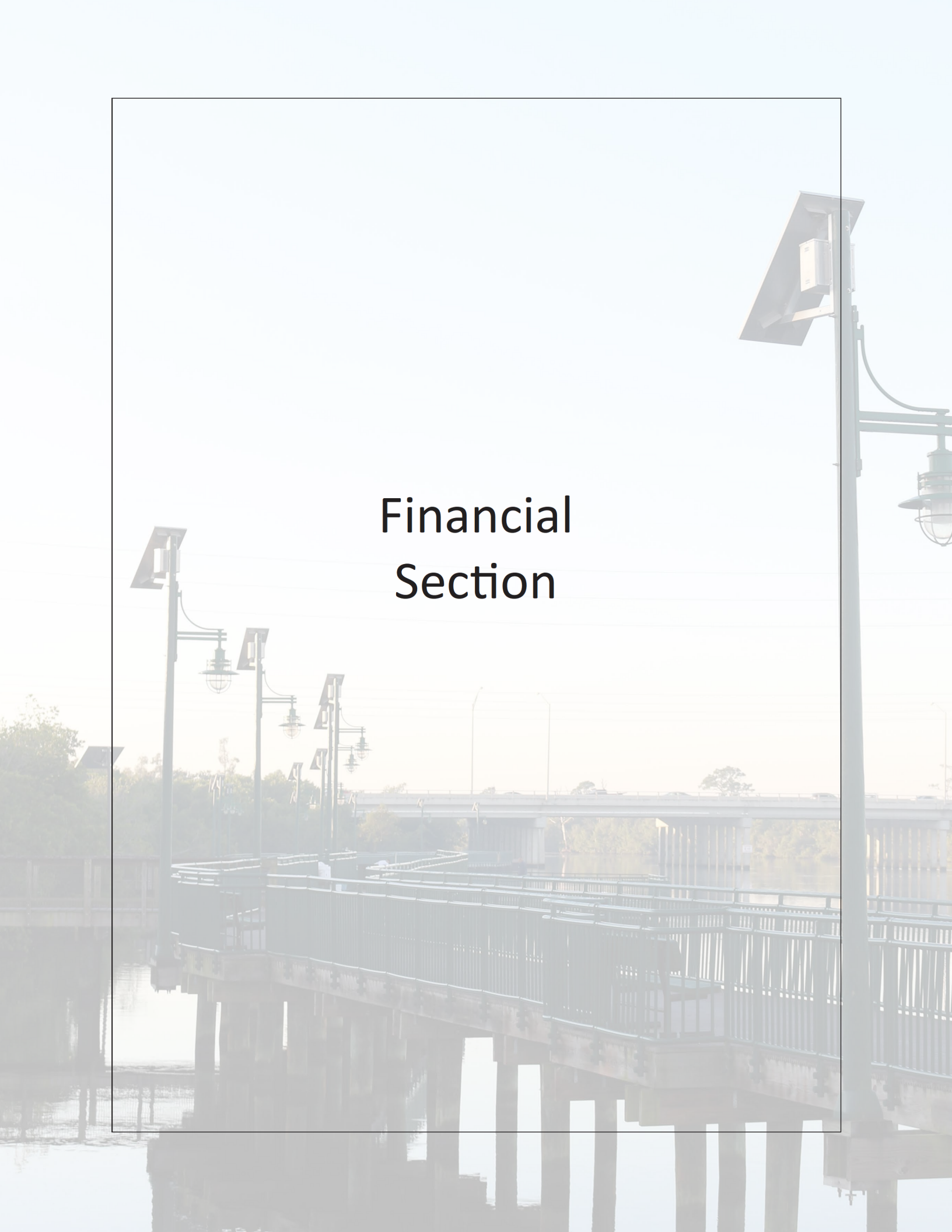
**City of Port St. Lucie
Florida**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2020

Christopher P. Morrill

Executive Director/CEO

The background image is a faded, light-colored photograph of a bridge structure over a body of water. The bridge has a series of vertical supports and a walkway with a metal railing. Several tall, modern streetlights with multiple lamps are positioned along the bridge. In the distance, another bridge is visible across the water, and there are some trees and a clear sky. The overall tone is soft and ethereal.

Financial Section

INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Port St. Lucie, Florida, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City of Port St. Lucie, Florida's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Municipal Police Officers Pension Trust Fund, which represent 85 percent, 85 percent and 83 percent, respectively of the assets, net position, and additions of the retirement trust funds. Those statements were audited by other auditors whose report has been furnished to us and our opinion, insofar as it relates to the amounts included for the Municipal Police Officers Pension Trust Fund is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Port St. Lucie, Florida, as of September 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Port St. Lucie, Florida's basic financial statements. The introductory section, combining statements and schedules section, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards and state financial assistance, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and Chapter 10.550 Rules of the Florida Auditor General is also not a required part of the basic financial statements.

The combining statements and schedules section and schedule of expenditures of federal awards and state financial assistance are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non-major fund financial statements, budgetary schedules of non-major funds, and schedule of expenditures of federal awards and state financial assistance are fairly stated in all material respects in relation to the financial statements as a whole.

The introductory section, and statistical section disclosures have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2022 on our consideration of the City of Port St. Lucie, Florida's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Port St. Lucie's internal control over financial reporting and compliance.

Cary Riggs E. Ingram, L.L.C.



Management's Discussion & Analysis

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2021

As management of the City of Port St. Lucie, Florida, we offer the following narrative overview and analysis of the financial activities of the City of Port St. Lucie, Florida (the City) for the fiscal year ended September 30, 2021. Readers are encouraged to consider this overview and analysis in combination with the basic financial statements and notes to the financial statements.

FINANCIAL HIGHLIGHTS

The City's revenue bond balance increased by \$47.7 million, or 9.6%, during the fiscal year. The increase was due to two bond issues: \$46 million Capital Improvement and Refunding Revenue Bonds, Series 2021, and \$31 million Utility System Revenue Bonds, Series 2021. The proceeds will provide a new Public Works Building, Police Training Facility, Park Improvements, Adaptive Traffic Light System, two new western reverse osmosis Floridian wells, a new western raw water main, a new deep injection well for the Prineville Water Treatment Facility, and other capital improvement and utility projects.

The City was awarded \$24.7 million from the Coronavirus State and Local Fiscal Recovery Fund under the American Rescue Plan Act (ARPA) umbrella. ARPA was signed into law to provide additional relief to address the continued impact of the COVID-19 pandemic on the economy, public health, state and local governments, individuals, and businesses. The first allocation of \$12.4 million in the fiscal year 2020-21 is included in Advance Payments on the Government-Wide Statement of Net Position. The second allocation of \$12.3 million will be received in the fiscal year 2021-22.

On the Government-Wide Financial Statements, the City's total cash and investments of \$329.1 million as of September 30, 2021, may be used to meet the City's ongoing obligations to citizens and creditors.

At the close of the fiscal year, the City's governmental funds reported combined ending fund balances of \$282.8 million, an increase of \$81.9 million from last fiscal year. Approximately 42.5% of the total governmental fund balance amount, or \$120.3 million, is designated as committed, assigned, and unassigned. The remaining 57.5% or \$162.5 million is designated as non-spendable or restricted. See Note 2 on page 51 for a detailed description of fund balance classifications per GASB Statement No. 54 - Fund Balance Reporting and Governmental Fund Type Definitions.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

The *Statement of Activities* presents information showing how the City net position changed during the fiscal year. All

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2021

changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This is the accrual basis of accounting. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

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

The government-wide financial statements can be found beginning on page 25 of this report.

GOVERNMENT-WIDE FINANCIAL STATEMENT ANALYSIS

The following tables, graphs, and analysis discuss the financial position and changes to the financial position for the City as a whole for and as of the year ended September 30, 2021.

As noted above, net position may serve over time as a useful indicator of a government's financial position. The City's net position, the amount by which assets plus deferred outflows of resources exceeded liabilities plus deferred inflows of resources, was \$1,258 million at September 30, 2021, an increase of \$144 million, or 12.89%, over fiscal year 2020. Total net position for governmental activities increased \$69 million and total net position for business-type activities increased \$74 million. The increase in net position can be attributed to Bond proceeds from the two bond issues, donated properties in Southern Grove, and increased fees for the both the Building and Utility departments.

The largest portion of the City's net position, \$742 million, reflects its investment in capital assets, e.g., land, buildings, improvements, equipment, and infrastructure, less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The following table summarizes page 25 , the detailed Statement of Net Position.

The restricted portion of the City's net position, \$330 million, represents resources that are subject to external restrictions on how they may be used. Such restrictions include debt service payments, development impact fees restricted to growth-related projects, other capital projects, and required reserves. The remaining unrestricted portion of the City's net position, \$187 million, may be used to meet current and ongoing obligations.

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

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2021

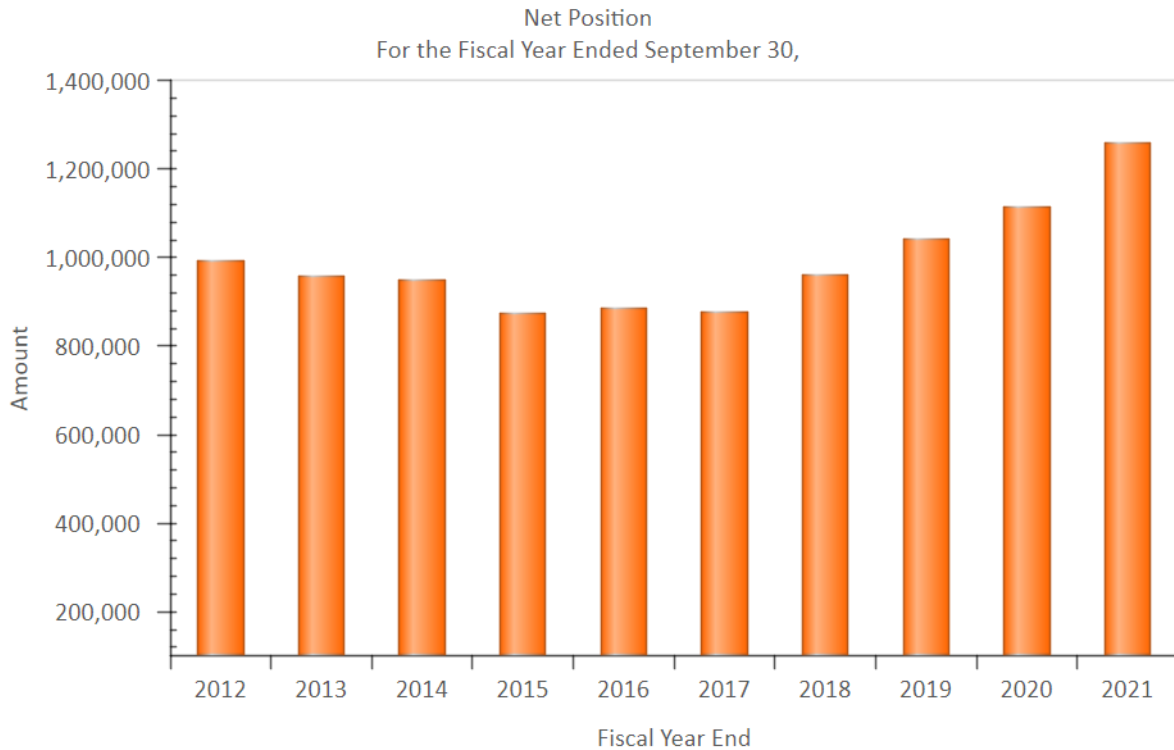
City of Port St. Lucie, Florida
Net Position as of September 30,
(in thousands)

	Governmental Activities		Business-type Activities		Total Government	
	2021	2020	2021	2020	2021	2020
Assets:						
Current and other assets	\$ 485,912	\$ 386,159	\$ 218,369	\$ 139,005	\$ 704,281	\$ 525,164
Capital assets	<u>771,210</u>	<u>749,370</u>	<u>672,933</u>	<u>658,588</u>	<u>1,444,143</u>	<u>1,407,958</u>
Total assets	1,257,122	1,135,529	891,302	797,593	2,148,424	1,933,122
Deferred outflows	<u>31,116</u>	<u>29,870</u>	<u>10,604</u>	<u>15,304</u>	<u>41,720</u>	<u>45,174</u>
Liabilities:						
Other liabilities	53,955	22,869	15,974	30,182	69,929	53,051
Long-term liabilities outstanding	<u>420,551</u>	<u>414,596</u>	<u>414,069</u>	<u>753,488</u>	<u>834,620</u>	<u>1,168,084</u>
Total liabilities	474,506	437,465	430,043	783,670	904,549	1,221,135
Deferred inflows	<u>26,861</u>	<u>10,304</u>	<u>261</u>	<u>5,778</u>	<u>27,122</u>	<u>16,082</u>
Net position:						
Net investment in capital assets	435,559	376,243	306,552	275,315	742,111	651,558
Restricted	280,517	277,159	49,248	40,440	329,765	317,599
Unrestricted	<u>70,795</u>	<u>64,228</u>	<u>115,802</u>	<u>81,426</u>	<u>186,597</u>	<u>145,654</u>
Total net position	<u>\$ 786,871</u>	<u>\$ 717,630</u>	<u>\$ 471,602</u>	<u>\$ 397,181</u>	<u>\$ 1,258,473</u>	<u>\$ 1,114,811</u>

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

City of Port St. Lucie, Florida
Management's Discussion and Analysis
For the Year Ended September 30, 2021

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



Capital Assets. The City's capital assets for the fiscal year ended September 30, 2021, totaled \$1,444 million, net of accumulated depreciation. This represents an increase of \$36 million from prior fiscal year, a increase of \$22 million for Governmental Activities and an increase of \$14 million for Business-Type Activities.

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2021

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

City of Port St. Lucie, Florida Capital Assets (net of depreciation) as of September 30, (in thousands)							
	Governmental Activities		Business-type Activities		Total Government		
	2021	2020	2021	2020	2021	2020	
Land	\$ 163,224	\$ 132,348	\$ 56,188	\$ 56,077	\$ 219,412	\$ 188,425	
Buildings	82,353	84,920	2,813	2,974	85,166	87,894	
Improvements other than buildings	54,468	44,228	7,003	3,863	61,471	48,091	
Machinery and equipment	13,426	10,994	13,752	12,963	27,178	23,957	
Intangible	156	183	348	444	504	627	
Infrastructure	424,891	443,495	20,557	21,283	445,448	464,778	
Plant	-	-	196,019	200,779	196,019	200,779	
Water & sewer system	-	-	349,514	331,253	349,514	331,253	
Construction in progress	32,692	33,202	26,739	28,951	59,431	62,153	
Total Capital Assets	<u>\$ 771,210</u>	<u>\$ 749,370</u>	<u>\$ 672,933</u>	<u>\$ 658,587</u>	<u>\$ 1,444,143</u>	<u>\$ 1,407,957</u>	

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

Long-term Liabilities. The City has been concentrating on reducing outstanding debt as quickly as possible. However, as shown in the schedule below, the City had a net increase of \$26.5 million in long-term debt due to the issuance of a \$46 million Capital Improvement and Refunding Revenue Bonds, Series 2021 and a \$31 million Utility System Revenue Bonds, Series 2021.

General obligation (GO) bonds are backed by the full faith and credit of the City. In Florida, GO bonds can only be issued through a majority vote of our constituents. The current GO bonds are associated with the major capital project, Crosstown Parkway. General obligation debt was reduced by \$(4.5) or (4.8)%

The special assessment debt was issued to aid in development of certain areas within the City by building the infrastructure: streets, electric, water, and sewer. Property owners pay for these improvements through assessments on their tax bill. Special assessment debt was reduced by (5.12)% or \$(6.4) million by required principal payments and utilizing excess special assessment collections for early calls of outstanding principal.

Revenue bonds are backed by the specific revenue pledged and not the full faith and credit of the City. These bonds are largely related to water, sewer, and stormwater activities and will be paid from user fees. Revenue bonds increased 9.6% or \$47.7 million during the year. The net increase was a result of the issuance of two bonds referenced above.

City of Port St. Lucie, Florida

**Management's Discussion and Analysis
For the Year Ended September 30, 2021**

City of Port St. Lucie, Florida
Long-Term Liabilities
as of September 30,
(in thousands)

	Governmental Activities		Business-type Activities		Total Government	
	2021	2020	2021	2020	2021	2020
General obligation bonds	\$ 89,325	\$ 93,775	\$ -	\$ -	\$ 89,325	\$ 93,775
Special assessment bonds	118,060	124,430	-	-	118,060	124,430
Revenue bonds	175,455	144,875	370,515	353,390	545,970	498,265
Compensated absences	11,802	10,929	4,270	4,363	16,072	15,292
Capital leases	267	529	-	-	267	529
Unamortized bond premiums	15,889	9,518	32,369	29,882	48,258	39,400
Net pension liability	2	22,990	-	-	2	22,990
Net other post employment benefits	9,751	7,551	4,947	3,876	14,698	11,427
Total long term liabilities	<u>\$ 420,551</u>	<u>\$ 414,597</u>	<u>\$ 412,101</u>	<u>\$ 391,511</u>	<u>\$ 832,652</u>	<u>\$ 806,108</u>

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

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

Ratings on the City's bonds are as follows:

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

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2021

Changes in Net Position. Details of the following summarized information can be found on page 26, the Statement of Activities.

City of Port St. Lucie, Florida Changes in Net Position for the year ended September 30, (in thousands)						
	Governmental Activities		Business-type Activities		Total Government	
	2021	2020	2021	2020	2021	2020
Program revenues:						
Charges for services	\$ 57,199	\$ 44,684	\$ 117,157	\$ 109,774	\$ 174,356	\$ 154,458
Operating grants and contributions	13,368	9,626	2,045	738	15,413	10,364
Capital grants and contributions	54,344	15,870	58,005	44,266	112,349	60,136
General revenues:						
Property taxes	69,685	65,328	-	-	69,685	65,328
Other taxes	60,330	54,187	-	-	60,330	54,187
State revenue sharing - unrestricted	13,572	11,352	-	-	13,572	11,352
Interest	301	3,795	196	2,244	497	6,039
Miscellaneous revenue - GA	7,350	6,588	575	243	7,925	6,831
Total revenues	276,149	211,430	177,978	157,265	454,127	368,695
Expenses:						
General government	26,771	22,665	-	-	26,771	22,665
Public safety	56,851	58,589	-	-	56,851	58,589
Physical environment	21,648	20,434	-	-	21,648	20,434
Transportation	35,719	33,793	-	-	35,719	33,793
Economic environment	15,414	10,453	-	-	15,414	10,453
Human services	8,059	4,856	-	-	8,059	4,856
Culture and recreation	20,082	20,182	-	-	20,082	20,182
Interest on long-term debt	13,772	14,430	-	-	13,772	14,430
Utility system	-	-	86,087	85,166	86,087	85,166
Stormwater utility	-	-	24,229	23,072	24,229	23,072
Golf course	-	-	1,833	1,729	1,833	1,729
Total expenses	198,316	185,402	112,149	109,967	310,465	295,369
Change in net position before transfers	77,833	26,028	65,829	47,298	143,662	73,326
Transfers	(8,592)	4,871	8,592	(4,871)	-	-
Changes in net position	69,241	30,899	74,421	42,427	143,662	73,326
Net position - beginning	717,630	686,731	397,181	354,754	1,114,811	1,041,485
Net position - ending	\$ 786,871	\$ 717,630	\$ 471,602	\$ 397,181	\$ 1,258,473	\$ 1,114,811

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2021

The City's results of operations overall were positive. Operations increased in both governmental activities and business-type activities. The City's change in net position increased by nearly 95.1%, or \$69.7 million to \$143.0 million.

Revenues overall increased by \$85.4 million, or 23.2%, to \$454.0 million, driven by explosive growth in the City. Charges for services in governmental activity increased by 28.0% or \$12.5 million, primarily due to increases in administrative fees and zoning fees of more than 85% and revenue from Building permits up by 59.0% or \$5.7 million over last year. Charges for service in business-type activities increased by 6.7% because of utility rate increases and building growth. The City's capital grants and contributions increased by 86.9%, or \$52.2 million. Governmental activity capital grants and contributions increased by 242.4% or \$38.5 million due to \$30.4 million in property donations, grants, city growth, and an increase in the collection of impact fees. Business-type activity capital grants and contributions increased by 31.0%, or \$13.7 million, driven by an increase in connection fees. Overall revenues in the governmental activities were favorable by 30.6% or \$64.7 million and up by 13.2% or \$20.7 million for business-type activities.

Expenses increased by \$15.1 million or 5.1% to \$310.5 million; governmental activities increased by \$12.9 million or 7.0% to \$198.3 million and business activities expenses increased by \$2.2 million or 2.0% to \$112.1 million. General government expenses increased due to an increase in building permits issued in the Building department which resulted in a credit card fee expense increase of \$1.2 million. Other General government expenses showing an increase include \$500,000 to upgrade computer software, increased salaries and wages in the Police Department, and an increase in Professional Fees in Human Resources. Economic environment expenses increased by \$5 million due to donations of land in Southern Grove. Human Services expenses increased by \$3 million due to the pass through grant from the Department of Treasury to St. Lucie County for the COVID-19 Emergency Rental Assistance grant (ERA#1). Business-type activity expenses increased slightly by \$2.2 million or 2%. Utility system expenses increased slightly by 1%. Stormwater expenses increased by \$1.1 million or 5% due to a culvert replacement program to improve drainage in flood prone areas of the City. Golf course expenses increased by \$104,000 or 6% due to an increase in credit card fees and operating supplies.

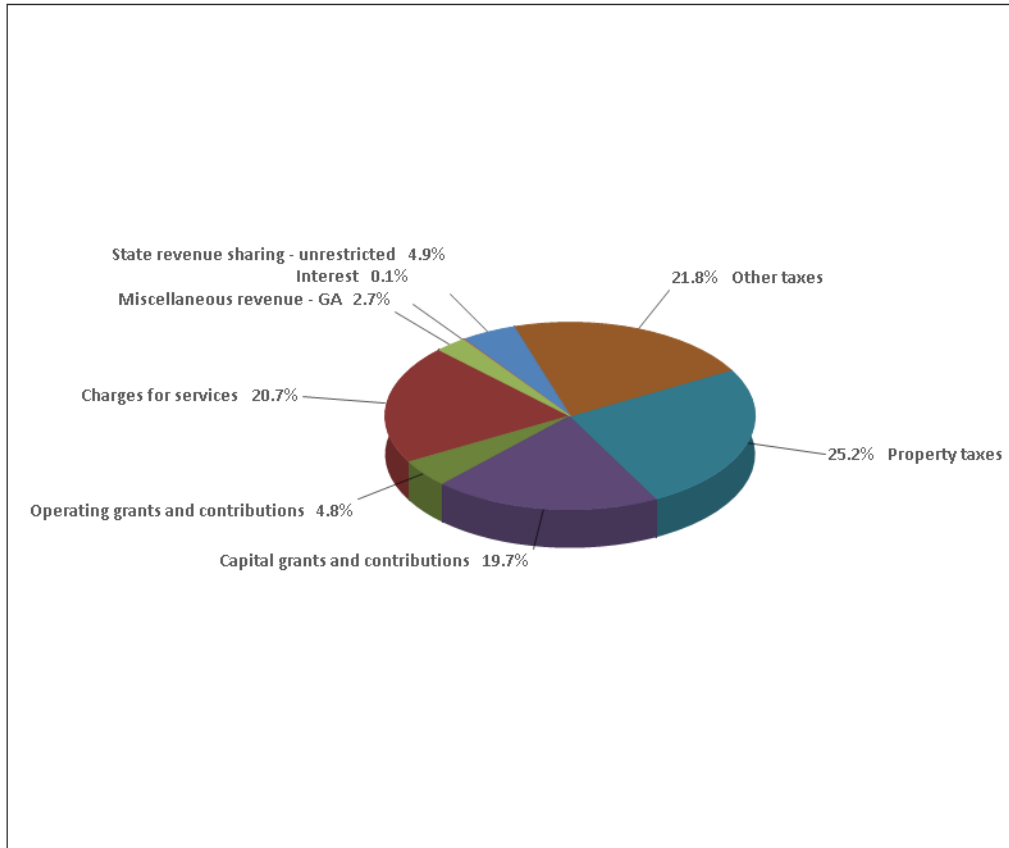
City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2021

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

Revenues by Source - Governmental Activities

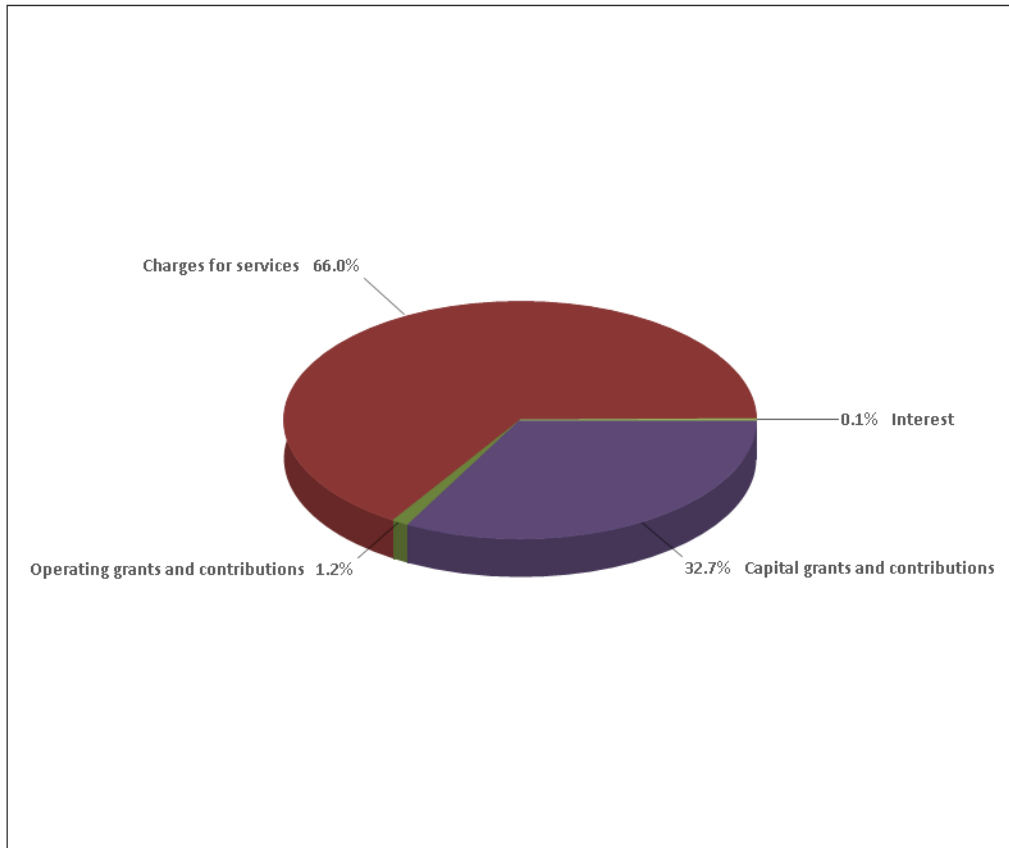
Fiscal Year Ended September 30, 2021



As shown above, property taxes and other taxes are the City's largest sources of revenue for the Governmental Activities comprising 47.0% of the total. Additional information about tax revenues is provided in the Revenue Capacity section of the Statistical Section of this report beginning on page 191.

City of Port St. Lucie, Florida
Management's Discussion and Analysis
For the Year Ended September 30, 2021

Revenues by Source - Business-Type Activities
Fiscal Year Ended September 30, 2021



As shown in pie chart above, charges for services account for the majority of the Business-Type Activities revenues which is to be expected for these types of activities.

Fund Financial Statements

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

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

City of Port St. Lucie, Florida

Management's Discussion and Analysis For the Year Ended September 30, 2021

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

The City maintains 39 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Community Redevelopment Fund, and Southwest Annexation District 1 Special Assessment Collection Fund, all of which are major funds. Data from the other 36 governmental funds are combined into a single, aggregated presentation.

The basic governmental funds financial statements can be found beginning on page 28 of this report.

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

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

Spendable Fund balances:

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

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

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

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

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$283 million, an increase of \$82 million from the prior year. The primary reason for the increase was collections from the half cent sales tax which is a revenue source and fund established in 2019. The half cent sales tax is a ten-year sales tax increase and revenues will be used to pay for building additional sidewalks, improving roads and water-quality projects to improve the health of the Indian River Lagoon.

City of Port St. Lucie, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2021

The following summarizes information beginning on page 28 in the following financial statements:

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

	Fund Balances 2020	Net Changes in Fund Balances 2021	Fund Balances 2021
General Fund	\$ 45,286	\$ 61,331	\$ 106,617
SW Annexation District 1 Collection Fund	10,941	892	11,833
Community Redevelopment Fund	243	(147)	96
Nonmajor Governmental Funds	144,381	19,903	164,284
Totals	<u>200,851</u>	<u>81,979</u>	<u>282,830</u>
Nonspendable	30,932	(2,002)	28,930
Spendable - Restricted	117,419	16,205	133,624
Spendable - Committed, Assigned, Unassigned	52,500	67,776	120,276
Total Governmental Fund Balances	<u>\$ 200,851</u>	<u>\$ 81,979</u>	<u>\$ 282,830</u>

The non-major governmental funds increased 13.8% or \$19.9 million.

The *General Fund* is the chief operating fund of the City. At the end of the current fiscal year, total fund balance of the General Fund was \$106.6 million. Of this amount approximately \$97.7 million is unassigned but included. As a measure of the General Fund's liquidity, it may be useful to compare total fund balances to total fund revenues and expenditures. The City feels it is a prudent financial policy to maintain at least a 20.0% fund balance.

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

City of Port St. Lucie, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2021

The following summarizes information beginning on page 28 in the following financial statements:

City of Port St. Lucie, Florida
General Fund
Budgetary Comparison Statement
Fiscal Year Ended September 30, 2021
(in thousands)

	Final Amended Budget	Actuals	Variance Positive (Negative)
Revenues	\$ 119,525	\$ 118,564	\$ (961)
Expenditure	<u>125,064</u>	<u>104,313</u>	<u>20,751</u>
Excess (deficiency) of revenues over (under) expenditures	(5,539)	14,251	19,790
Other financing sources (uses)	<u>36,443</u>	<u>47,079</u>	<u>10,636</u>
Net change in fund balance	<u>\$ 30,904</u>	\$ 61,330	<u>\$ 30,426</u>
Fund balance October 1		<u>45,285</u>	
Fund balance September 30		<u>\$ 106,615</u>	

Total revenues in the General Fund were (0.8)% less than the final amended budget and total expenditures were (16.6)% less than the final amended budget.

Actual general fund expenditures were \$(20.8) million less than the Final Amended Budget. The variance is a result of the timing of the receipt of funds, requirement of City Council approval, and purchase to pay timelines for both the ARPA projects and Segment 2.1 of the Port St. Lucie Boulevard South improvement project.

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

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

City of Port St. Lucie, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2021

The following table summarizes basic proprietary fund financial statements which can be found beginning on page 32 of this report:

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

	Net Position (Deficit) 2020	Net Changes in Fund Balances 2021	Net Position (Deficit) 2021
Utility System Fund	\$ 373,781	\$ 71,958	\$ 445,739
Stormwater Utility Fund	16,781	2,739	19,520
Nonmajor Enterprise Fund	5,030	35	5,065
Totals	<u>\$ 395,592</u>	<u>\$ 74,732</u>	<u>\$ 470,324</u>

The Utility System Fund increased its net position by \$72.0 million which is largely due to an increase in the system development fees of \$2.9 million and connection fees of \$11.5 million (due to rapid growth in the City) which increased more than 52.7% or \$14.4 million. The remaining increase came as a result of increasing the utility rates by 1.5% and the explosive growth in building which drove an increase in operation revenues by \$6.5 million. In addition there was a \$12 million transfer from the USA 3 & 4 SAD to fund the Utility's Capital Improvement Projects. Expenses remained relatively flat.

The Stormwater Utility Fund revenues and expenses were flat compared to prior year. This fund recieved a \$2.0 million transfer from the General Fund to improve drainage in flood prone areas.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found beginning on page 42 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information regarding the current funding progress for, and employer contributions to, pensions and other post-employment benefits (OPEB), as well as changes in pension and OPEB liabilities. Also included are budgetary comparisons for major governmental funds and funds for which the budget is legally adopted. The required supplementary information begins on page 105 of this report.

The combining statements referred to earlier in connection with nonmajor funds are presented in the combining statements and schedules section. Combining and individual fund statements and schedules can be found on page 126 of this report.

City of Port St. Lucie, Florida

Management's Discussion and Analysis
For the Year Ended September 30, 2021

A statistical section provides financial statement users with additional historical perspective, context, and detail for use in evaluating the information contained within the financial statements, notes to the financial statements, and the required supplementary information with the goal of providing the user with a better understanding of the City's economic condition. The Statistical information begins on page 180 of this report.

ECONOMIC FACTORS

The 1990 census recorded Port St. Lucie's population at 55,866 and the 2020 census recorded Port St. Lucie's population at 204,851, nearly 267% increase. As of July 2021, the City covers approximately 120 square miles and has an estimated population over 214,000.

Unemployment rates in the US, Florida, and Port St. Lucie metropolitan statistical area (MSA) respectively for December 2021 are 4.6%, 4.0%, and 4.2%. This compares well to the national and state rates.

Data produced by the Relators of the Palm Beaches and Greater Fort Lauderdale indicates that the average median sales price for an existing single-family home in Port St. Lucie has increased 31.6% over December 2020.

Budget Outlook.

The local economy continues to show signs of sustained health. For the ninth year in a row the City's taxable value has increased and the year-over-year percentage of increase has grown each year (from 1.7% in 2013-2014 to 12.5% in FY 2021-2022). This generated an additional \$5.7 million in property tax revenue for the 2021-2022 fiscal year over the prior year. As a result of the increase in assessed values, the City Council reduced tax rates by 0.3000 mills for Fiscal Year 2021-2022, reducing the total City tax rate from 5.9000 to 5.6000.

The Building Department continues to see increased permitting activity every year and 2021 was no different. By November 2021, the Department had issued 60,343 permits surpassing the total amount of building permits issued in all of 2020 by nearly 8,000 permits. Of those, 4,721 were for single-family residences. Amazon broke ground on a new 1.1 million-square-foot fulfillment center at Midway Business Park which is expected to bring more than 500 jobs to the City. FedEx opened its doors to its 245,000-square-foot sorting facility in Tradition's Southern Grove which is expected to bring 500 jobs to the City. Major transportation initiatives moved forward to manage current and future growth, including a new Mobility Plan and Fee on new development to replace road impact fees.

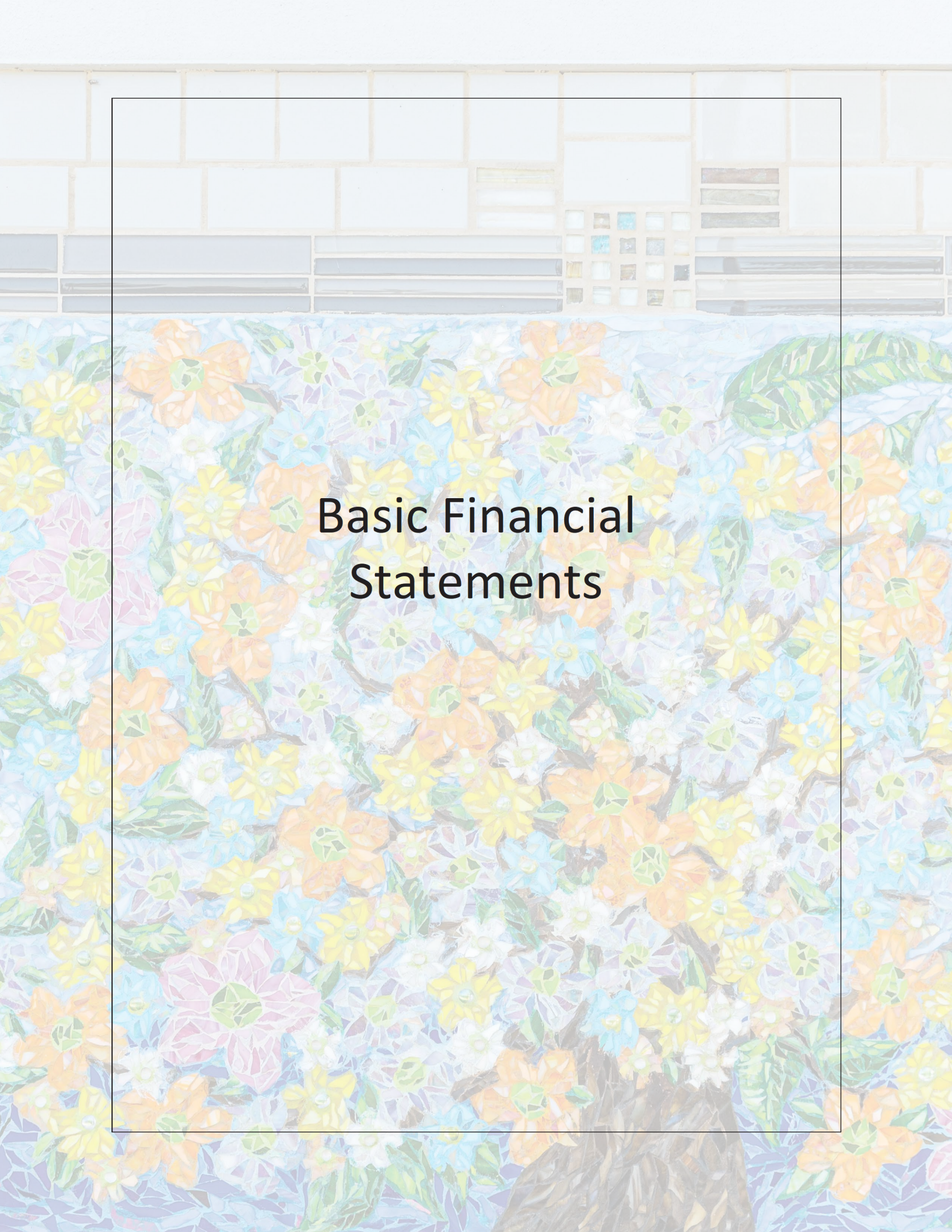
The long-range General Fund model assumes a modest level of taxable value increase going into future years and increases to other economic revenues. Fund Balance Contingencies are being budgeted at 17% or greater. This sound financial picture allowed the City Council to enhance the level of services being provided and began addressing the deferred maintenance issues which were largely ignored during the Great Recession. With the City continuing to be in a strong position to fund its financial obligations, it is anticipated that the City's credit ratings will achieve higher classifications.

Request for Information.

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



"A City for All Ages"



Basic Financial Statements



"A City for All Ages"

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City of Port St. Lucie, Florida
Statement of Net Position
September 30, 2021

	Governmental Activities	Business-Type Activities	Total
Assets			
Equity in pooled cash and investments	\$ 238,032,152	\$ 91,048,893	\$ 329,081,045
Restricted Equity in pooled cash and investments	58,053,196	102,118,054	160,171,250
Receivables	162,162,220	20,889,617	183,051,837
Internal balances	(1,341,270)	1,341,270	-
Prepaid and other assets	29,004,073	2,971,170	31,975,243
Capital assets, net of depreciation	575,294,510	590,004,564	1,165,299,074
Capital assets, not depreciated	195,915,967	82,928,052	278,844,019
Total assets	1,257,120,848	891,301,620	2,148,422,468
Deferred outflows			
Deferred outflows - loss on bond defeasance	13,581,464	10,604,447	24,185,911
Deferred outflows - pension	7,714,426	-	7,714,426
Deferred outflows - OPEB	9,819,925	5,155,853	14,975,778
Total deferred outflows	31,115,815	15,760,300	46,876,115
Liabilities			
Accounts payable and other accrued expenses	30,887,725	13,669,817	44,557,542
Unearned revenue	19,509,622	2,303,582	21,813,204
Bond interest payable	3,556,401	-	3,556,401
Long-term liabilities due within one year	21,409,275	16,554,332	37,963,607
Long-term liabilities due in more than one year	389,388,690	390,599,603	779,988,293
Long-term liabilities due in more than one year net other post employment benefits	9,750,773	4,947,393	14,698,166
Long-term liabilities due in more than one year net pension liability	1,787	-	1,787
Payable from restricted assets	-	1,968,433	1,968,433
Total liabilities	474,504,273	430,043,160	904,547,433
Deferred Inflows			
Pensions	18,323,528	-	18,323,528
Other post employment benefits	8,537,158	5,417,051	13,954,209
Total deferred inflows	26,860,686	5,417,051	32,277,737
Net Position			
Net investment in capital assets	435,559,487	317,156,683	752,716,170
Restricted for:			
Debt services	173,204,777	3,142,587	176,347,364
Capital projects	27,332,496	46,013,092	73,345,588
Protective inspections	26,325,490	-	26,325,490
Housing assistance	3,196,431	-	3,196,431
Economic environment	19,378,780	-	19,378,780
Transportation	26,179,032	-	26,179,032
Other purposes	4,899,793	-	4,899,793
Claims	-	92,234	92,234
Unrestricted	70,795,418	105,197,113	175,992,531
Total net position	\$ 786,871,704	\$ 471,601,709	\$ 1,258,473,413

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

City of Port St. Lucie, Florida

Statement of Activities

For the Year Ended September 30, 2021

Function/Programs	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
General government	\$ 26,771,140	\$ 5,227,967	\$ -	\$ 29,503,024
Public safety	56,850,551	19,593,342	3,696,327	1,572,623
Physical environment	21,647,804	28,462,714	250,115	10,511,429
Transportation	35,719,181	1,664,240	73,643	7,438,226
Economic environment	15,413,901	15,048	5,940,947	-
Human services	8,059,120	568,580	3,407,019	-
Culture and recreation	20,082,418	1,666,789	-	5,318,496
Debt service - interest	13,772,587	-	-	-
Total general government	198,316,702	57,198,680	13,368,051	54,343,798
Business-type activities:				
Utility system	86,087,243	89,325,901	1,991,859	58,004,645
Stormwater utility	24,229,649	26,004,360	47,840	-
Golf course	1,833,569	1,827,128	5,242	-
Total business-type activities	112,150,461	117,157,389	2,044,941	58,004,645
Total primary government	\$ 310,467,163	\$ 174,356,069	\$ 15,412,992	\$ 112,348,443

General Revenues:

Taxes:

- Property taxes
- Franchise and utility taxes
- Sales tax
- Communications service tax
- Local business tax
- State revenue sharing - unrestricted
- Local option gas tax
- Insurance premium tax

Interest

Miscellaneous Revenue

Transfers

Total general revenues and transfers

Change in net position

Net position - beginning

Net position - ending

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

Net (Expenses) Revenues and Changes in Net Position

Governmental Activities	Business-type Activities	Total
\$ 7,959,851	\$ -	\$ 7,959,851
(31,988,259)	-	(31,988,259)
17,576,454	-	17,576,454
(26,543,072)	-	(26,543,072)
(9,457,906)	-	(9,457,906)
(4,083,521)	-	(4,083,521)
(13,097,133)	-	(13,097,133)
(13,772,587)	-	(13,772,587)
(73,406,173)	-	(73,406,173)
-	63,235,162	63,235,162
-	1,822,551	1,822,551
-	(1,199)	(1,199)
-	65,056,514	65,056,514
\$ (73,406,173)	\$ 65,056,514	\$ (8,349,659)

\$ 69,685,637	\$ -	\$ 69,685,637
26,435,820	-	26,435,820
20,633,072	-	20,633,072
5,117,309	-	5,117,309
2,139,910	-	2,139,910
13,571,747	-	13,571,747
4,346,035	-	4,346,035
1,659,851	-	1,659,851
301,409	195,940	497,349
7,349,747	575,203	7,924,950
(8,592,603)	8,592,603	-
142,647,934	9,363,746	152,011,680
69,241,761	74,420,260	143,662,021
717,629,943	397,181,449	1,114,811,392
\$ 786,871,704	\$ 471,601,709	\$ 1,258,473,413

City of Port St. Lucie, Florida

**Balance Sheet
Governmental Funds
September 30, 2021**

	General Fund	SW Annexation District 1 Collection Fund	Community Redevelopment Agency Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets					
Cash and cash equivalents	\$ 69,544,582	\$ 5,007,481	\$ 108,225	\$ 152,874,453	\$ 227,534,741
Receivables	5,532,547	113,669,950	-	32,852,741	152,055,238
Due from other funds	8,428	-	-	26,575	35,003
Due from other governments	4,073,380	30,863	-	6,002,739	10,106,982
Prepaid items	815,197	-	3,306	156,833	975,336
Inventories	80,740	-	-	27,873,239	27,953,979
Restricted Assets	49,764,885	6,795,117	-	1,493,194	58,053,196
Total assets	<u>\$ 129,819,759</u>	<u>\$ 125,503,411</u>	<u>\$ 111,531</u>	<u>\$ 221,279,774</u>	<u>\$ 476,714,475</u>
Liabilities, Deferred Inflows, and Fund Balances					
Liabilities					
Accounts payable	\$ 3,236,823	\$ 400	\$ 938	\$ 18,771,330	\$ 22,009,491
Accrued salaries and wages	2,853,489	-	14,769	564,434	3,432,692
Due to other funds	90,663	-	-	8,428	99,091
Due to other governments	5,321	-	-	23,885	29,206
Unearned revenue	15,955,500	-	-	3,521,040	19,476,540
Deposits payable	228,933	-	-	1,195,693	1,424,626
Retainage payable	47,133	-	-	473,555	520,688
Total liabilities	<u>22,417,862</u>	<u>400</u>	<u>15,707</u>	<u>24,558,365</u>	<u>46,992,334</u>
Deferred Inflows					
Unavailable revenue	785,886	113,669,950	-	32,436,703	146,892,539
Total deferred inflows	<u>785,886</u>	<u>113,669,950</u>	<u>-</u>	<u>32,436,703</u>	<u>146,892,539</u>
Nonspendable	895,938	-	3,306	28,030,072	28,929,316
Restricted	-	11,833,061	92,518	121,698,563	133,624,142
Committed	3,936,632	-	-	14,556,071	18,492,703
Assigned	4,026,800	-	-	-	4,026,800
Unassigned	97,756,641	-	-	-	97,756,641
Total fund balances	<u>106,616,011</u>	<u>11,833,061</u>	<u>95,824</u>	<u>164,284,706</u>	<u>282,829,602</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 129,819,759</u>	<u>\$ 125,503,411</u>	<u>\$ 111,531</u>	<u>\$ 221,279,774</u>	<u>\$ 476,714,475</u>

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

City of Port St. Lucie, Florida

**Reconciliation of the Balance Sheet of Governmental Funds to the
Statement of Net Position
September 30, 2021**

Fund Balances - Total Governmental Funds	\$ 282,829,602
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of the assets and the accumulated depreciation	771,210,477
Long-term liabilities are not due and payable in the current period and are not reported in the governmental funds. Long-term liabilities at year end consist of:	
Bonds Payable:	\$ 382,840,000
Capital Leases:	267,110
Compensated Absences:	11,801,848
Net Other Post Employment Benefits:	9,750,773
Net pension liability:	1,787
Governmental funds do not report a liability for accrued interest until it is due and payable. Accrued interest must be reported as a liability in the government-wide financial statements.	(404,661,518)
In fund financial statements, governmental fund types recognize discounts and premiums during the current period as other financing uses. In the government-wide statements, discounts and premiums are applied against bonds payable on the statement of net position.	(3,556,400)
Deferred inflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in the governmental funds.	(15,889,007)
Liabilities for earned but unavailable revenues are not reported in the funds, but are reported in the statement of net position.	(26,860,686)
The difference between the amount required to repay previously issued debt in a refunding transaction and the amount of the old debt is reported as a deferred outflow of resources in the government-wide financial statements.	146,892,539
Deferred outflows related to pensions and other post employment benefits are not financial resources and therefore are not reported in the governmental funds.	13,581,463
The internal service fund is used by management to charge the cost of employee health insurance. The current assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.	17,534,351
	5,790,883
Net position of governmental activities	\$ 786,871,704

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

City of Port St. Lucie, Florida

**Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2021**

	General Fund	SW Annexation District 1 Collection Fund	Community Redevelopment Agency Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues					
Taxes	\$ 75,908,363	\$ -	\$ -	\$ 14,596,757	\$ 90,505,120
Licenses and permits	12,004,312	-	-	16,832,731	28,837,043
Intergovernmental	20,893,999	-	2,316,697	33,074,537	56,285,233
Charges for services	4,351,103	7,779,927	-	33,921,406	46,052,436
Fines and forfeitures	1,099,079	-	-	418,911	1,517,990
Interest income	83,278	16,201	187	188,811	288,477
Impact fees	2,224,645	-	-	23,369,644	25,594,289
Other	1,999,448	-	15,048	2,073,541	4,088,037
Total revenues	<u>118,564,227</u>	<u>7,796,128</u>	<u>2,331,932</u>	<u>124,476,338</u>	<u>253,168,625</u>
Expenditures					
Current					
General government	26,289,061	-	-	-	26,289,061
Public safety	49,969,574	-	-	9,902,530	59,872,104
Physical environment	379,936	108,940	-	20,656,822	21,145,698
Transportation	106,754	-	-	15,414,114	15,520,868
Economic environment	301,165	-	1,148,602	11,296,074	12,745,841
Human services	2,029,151	-	-	6,554,948	8,584,099
Culture and recreation	15,205,098	-	-	1,757,273	16,962,371
Capital outlay	4,805,711	-	115,326	18,326,361	23,247,398
Debt Service					
Principal	2,000,000	3,170,000	3,585,000	13,366,737	22,121,737
Interest	3,226,123	3,624,213	1,293,125	6,611,491	14,754,952
Total expenditures	<u>104,312,573</u>	<u>6,903,153</u>	<u>6,142,053</u>	<u>103,886,350</u>	<u>221,244,129</u>
Excess (deficiency) of revenues over (under) expenditures	<u>14,251,654</u>	<u>892,975</u>	<u>(3,810,121)</u>	<u>20,589,988</u>	<u>31,924,496</u>
Other financing sources (uses)					
Transfers in	8,313,101	-	1,862,946	21,144,659	31,320,706
Transfers out	(11,709,573)	(1,094)	(960)	(28,073,179)	(39,784,806)
Proceeds from sale of assets	108,733	-	1,800,000	6,242,002	8,150,735
Issuance of debt	50,302,194	-	-	-	50,302,194
Issuance of debt - refunding bonds	4,104,436	-	-	-	4,104,436
Payment to escrow agent	(4,040,000)	-	-	-	(4,040,000)
Total other financing sources (uses)	<u>47,078,891</u>	<u>(1,094)</u>	<u>3,661,986</u>	<u>(686,518)</u>	<u>50,053,265</u>
Net change in fund balances	61,330,545	891,881	(148,135)	19,903,470	81,977,761
Fund balances, beginning of year	<u>45,285,466</u>	<u>10,941,180</u>	<u>243,959</u>	<u>144,381,236</u>	<u>200,851,841</u>
Fund balances, end of year	<u>\$ 106,616,011</u>	<u>\$ 11,833,061</u>	<u>\$ 95,824</u>	<u>\$ 164,284,706</u>	<u>\$ 282,829,602</u>

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

City of Port St. Lucie, Florida

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of
Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2021

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

Net Change in Fund Balances - Total Governmental Funds	\$ 81,977,761
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital outlay recorded as expenditures in the current period.	21,447,397
The amount of depreciation expense associated with capital assets is recorded as expense in the current period.	(29,576,500)
This amount of donated capital assets received in the current period.	30,467,423
Principal payments, bond issuances, refunding transactions - net	(19,498,129)
Net proceeds from issuance premium and amortization of premium	(6,371,218)
Governmental funds do not recognize expenditures for the long-term accrued liability associated with compensated absences. This is the net change of compensated absences recorded in the current period.	(873,192)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds. Changes related to long-term liabilities included:	
Governmental funds do not recognize expenditures for the liability associated with accrued interest payable on long-term debt. This is the change in accrued interest payable for the current period.	(1,217,218)
Governmental funds do not recognize expenditures for the change in the Net Pension liability and related deferred inflows and outflows from year-to-year. This is the change of the Net Pension liability and related deferred inflows and outflows for the current period.	4,756,608
Governmental funds do not recognize expenditures for the change in the Net OPEB liability and related deferred inflows and outflows from year-to-year. This is the change of the Net OPEB liability and related deferred inflows and outflows for the current period.	2,107,601
In the governmental funds, revenues cannot be recognized until they are available to liquidate liabilities of the current period. In the statement of activities, revenue is recognized as soon as it is earned regardless of its availability.	(13,401,015)
The internal service fund is used by management to charge the costs of health insurance. The change in net position attributable to governmental funds is reported with governmental activities.	(577,757)
Net change in net position - governmental activities	<u><u>\$ 69,241,761</u></u>

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

City of Port St. Lucie, Florida

**Statement of Net Position
Proprietary Funds
September 30, 2021**

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Fund	Total Enterprise Funds	Governmental Activities - Internal Service Fund
Assets					
Current assets					
Cash and cash equivalents	\$ 79,230,865	\$ 11,643,814	\$ 174,214	\$ 91,048,893	\$ 10,497,411
Receivables	12,764,696	467,847	-	13,232,543	-
Due from other funds	22,862	41,226	-	64,088	-
Due from other governments	747,595	100,018	-	847,613	-
Prepaid items	296,252	107,932	6,363	410,547	74,758
Inventories	2,226,447	294,827	39,348	2,560,622	-
Restricted equity in pooled cash and investments	101,452,487	665,567	-	102,118,054	-
Total current assets	<u>196,741,204</u>	<u>13,321,231</u>	<u>219,925</u>	<u>210,282,360</u>	<u>10,572,169</u>
Noncurrent assets					
Noncurrent receivables	6,809,462	-	-	6,809,462	-
Advances to other funds	96,516	-	-	96,516	-
Capital assets (net of depreciation)	555,143,664	32,411,641	2,449,259	590,004,564	73,464
Capital assets, not being depreciated/amortized	63,216,232	16,924,878	2,786,942	82,928,052	253,459
Total noncurrent assets	<u>625,265,874</u>	<u>49,336,519</u>	<u>5,236,201</u>	<u>679,838,594</u>	<u>326,923</u>
Total assets	<u>822,007,078</u>	<u>62,657,750</u>	<u>5,456,126</u>	<u>890,120,954</u>	<u>10,899,092</u>
Deferred outflows					
Loss on debt defeasance	10,125,936	478,511	-	10,604,447	-
Other post employment benefits	3,707,583	1,338,897	109,373	5,155,853	-
Total deferred outflows	<u>13,833,519</u>	<u>1,817,408</u>	<u>109,373</u>	<u>15,760,300</u>	<u>-</u>
Liabilities					
Current liabilities					
Deposits payable	6,472,692	29,400	15,200	6,517,292	-
Accounts payable	4,071,402	1,620,260	49,901	5,741,563	3,471,022
Accrued salaries and wages	996,107	255,672	29,483	1,281,262	-
Unearned revenue	2,278,296	-	25,286	2,303,582	33,082
Retainage payable	66,006	63,694	-	129,700	-
Current portion of long-term debt	15,190,910	1,355,163	8,259	16,554,332	-
Payable from restricted assets	1,369,782	598,651	-	1,968,433	-
Total current liabilities	<u>30,445,195</u>	<u>3,922,840</u>	<u>128,129</u>	<u>34,496,164</u>	<u>3,504,104</u>
Noncurrent liabilities					
Long-term portion of debt	352,169,297	38,346,802	83,504	390,599,603	-
Advances from other funds	-	34,470	62,046	96,516	-
Net other post employment benefits	3,564,456	1,277,552	105,385	4,947,393	-
Total noncurrent liabilities	<u>355,733,753</u>	<u>39,658,824</u>	<u>250,935</u>	<u>395,643,512</u>	<u>-</u>
Total liabilities	<u>386,178,948</u>	<u>43,581,664</u>	<u>379,064</u>	<u>430,139,676</u>	<u>3,504,104</u>
Deferred Inflows					
Other post employment benefits	3,922,495	1,373,352	121,204	5,417,051	-
Total deferred inflows	<u>3,922,495</u>	<u>1,373,352</u>	<u>121,204</u>	<u>5,417,051</u>	<u>-</u>
Net Position					
Net investment in capital assets	300,750,045	11,170,434	5,236,201	317,156,680	326,923
Debt service	2,569,254	573,333	-	3,142,587	-
Capital projects	46,013,092	-	-	46,013,092	-
Claims	-	92,234	-	92,234	-
Unrestricted	96,406,763	7,684,141	(170,970)	103,919,934	7,068,065
Total net position	<u>\$ 445,739,154</u>	<u>\$ 19,520,142</u>	<u>\$ 5,065,231</u>	<u>\$ 470,324,527</u>	<u>\$ 7,394,988</u>

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

City of Port St. Lucie, Florida

**Reconciliation of the Statement of Net Position of
Proprietary Funds to the Statement of Net Position
September 30, 2021**

Total net position of Enterprise Funds on the statement of net position of proprietary funds	\$470,324,527
Adjustments for internal balances and internal service fund activities which is reported with governmental activities.	1,277,182
Net position in business-type activities	<u><u>\$471,601,709</u></u>

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

City of Port St. Lucie, Florida

**Statement of Revenues, Expenditures, and Changes in Net Position
Proprietary Funds
For the Year Ended September 30, 2021**

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Fund	Total Enterprise Funds	Governmental Activities - Internal Service Fund
Operating revenues:					
Charges for services	\$ 89,325,901	\$ 26,004,360	\$ 1,827,128	\$ 117,157,389	\$ -
Employer contributions to health insurance	-	-	-	-	16,185,431
Employee contributions to health insurance	-	-	-	-	3,251,786
Other contributions	-	-	-	-	412,290
Total operating revenues	<u>89,325,901</u>	<u>26,004,360</u>	<u>1,827,128</u>	<u>117,157,389</u>	<u>19,849,507</u>
Operating expenses:					
Personal services	21,144,632	5,836,248	667,896	27,648,776	15,462
Contractual services	1,504,391	12,782,558	187,421	14,474,370	1,202,001
Depreciation/amortization expense	35,885,624	1,836,547	252,468	37,974,639	6,150
Operating supplies and expense	14,700,835	2,629,744	712,280	18,042,859	352,858
Administrative expenses	-	-	-	-	755,660
Insurance premiums	-	-	-	-	2,810,261
Benefits paid	-	-	-	-	15,695,610
Total operating expenses	<u>73,235,482</u>	<u>23,085,097</u>	<u>1,820,065</u>	<u>98,140,644</u>	<u>20,838,002</u>
Operating income (loss)	<u>16,090,419</u>	<u>2,919,263</u>	<u>7,063</u>	<u>19,016,745</u>	<u>(988,495)</u>
Nonoperating revenue (expenses)					
Interest income	170,092	25,456	392	195,940	12,931
Grants	2,631,522	47,840	5,242	2,684,604	1,677
Interest	(12,568,271)	(941,493)	(673)	(13,510,437)	-
Gain (Loss) on disposition of equipment	(3,351)	(114,786)	(5,912)	(124,049)	-
Miscellaneous	346,947	226,338	1,918	575,203	86,578
Total nonoperating revenue (expenses)	<u>(9,423,061)</u>	<u>(756,645)</u>	<u>967</u>	<u>(10,178,739)</u>	<u>101,186</u>
Income (loss) before operating transfers	<u>6,667,358</u>	<u>2,162,618</u>	<u>8,030</u>	<u>8,838,006</u>	<u>(887,309)</u>
Transfers and Contributions					
Capital contributions	15,594,407	-	-	15,594,407	-
System developments fees	12,681,983	-	-	12,681,983	-
Connection fees	29,088,592	-	-	29,088,592	-
Transfers in	12,495,566	2,000,000	199,000	14,694,566	-
Transfers out	<u>(4,569,468)</u>	<u>(1,423,630)</u>	<u>(171,588)</u>	<u>(6,164,686)</u>	<u>(65,780)</u>
Total transfers and contributions	<u>65,291,080</u>	<u>576,370</u>	<u>27,412</u>	<u>65,894,862</u>	<u>(65,780)</u>
Change in net position	<u>71,958,438</u>	<u>2,738,988</u>	<u>35,442</u>	<u>74,732,868</u>	<u>(953,089)</u>
Net position, beginning of year	<u>373,780,716</u>	<u>16,781,154</u>	<u>5,029,789</u>	<u>395,591,659</u>	<u>8,348,077</u>
Net position, end of year	<u>\$ 445,739,154</u>	<u>\$ 19,520,142</u>	<u>\$ 5,065,231</u>	<u>\$ 470,324,527</u>	<u>\$ 7,394,988</u>

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

City of Port St. Lucie, Florida

Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Net Position of Proprietary Funds to the Statement of Activities
For the Year Ended September 30, 2021

Net Change in Net Position - Enterprise Funds	\$ 74,732,868
The internal service fund is used by management to charge the costs of health insurance. The net revenue of the internal service fund is reported with governmental activities.	(312,608)
Net change in net position - business-type activities	<u><u>\$ 74,420,260</u></u>

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

City of Port St. Lucie, Florida

**Statement of Cash Flows
Proprietary Funds
For the Year Ended September 30, 2021**

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Funds	Total Enterprise Funds	Governmental Activities - Internal Service Funds
Cash flows from operating activities					
Receipts from customers	\$ 89,758,622	\$ 25,991,884	\$ 1,827,651	\$ 117,578,157	\$ 19,849,507
Payments to suppliers	(17,447,406)	(17,262,097)	(986,920)	(35,696,423)	(20,687,048)
Payments to employees	(21,144,632)	(5,836,248)	(667,896)	(27,648,776)	(15,462)
Net cash provided (used) by operating activities	<u>51,166,584</u>	<u>2,893,539</u>	<u>172,835</u>	<u>54,232,958</u>	<u>(853,003)</u>
Cash flows from noncapital and related financing activities					
Operating grants	2,631,522	47,840	5,242	2,684,604	1,677
Transfers in from other funds	12,495,566	2,000,000	199,000	14,694,566	-
Transfers out to other funds	(4,569,468)	(1,423,630)	(171,588)	(6,164,686)	(65,780)
Payments received/(made) on advances (to)/from other funds	<u>13,228</u>	<u>(4,724)</u>	<u>(8,504)</u>	<u>-</u>	<u>-</u>
Net cash provided (used) by noncapital and related financing activities	<u>10,570,848</u>	<u>619,486</u>	<u>24,150</u>	<u>11,214,484</u>	<u>(64,103)</u>
Cash flows from capital and related financing activities					
Purchases of capital assets	(47,036,431)	(5,249,439)	(33,922)	(52,319,792)	-
Principal paid on revenue bonds	(8,603,785)	(1,078,606)	-	(9,682,391)	-
Interest paid on revenue bonds, leases and notes	(12,568,271)	(941,493)	(673)	(13,510,437)	-
Issuance of revenue, G.O. bonds, and capital leases	30,635,000	-	-	30,635,000	-
Contributed capital and capital grants	<u>57,364,982</u>	<u>-</u>	<u>-</u>	<u>57,364,982</u>	<u>-</u>
Net cash provided (used) by capital and related financing activities	<u>19,791,495</u>	<u>(7,269,538)</u>	<u>(34,595)</u>	<u>12,487,362</u>	<u>-</u>
Cash flows from investing activities					
Interest earnings on cash and investments	170,092	25,456	392	195,940	12,931
Net cash provided by (used by) investing activities	<u>170,092</u>	<u>25,456</u>	<u>392</u>	<u>195,940</u>	<u>12,931</u>
Net increase (decrease) in cash and cash equivalents	81,699,019	(3,731,057)	162,782	78,130,744	(904,175)
Cash and cash equivalents - beginning of year	98,984,333	16,040,438	11,432	115,036,203	11,401,586
Cash and cash equivalents - end of year	<u>\$ 180,683,352</u>	<u>\$ 12,309,381</u>	<u>\$ 174,214</u>	<u>\$ 193,166,947</u>	<u>\$ 10,497,411</u>

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

City of Port St. Lucie, Florida

Statement of Cash Flows

Proprietary Funds

For the Year Ended September 30, 2021

	Utility System Fund	Stormwater Utility Fund	Non Major Enterprise Funds	Total Enterprise Funds	Governmental Activities - Internal Service Funds
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	\$ 16,090,419	\$ 2,919,263	\$ 7,063	\$ 19,016,745	\$ (988,495)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation and amortization	35,885,624	1,836,547	252,468	37,974,639	6,151
Change in assets and liabilities:					
Accounts receivable	432,721	(12,476)	523	420,768	-
Inventory	(452,329)	(60,785)	(3,460)	(516,574)	-
Prepaid expenses	(248,328)	(64,780)	(6,363)	(319,471)	(74,758)
Accrued insurance claims	-	-	-	-	161,115
Accounts payable	115,448	(874,307)	(105,231)	(864,090)	-
Due to/from other funds	(1,011)	(354)	-	(1,365)	-
Other accrued liabilities	(152,604)	(671,030)	33,009	(790,625)	(43,594)
Accrued salaries and wages	125,774	37,056	10,957	173,787	-
Due to/from other governments	(739,663)	(11,540)	-	(751,203)	-
Increase (decrease) in long-term assets/liabilities	346,947	226,338	1,918	575,203	86,578
Customer deposits	784,491	-	8,000	792,491	-
Retainage payable	98,734	(47,121)	-	51,613	-
OPEB payable	(1,119,639)	(383,272)	(26,049)	(1,528,960)	-
Net cash provided (used) by operating activities	<u>\$ 51,166,584</u>	<u>\$ 2,893,539</u>	<u>\$ 172,835</u>	<u>\$ 54,232,958</u>	<u>\$ (853,003)</u>

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

City of Port St. Lucie, Florida

Statement of Fiduciary Net Position
Fiduciary Funds
September 30, 2021

	Retirement Trust Funds
Assets	
Cash and cash equivalents	\$ 239
Fixed investments	15,567,455
Corporate stocks	39,825,681
Corporate bonds	9,757,733
US Government obligations	561,302
Federal agencies	13,169,837
Municipal obligations	1,407,393
Real estate investments	14,247,888
Mutual funds	92,922,507
Accrued investment income	444,409
Prepaid items	3,981
Total assets	<u>\$ 187,908,425</u>
Liabilities and net position	
Accounts payable	<u>1,260,762</u>
Total liabilities	<u>1,260,762</u>
Net position	
Restricted for:	
Pension	158,073,794
Other Post Employment Benefits	28,573,869
Total net position	<u>186,647,663</u>
Total liabilities and net position	<u>\$ 187,908,425</u>

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

City of Port St. Lucie, Florida

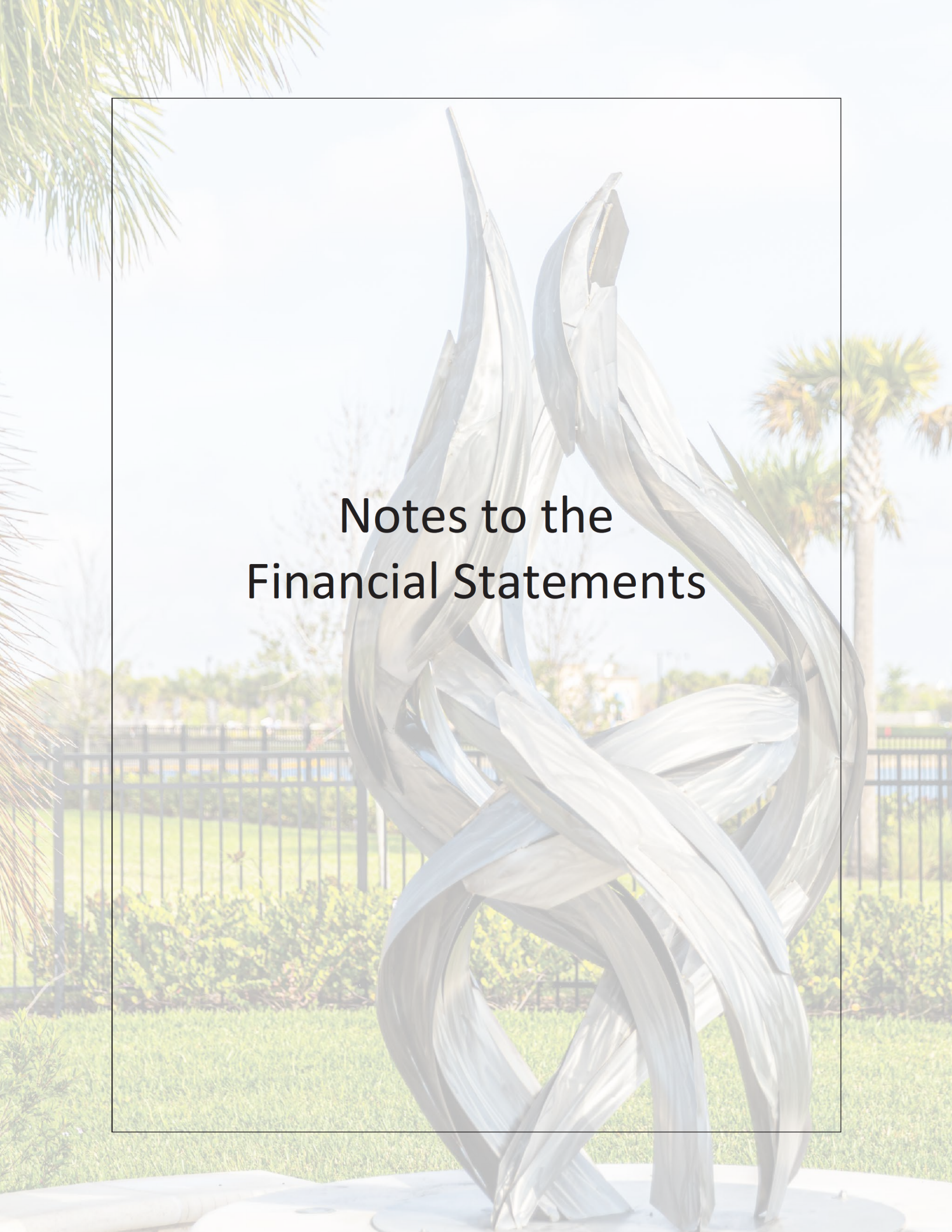
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended September 30, 2021

	Retirement Trust Funds
Additions	
Contributions	
City	\$ 8,941,532
State	1,659,851
Employee	2,055,943
Total contributions	<u>12,657,326</u>
Investment income	
Net increase in fair value of investments	30,239,229
Interest and dividends	2,146,974
Total investment income	32,386,203
Investment expense	<u>(326,597)</u>
Total additions	<u>44,716,932</u>
Deductions	
Benefit payments	7,734,802
Administrative costs and charges	223,621
Refunds	95,339
Total deductions	<u>8,053,762</u>
Change in net position	36,663,170
Net position, beginning of year	<u>149,984,493</u>
Net position, end of year	<u>\$ 186,647,663</u>

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



"A City for All Ages"



Notes to the Financial Statements

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Port St. Lucie, Florida (the "City") was incorporated in 1961 and covers an area of approximately 120 square miles. The City derives authority from Article VIII, Section 2 of the Constitution of the State of Florida, and Chapter 166, Florida Statutes, "Municipal Home Rule Powers Act". The specific organizational governing authority of the City of Port St. Lucie is the City of Port St. Lucie City Charter as adopted in 1976 and as from time to time subsequently amended. The City operates under an elected City Council (5 members) and provides services to its more than 214,000 residents in the form of law enforcement, community enrichment and development, street maintenance, culture and recreation, planning and zoning, human services and general administrative services.

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

A. SCOPE OF REPORTING ENTITY

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

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

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

The activities of the Port St. Lucie Governmental Finance Corporation are included in the combined financial statements within the Special Revenue Funds. The activities of the Community Redevelopment Agency are included in the basic financial statements as a major fund.

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Government-wide Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole, excluding fiduciary activities such as employee pension plans. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers.

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

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

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

Fund Financial Statements

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

Modified Accrual

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

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

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

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

C. BASIS OF PRESENTATION

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

Governmental Funds

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

Port St. Lucie Community Redevelopment Agency Fund - to account for revenues and expenditures of the Community Redevelopment Agency established for the purpose of improving the economic and social conditions within a specific boundary. The fund receives the tax-increment revenues from the City and County for the various redevelopment districts.

Proprietary Funds

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

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

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

Other Fund Types

Additionally, the City reports the following Fund types:

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Pooled Cash and Investments

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

Receivables

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

Due To/Due From

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

Prepaid and Other Assets

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

The Neighborhood Stabilization Program Fund has acquired various distressed improved properties with funding from federal government grant programs. The City renovates these properties or, in some cases, demolishes the structure, and sells the property to qualified individuals in the City. The Governmental Finance Fund has acquired property held for resale when the previous owner stopped making tax payments. These properties are accounted for as an item of inventory based on the acquisition price plus applicable carrying costs, amounting to \$27,873,239 at September 30, 2021, as presented in the non-major governmental funds.

For certain bond issues, the City purchased bond insurance to lower the cost of borrowing. Prepaid insurance is amortized over the terms of the respective bonds using the straight line method. The carrying value as of September 30, 2021 is \$1,657.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Restricted Assets

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

Capital Assets

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

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

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

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits, which will be paid to employees upon separation from City service if they meet certain criteria. These benefits, plus their related taxes, are classified as compensated absences. The accumulated compensated absences are accrued when incurred in the government-wide financial statements and proprietary funds for both the current and long-term portions. The General Fund, Road and Bridge Fund, and Building Department Fund typically are the governmental-type funds that liquidate the compensated absences liability. Compensated absences are reported in the governmental funds only if they have matured and are due and payable as of September 30, 2021.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Long-Term Debt and Bond Discounts/Premiums

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

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

Deferred Outflows

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

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

Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resource (revenue) until that time. The amounts for pensions and OPEB relate to certain differences between projected and actual actuarial results, changes in assumptions, changes in proportion and differences between City pension plan contributions and proportionate share contributions, and certain differences between projected and actual investment earnings.

Estimates

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes

The City's property tax is levied annually on October 1 on the real and personal property located in the City on January 1 (the lien date) of the fiscal year. The assessed value on which the 2021 levy was based was approximately \$11.8 billion. The assessed values are established by the St. Lucie County Property Appraiser. Tax collections by the St. Lucie County Tax Collector normally begin in November of each year with a due date of March 31 of the following year. Discounts are allowed for early payment of 4% in November, 3% in December, 2% in January, and 1% in February. Unpaid property taxes become delinquent as of April 1. Current tax collections for the year ended September 30, 2021 were approximately 96% of the total tax levied. The City is permitted by state law to levy taxes up to 10 mills of assessed valuation. The tax rate for the year ended September 30, 2021 was 4.9807 mills for general operating purposes plus a voter-approved 0.9193 mill levy for debt service on general-obligation bonds.

E. NEW ACCOUNTING PRONOUNCEMENTS

New Accounting Pronouncements 2021:

GASB Statement No. 98, The Annual Comprehensive Financial Report, establishes the term annual comprehensive financial report and its acronym ACFR. This new term and acronym replace instances of comprehensive annual financial report and its acronym in generally accepted accounting principles for state and local governments. The requirements of this Statement are effective for reporting periods beginning after December 15, 2021. The City has implemented this Statement in fiscal year 2021.

GASB Statement No. 93, Replacement of Interbank Offered Rates, requires that governments replace citations of the London Interbank Offered Rate (LIBOR) with one or more acceptable benchmark reference rates. The requirements of this Statement are effective for reporting periods beginning after December 31, 2021. The City has determined there is no impact to the financial statements as a result of this Statement.

GASB Statement No. 98, The Annual Comprehensive Financial Report, establishes the term annual comprehensive financial report and its acronym ACFR. This new term and acronym replace instances of comprehensive annual financial report and its acronym in generally accepted accounting principles for state and local governments. The requirements of this Statement are effective for reporting periods beginning after December 15, 2021. The City has implemented this Statement in fiscal year 2021.

New Accounting Pronouncements 2020:

GASB Statement No. 84, Fiduciary Activities, establishes criteria for the identification of fiduciary activities and provides guidance on reporting those activities. An activity meeting the criteria should be reported in a fiduciary fund. Governments with activities meeting the criteria should present a statement of fiduciary net position and a statement of changes in fiduciary net position. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019. In conjunction with GASB Statement No. 97 (described below), the City has determined there is no impact to the financial statements as a result of this Statement.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. NEW ACCOUNTING PRONOUNCEMENTS (CONTINUED)

GASB Statement No. 90, Majority Equity Interests - an amendment of GASB Statement No. 14 and No. 61, requires that governments analyze the holdings of legally separate organizations to see if the ownership of a majority equity interest in that organization qualifies as an investment under GASB Statement No. 72. If it does meet the definition of an investment under GASB Statement No. 72, that interest should be reported as an asset using the equity method of accounting. If it does not meet the definition of an investment under GASB Statement No. 72, the government should report that organization as a component unit, in addition to recording the interest as an asset using the equity method of accounting within the applicable full accrual fund. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019. The City has determined there is no impact to the financial statements as a result of this Statement.

Pronouncements Issued But Not Yet Effective:

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

<u>GASB Statement No.</u>	<u>GASB Accounting Standard</u>	<u>Effective Fiscal Year</u>
87	Leases	2022
91	Conduit Debt Obligations	2023
94	Public-Private and Public-Public Partnership and Availability Payment Arrangements	2023
96	Subscription Based Information Technology Arrangements (SBITA)	2023

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. BUDGET AND BUDGETARY ACCOUNTING

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

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

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

B. FUND BALANCE DISCLOSURE

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

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

B. FUND BALANCE DISCLOSURE (CONTINUED)

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

Nonspendable

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

Spendable Fund Balance

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

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

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

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

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

B. FUND BALANCE DISCLOSURE (CONTINUED)

The fund balance classifications at September 30, 2021 are as follows:

Fund Balance by Category	General Fund	SW Annexation District 1 Collection Fund	Community Redevelopment Agency Fund	Nonmajor Governmental Funds	Total
Nonspendable:					
Prepaid items	\$ 750,568	\$ -	\$ 3,306	\$ 143,545	\$ 897,419
Deposits	64,630	-	-	13,288	77,918
Inventories	80,740	-	-	27,873,239	27,953,979
Restricted:					
Protective inspections	-	-	-	26,325,490	26,325,490
Law enforcement	-	-	-	1,369,104	1,369,104
Economic environment	-	-	92,518	19,286,262	19,378,780
Pollution control	-	-	-	207,902	207,902
Housing assistance/rehabilitation	-	-	-	3,196,313	3,196,313
Transportation	-	-	-	26,179,032	26,179,032
Street lights	-	-	-	78,258	78,258
Neighborhood improvements	-	-	-	1,856,443	1,856,443
Conservation	-	-	-	1,388,086	1,388,086
Water/sewer capital projects	-	-	-	8,132,354	8,132,354
Parks and recreation capital improvements	-	-	-	8,425,184	8,425,184
Road and bridge capital projects	-	-	-	10,774,958	10,774,958
Debt service	-	11,833,061	-	14,479,177	26,312,238
Committed:					
General projects	-	-	-	10,435,226	10,435,226
Economic environment	-	-	-	4,120,845	4,120,845
Public art	936,632	-	-	-	936,632
Debt service	3,000,000	-	-	-	3,000,000
Assigned:					
Encumbrances, other	4,026,800	-	-	-	4,026,800
Unassigned:	97,756,641	-	-	-	97,756,641
	<u>\$ 106,616,011</u>	<u>\$ 11,833,061</u>	<u>\$ 95,824</u>	<u>\$ 164,284,706</u>	<u>\$ 282,829,602</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS

A. CASH AND INVESTMENTS

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

As of September 30, 2021, pooled cash, cash equivalents and investments including restricted amounts of the primary government, consisted of the following:

	City Primary Government	Fiduciary Funds Pension Trust	Fiduciary Funds OPEB	Total
Deposits with financial institutions and cash on hand	\$ 97,345,094	\$ -	\$ 239	\$ 97,345,333
Cash equivalents and investments	391,907,201	158,886,167	28,573,630	579,366,998
Total cash, cash equivalents and investments	<u>\$ 489,252,295</u>	<u>\$ 158,886,167</u>	<u>\$ 28,573,869</u>	<u>\$ 676,712,331</u>
Investment Type				
U.S. Government obligations	\$ 30,660,781	\$ 561,302	\$ -	\$ 31,222,083
U.S. Government agencies	95,799,924	13,169,837	-	108,969,761
Municipal obligations	4,401,190	1,407,393	-	5,808,583
Corporate obligations	69,659,189	9,757,733	-	79,416,922
Commercial paper	-	-	-	-
Domestic fixed income funds	-	15,567,455	-	15,567,455
Domestic equity investment funds	-	38,179,841	28,573,630	66,753,471
Domestic stocks	-	39,825,681	-	39,825,681
Foreign equity investment funds	-	23,826,195	-	23,826,195
Real estate investment funds	-	14,247,888	-	14,247,888
Temporary investment funds	-	2,342,842	-	2,342,842
Money market funds	94,602,678	-	-	94,602,678
Investment pools	39,145,266	-	-	39,145,266
Certificates of deposits	57,638,173	-	-	57,638,173
Total cash equivalents and investments	<u>\$ 391,907,201</u>	<u>\$ 158,886,167</u>	<u>\$ 28,573,630</u>	<u>\$ 579,366,998</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

A. CASH AND INVESTMENTS (CONTINUED)

As of September 30, 2021, the City's cash and cash equivalents included deposits with financial institutions. Cash deposits are subject to custodial risk and custodial risk is the risk that in the event of a bank failure, the City's deposits may not be returned. Deposits with financial institutions were entirely covered by federal deposit insurance and collateral pool pledged to the State Treasurer of Florida by financial institutions that comply with the requirement of Florida Statutes and have been designated as Qualified Public Depositories ("QPD") by the State Treasurer of Florida. The Florida bank deposit insurance exists because Florida Statutes require state and local governmental units to only deposit monies with financial institutions classified as QPD. For a financial institution to qualify as QPD, it must participate in the state's deposit insurance pool that requires collateral to be deposited based on the financial institution's rating and the value of public funds it has on deposit. Upon default of any QPD, the pooled collateral is used to guarantee the state and local government deposits. This pool is additional insurance above the federal depository insurance. As of September 30, 2021, the City has bank deposits only with QPD institutions.

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

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

Fund Type	Equity in Pooled Cash and Investments	Restricted Equity in Pooled Cash and Investments	Total
<u>Governmental Activities</u>			
General	\$ 69,544,582	\$ 49,764,885	\$ 119,309,467
Community Redevelopment	108,225	-	108,225
SW Annexation District 1	5,007,481	6,795,117	11,802,598
Other Governmental Funds	152,874,453	1,493,194	154,367,647
Total Governmental	<u>227,534,741</u>	<u>58,053,196</u>	<u>285,587,937</u>
<u>Business Type Activities</u>			
Utility System Fund	79,230,865	101,452,487	180,683,352
Stormwater Utility Fund	11,643,814	665,567	12,309,381
Nonmajor Enterprise Funds	174,214	-	174,214
Internal Service Fund	10,497,411	-	10,497,411
Total Business Type	<u>101,546,304</u>	<u>102,118,054</u>	<u>203,664,358</u>
Subtotal	<u>\$ 329,081,045</u>	<u>\$ 160,171,250</u>	<u>\$ 489,252,295</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

A. CASH AND INVESTMENTS (CONTINUED)

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

	Fair Value	Rating S &P	Level
Mutual funds	\$ 28,573,630	n/a	level 1
Cash and equivalents	239	n/a	n/a
	<u>\$ 28,573,869</u>		

Investments

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

The investment guidelines allow the following investments:

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

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

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

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

Municipal Police Officers' Retirement Trust

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

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

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

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

Level 3 - Investments reflect prices based upon unobservable inputs.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

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

Investments by fair value level	Total	Level 1	Level 2	Level 3
Fixed Income Securities				
U.S. government obligations	\$ 31,222,083	\$ -	\$ 31,222,083	\$ -
U.S. government agencies	108,969,761	-	108,969,761	-
Municipal obligations	5,808,583	-	5,808,583	-
Corporate obligations	79,416,922	-	79,416,922	-
Domestic fixed investment funds	15,567,455	15,567,455	-	-
Domestic equity investment funds	66,753,471	66,753,471	-	-
Domestic stocks	39,825,681	39,825,681	-	-
Foreign equity investment funds	23,826,195	23,826,195	-	-
Temporary investments	2,342,842	2,342,842	-	-
Subtotal	373,732,993	148,315,644	225,417,349	-
Investments measured at net asset value (NAV):				
Real estate investment funds	14,247,888	-	-	-
FLSAFE	4,963,938	-	-	-
FLCLASS	10,914,651	-	-	-
FLSTAR	4,000,005	-	-	-
Florida Local Government Investment Trust	3,106,141	-	-	-
FLPALM	16,160,531	-	-	-
Total investments at NAV	53,393,154	-	-	-
Investments at cost:				
Certificates of deposit (exempt)	57,638,173	-	-	-
Money market funds	94,602,678	-	-	-
Total Investments at cost	152,240,851	-	-	-
Total investments	\$ 579,366,998	\$ 148,315,644	\$ 225,417,349	\$ -

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

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

Investment Risks

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

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

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

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

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

Primary Government	NRSRO Rating	Average Duration	Fair Value
U.S. government obligations	AA+	4.462	\$ 30,660,781
U.S. government mortgage and asset back securities	A-AA-	2.622	95,779,924
Municipal obligations	AA-AA+	1.265	4,401,190
Corporate obligations	A-BBB-	2.312	69,659,189
Pension Trust Funds			
U.S. government obligations	AA	8.90	561,302
U.S. government agencies	AA	4.21	13,169,837
Municipal obligations	AA-AAA	4.10	1,407,393
Corporate obligations	BBB-AA	7.70	9,757,733
Temporary investment funds	N/A	Daily	2,342,842

B. RECEIVABLES

At September 30, 2021, receivables for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts of \$23,854,694 for the nonmajor funds, are as follows:

Governmental Funds:	General Fund	SW Annexation District 1 Collection Fund	Nonmajor Governmental Funds	Total
Receivables	\$ 5,532,547	\$ 113,669,950	\$ 32,852,741	\$ 152,055,238
Due from other governments	4,073,380	30,863	6,002,739	10,106,982
Gross Receivables	<u>\$ 9,605,927</u>	<u>\$ 113,700,813</u>	<u>\$ 38,855,480</u>	<u>\$ 162,162,220</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Accounts receivable for enterprise funds are net of allowance for uncollectible accounts of \$289,745 for the Utility System and \$286,928 for the Stormwater Utility System. In addition, the enterprise funds have long term accounts receivable for 10 year, non-interest bearing water and sewer connection fees loans. The following schedule summarizes the receivable balances in the following fund types at September 30, 2021:

	Utility System Fund	Stormwater Utility Fund	Total
Business-Type Activities:			
Receivables	\$12,764,696	\$ 467,847	\$13,232,543
Due from other governments	747,595	100,018	847,613
Noncurrent receivables	6,809,462	-	6,809,462
Advances to other funds	96,516	-	96,516
	<u>\$20,418,269</u>	<u>\$ 567,865</u>	<u>\$20,986,134</u>

C. ASSESSMENTS RECEIVABLE

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

C. ASSESSMENTS RECEIVABLE (CONTINUED)

The following schedule summarizes the current year transactions and balances at September 30, 2021:

	SW Annexation District 1 Collection Fund	Other Governmental	Total
Assessments Receivables Balance, October 1, 2020	\$ 117,208,915	\$ 41,726,040	\$ 158,934,955
Collections and Credits During the Year Ended September 30, 2021	(3,562,491)	(10,512,056)	(14,074,547)
Interest on Delinquent Assessments	23,526	1,209,323	1,232,849
Assessments Receivable Balance, September 30, 2021	<u>\$ 113,669,950</u>	<u>\$ 32,423,307</u>	<u>\$ 146,093,257</u>

Delinquent special assessments and interest on delinquent special assessments for the current fiscal year in the amount of \$119,858 are included in the assessments receivable year end balance reported in the above schedule. An allowance for doubtful accounts of \$21,225,455 has been provided for special assessments receivable at September 30, 2021.

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

D. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021, was as follows:

	Beginning Balance	Additions	Deletions	Adjustments / Transfers	Ending Balance
Governmental Activities					
Capital assets, not being depreciated/amortized					
Land	\$ 132,347,576	\$ 30,876,912	\$ -	\$ (10)	\$ 163,224,478
Construction work in progress	33,201,593	208,000	-	(718,114)	32,691,479
Total Capital Assets, Not Being Depreciated	<u>165,549,169</u>	<u>31,084,912</u>	<u>-</u>	<u>(718,124)</u>	<u>195,915,957</u>
Capital Assets, Being Depreciated/Amortized:					
Buildings	134,982,809	770,654	-	-	135,753,463
Improvements other than buildings	73,479,916	13,621,408	-	719,809	87,821,133
Machinery and equipment	37,140,393	6,406,279	(2,738,814)	(66,842)	40,741,016
Intangible	298,922	-	-	-	298,922
Infrastructure	804,922,755	31,568	-	(1,696)	804,952,627
Total Capital Assets, Being Depreciated	<u>1,050,824,795</u>	<u>20,829,909</u>	<u>(2,738,814)</u>	<u>651,271</u>	<u>1,069,567,161</u>
Less Accumulated Depreciation/Amortization for:					
Buildings	50,063,265	3,337,012	-	-	53,400,277
Improvements other than buildings	29,251,635	3,973,214	-	127,734	33,352,583
Machinery and equipment	26,145,793	3,605,264	(2,435,865)	-	27,315,192
Intangible	116,078	26,562	-	-	142,640
Infrastructure	361,427,511	18,634,448	-	-	380,061,959
* Total Accumulated Depreciation	<u>467,004,282</u>	<u>29,576,500</u>	<u>(2,435,865)</u>	<u>127,734</u>	<u>494,272,651</u>
Total Capital Assets, Being Depreciated - Net	<u>583,820,513</u>	<u>(8,746,591)</u>	<u>(302,949)</u>	<u>523,537</u>	<u>575,294,510</u>
Total Capital Assets, Net of Depreciation	<u>\$ 749,369,682</u>	<u>\$ 22,338,321</u>	<u>\$ (302,949)</u>	<u>\$ (194,587)</u>	<u>\$ 771,210,467</u>

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

Governmental Activities:	
General Government	\$ 491,032
Public Safety	2,496,896
Physical Environment	507,271
Transportation	20,285,869
Economic Environment	2,692,874
Human Services	41,372
Culture & Recreation	3,061,186
Total Depreciation	<u>\$ 29,576,500</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Capital asset activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Increase	Decrease	Transfers	Ending Balance
Business-Type Activities					
Capital assets, not being depreciated/amortized					
Land	\$ 56,076,835	\$ 111,088	\$ -	\$ -	\$ 56,187,923
Construction work in progress	28,950,683	2,700,026	-	(4,910,580)	26,740,129
Total Capital Assets, Not Being Depreciated	85,027,518	2,811,114	-	(4,910,580)	82,928,052
Capital assets, being depreciated/amortized					
Plant	334,383,970	4,101,694	-	-	338,485,664
Water and Sewer system	691,006,685	38,921,929	-	4,910,580	734,839,194
Machinery and equipment	35,544,705	2,983,003	(1,090,143)	66,842	37,504,407
Buildings	5,110,008	-	-	-	5,110,008
Improvements other than buildings	6,348,377	3,617,078	-	-	9,965,455
Intangible	1,045,205	9,025	-	-	1,054,230
Infrastructure	26,959,631	-	-	-	26,959,631
Total Capital Assets, Being Depreciated	1,100,398,581	49,632,729	(1,090,143)	4,977,422	1,153,918,589
Less Accumulated Depreciation/Amortization for:					
Plant	133,604,950	8,861,918	-	-	142,466,868
Water and Sewer system	359,754,156	25,571,205	-	-	385,325,361
Machinery and equipment	22,581,787	2,069,863	(899,252)	-	23,752,398
Buildings	2,136,017	161,374	-	-	2,297,391
Improvements other than buildings	2,484,828	477,242	-	-	2,962,070
Intangible	600,369	105,914	-	-	706,283
Infrastructure	5,676,529	727,124	-	-	6,403,653
* Total Accumulated Depreciation	526,838,636	37,974,640	(899,252)	-	563,914,024
Total Capital Assets, Being Depreciated - Net	573,559,945	11,658,089	-	4,977,422	590,004,565
Total Capital Assets, Net of Depreciation	\$ 658,587,463	\$ 14,469,203	\$ (190,891)	\$ 66,842	\$ 672,932,617

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

Business-Type Activities:	
Utility system	\$ 35,885,625
Stormwater Utility	1,836,547
Nonmajor enterprise	252,468
Total Depreciation	\$ 37,974,640

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

E. ENCUMBRANCES

The City has outstanding commitments for engineering and construction projects in process. Those commitments are approximated for the respective funds at September 30, 2021:

General Fund	\$ 4,026,800
Community Redevelopment Agency Fund	13,000
Nonmajor Governmental Funds	17,272,754
Utility System	5,790,080
Stormwater Utility	1,107,434
Nonmajor Enterprise Fund	250
Total Encumbrances	<u><u>\$ 28,210,318</u></u>

F. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

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

Receivable Fund	Payable Fund	Amount
General Fund	Neighborhood Stabilization Program Fund	\$ 8,428
Road and Bridge Fund	General Fund	26,177
National Pollution Fund	General Fund	398
Utility System	General Fund	22,862
Stormwater Utility	General Fund	\$ 41,226

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

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

Receivable Fund	Payable Fund	Amount
Utility System	Stormwater Utility	\$ 34,470
Utility System	Nonmajor Enterprise Fund	\$ 62,046

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

The following is a summary of interfund transfers:

Transfers-Out	Transfers-In						Total
	General Fund	Community Redevelopment Fund	Nonmajor Governmental Funds	Utility System Fund	Stormwater Utility Funds	Nonmajor Enterprise Fund	
General Fund	\$ -	\$ 1,738,868	\$ 7,350,066	\$ 421,639	\$ 2,000,000	\$ 199,000	\$ 11,709,573
SW Annex District 1 Fund	1,094	-	-	-	-	-	1,094
Community Redevelopment Fund	960	-	-	-	-	-	960
Nonmajor Governmental Funds	2,331,090	124,078	13,544,593	12,073,418	-	-	28,073,179
Utility System Fund	4,569,468	-	-	-	-	-	4,569,468
Stormwater Utility Fund	1,173,630	-	250,000	-	-	-	1,423,630
Nonmajor Enterprise Fund	171,588	-	-	-	-	-	171,588
Internal Service Fund	65,271	-	-	509	-	-	65,780
Totals	<u>\$ 8,313,101</u>	<u>\$ 1,862,946</u>	<u>\$ 21,144,659</u>	<u>\$ 12,495,566</u>	<u>\$ 2,000,000</u>	<u>\$ 199,000</u>	<u>\$ 46,015,272</u>

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

G. LONG-TERM LIABILITIES

Governmental Activities Debt

The following is a summary of the changes in long-term liabilities for the year ended September 30, 2021:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within one year
Governmental Activities:					
Sales Tax Refunding bonds, Series 2011	\$ 5,920,000	\$ -	\$ 5,920,000	\$ -	\$ -
General Obligation & Refunding Bonds Series 2014	57,830,000	-	4,450,000	53,380,000	4,675,000
General Obligation & Refunding Bonds Series 2016	35,945,000	-	-	35,945,000	-
Public Service Tax Bonds, Series 2014	18,865,000	-	485,000	18,380,000	505,000
Public Service Tax Bonds, Series 2016	21,250,000	-	2,610,000	18,640,000	2,740,000
CRA TIF Refunding Bonds, Series 2016	27,655,000	-	3,585,000	24,070,000	3,770,000
Taxable Special Obligation bonds, Series 2017	18,865,000	-	970,000	17,895,000	1,000,000
Taxable Special Obligation Bonds, Series 2018	52,320,000	-	1,515,000	50,805,000	1,565,000
Capital and Refunding Bonds, Series 2021	-	45,665,000	-	45,665,000	2,610,000
Subtotal	<u>238,650,000</u>	<u>45,665,000</u>	<u>19,535,000</u>	<u>264,780,000</u>	<u>16,865,000</u>
Special Assessment District Bonds					
Series 2003 D, East Lake Village	2,220,000	-	1,705,000	515,000	-
Series 2005 A, St Lucie Land Holdings	6,505,000	-	1,070,000	5,435,000	-
Series 2005 B, USA #9	425,000	-	425,000	-	-
Series 2016, SW Annex Refunding	115,280,000	-	3,170,000	112,110,000	3,215,000
Unamortized bond premium	9,517,789	8,741,631	2,370,413	15,889,007	-
Subtotal	<u>133,947,789</u>	<u>8,741,631</u>	<u>8,740,413</u>	<u>133,949,007</u>	<u>3,215,000</u>
Total bonds payable, net	<u>372,597,789</u>	<u>54,406,631</u>	<u>28,275,413</u>	<u>398,729,007</u>	<u>20,080,000</u>
Compensated Absences	10,928,656	6,287,150	5,413,958	11,801,848	1,062,166
Capital lease	528,981	-	261,871	267,110	267,109
Subtotal	<u>11,457,637</u>	<u>6,287,150</u>	<u>5,675,829</u>	<u>12,068,958</u>	<u>1,329,275</u>
Total	<u>\$ 384,055,426</u>	<u>\$ 60,693,781</u>	<u>\$ 33,951,242</u>	<u>\$ 410,797,965</u>	<u>\$ 21,409,275</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

\$13,915,000 Sales Tax Refunding Revenue Bonds, Series 2011 - payable from and collateralized by a lien upon and a pledge of the state shared Sales Tax Revenues, due in annual principal installments ranging from \$640,000 to \$2,070,000 plus interest ranging from 2.0% to 5.0% through September 2023. Proceeds used to refund a majority portion of the \$20,000,000 Sales Tax Improvement Revenue Bonds, Series 2003, which proceeds were used for roadway improvements. Remaining balance was refunded with proceeds from the Capital Improvement and Refunding Revenue Bonds, Series 2021.

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

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

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

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

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

\$22,345,000 Taxable Special Obligation Bonds, Series 2017 - payable from amounts budgeted and appropriated by the City from non-ad valorem revenues, due in annual principal installments ranging from \$905,000 to \$1,655,000 plus semiannual interest at a rate ranging from 1.892% to 4.357%. Proceeds used to advance refund the remaining balance of the \$31,360,000 Special Assessment Refunding Bonds, Series 2008A. The refunding resulted in a future cash flow savings of \$15,743,297 and a net present value savings of \$3,989,340. The economic loss of \$3,843,556 will be amortized over 10 years.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

\$54,085,000 Taxable Special Obligation Refunding Revenue Bonds, Series 2018A - payable from amounts budgeted and appropriated by the City from non-ad valorem revenues, due in annual principal installments ranging from \$300,000 to \$3,680,000 plus semiannual interest at a rate ranging from 2.825% to 4.555%. Proceeds were used to provide funds together with other legally available funds to refund all of the City's outstanding Research Facilities Revenue Bonds, Series 2010 (Oregon Health and Science University Vaccine and Gene Therapy Institute Florida Corp. Project and pay costs and expenses of issuing the Series 2018A Bonds. There was an economic loss of \$600,820 resulting from the transaction. The proceeds of the Series 2010 Bonds were used by the City to finance a loan to the Oregon Health and Science University Vaccine and Gene Therapy Institute Florida Corp ("VGTI") for the purpose of financing the acquisition of certain land located in the City and the construction, furnishing and equipping of the approximately 99,000 gross square foot building.

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

Special Assessment Debt with Government Commitment

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

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Long-term debt service requirements for each of the years subsequent to September 30, 2021 are:

<u>September 30,</u>	Governmental Activities		
	Principal	Interest	Total
2022	\$ 20,080,000	\$ 15,335,268	\$ 35,415,268
2023	21,755,000	14,637,052	36,392,052
2024	21,960,000	13,691,551	35,651,551
2025	22,900,000	12,739,713	35,639,713
2026	24,000,000	11,707,718	35,707,718
2027	19,020,000	10,831,081	29,851,081
2028	14,715,000	10,042,074	24,757,074
2029	15,310,000	9,453,382	24,763,382
2030	15,945,000	8,821,959	24,766,959
2031	16,625,000	8,142,892	24,767,892
2032	17,305,000	7,454,682	24,759,682
2033	17,985,000	6,721,006	24,706,006
2034	18,755,000	5,954,430	24,709,430
2035	19,515,000	5,206,509	24,721,509
2036	10,000,000	4,425,107	14,425,107
2037	10,365,000	4,052,801	14,417,801
2038	10,755,000	3,666,342	14,421,342
2039	11,165,000	3,264,699	14,429,699
2040	11,585,000	2,840,045	14,425,045
2041	12,040,000	2,387,743	14,427,743
2042	12,505,000	1,916,692	14,421,692
2043	9,150,000	1,411,400	10,561,400
2044	8,155,000	1,079,075	9,234,075
2045	8,435,000	800,650	9,235,650
2046	1,930,000	512,600	2,442,600
2047	2,010,000	435,400	2,445,400
2048	2,090,000	355,000	2,445,000
2049	2,175,000	271,400	2,446,400
2050	2,260,000	184,400	2,444,400
2051	2,350,000	94,000	2,444,000
Total	<u>\$ 382,840,000</u>	<u>\$ 168,436,671</u>	<u>\$ 551,276,671</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Business-Type Activity Debt:

The following summary reflects the transactions of long-term obligations in the enterprise funds for the year ended September 30, 2021:

	Beginning Balance	Additions	Reductions	Ending Balance	Current Portion
Stormwater Utility System Fund:					
Series 2020 Stormwater Refunding Special Revenue	\$ 30,145,000	\$ -	\$ -	\$ 30,145,000	\$ -
Series 2011 Stormwater Refunding Revenue Bonds	3,785,000	-	1,200,000	2,585,000	1,260,000
Utility System Fund:					
Series 2007 Utility Refunding & Improvement Revenue Bonds	64,420,000	-	7,855,000	56,565,000	8,265,000
Series 2012 Utility Refunding Revenue Bonds	17,225,000	-	950,000	16,275,000	990,000
Series 2014 Utility Refunding Revenue Bonds	28,120,000	-	1,525,000	26,595,000	1,590,000
Series 2016 Utility Refunding Revenue Bonds	201,915,000	-	1,705,000	200,210,000	3,245,000
Series 2018 Utility Refunding Revenue Bonds	7,780,000	-	275,000	7,505,000	280,000
Series 2021 Utility System Revenue Bonds	-	30,635,000	-	30,635,000	540,000
Unamortized bond premium	29,882,424	6,257,934	3,771,773	32,368,585	-
Total bonds payable, net	383,272,424	36,892,934	17,281,773	402,883,585	16,170,000
Compensated Absences	4,363,241	2,340,714	2,433,605	4,270,350	384,332
Total Long-term Obligations	<u>\$ 387,635,665</u>	<u>\$ 39,233,648</u>	<u>\$ 19,715,378</u>	<u>\$ 407,153,935</u>	<u>\$ 16,554,332</u>

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

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

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

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

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

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

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

\$8,305,000 Utility System Refunding Revenue Bond, Series 2018 - due in annual principal installments of \$260,000 and \$1,475,000 beginning in 2019 plus interest semiannually ranging from 2.25% to 5.00% through September 2035. The Series 2018 Bonds were issued in May 2018 to refund all of the Series 2009 Bonds. The refunding resulted in a future cash flow savings of \$4,395,964 and a net present value savings of \$2,899,018. The economic loss of \$1,039,035 will be amortized over 18 years.

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Long-term debt service requirements for each of the years subsequent to September 30, 2021 are:

	Business-Type Activities		
<u>September 30,</u>	Principal	Interest	Total
2022	\$ 16,170,000	\$ 16,366,538	\$ 32,536,538
2023	18,020,000	15,550,475	33,570,475
2024	17,575,000	14,656,887	32,231,887
2025	18,485,000	13,772,150	32,257,150
2026	19,460,000	12,841,712	32,301,712
2027	20,480,000	11,869,838	32,349,838
2028	21,555,000	10,832,900	32,387,900
2029	22,680,000	9,769,900	32,449,900
2030	23,805,000	8,693,050	32,498,050
2031	24,890,000	7,662,100	32,552,100
2032	26,030,000	6,583,300	32,613,300
2033	27,165,000	5,492,550	32,657,550
2034	28,350,000	4,375,750	32,725,750
2035	29,585,000	3,196,450	32,781,450
2036	30,715,000	2,229,600	32,944,600
2037	3,870,000	1,001,000	4,871,000
2038	4,105,000	846,200	4,951,200
2039	1,065,000	692,350	1,757,350
2040	1,100,000	660,400	1,760,400
2041	1,145,000	616,400	1,761,400
2042	1,190,000	570,600	1,760,600
2043	1,235,000	523,000	1,758,000
2044	1,285,000	473,600	1,758,600
2045	1,335,000	422,200	1,757,200
2046	1,390,000	368,800	1,758,800
2047	1,445,000	313,200	1,758,200
2048	1,505,000	255,400	1,760,400
2049	1,565,000	195,200	1,760,200
2050	1,625,000	132,600	1,757,600
2051	1,690,000	67,600	1,757,600
Total	<u>\$ 370,515,000</u>	<u>\$ 151,031,750</u>	<u>\$ 521,546,750</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

Utility System Fund

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

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

Stormwater Utility Fund

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

H. REFUNDED AND DEFEASED DEBT

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

Deafeasances

During fiscal year 2020-21, the City had no defeasances.

Refundings

The City has the following defeased refunded debt issues:

	Sales Tax Refunding Revenue Bonds	
Series	2011	
Closing Date	09/01/2021	
Net Interest Rate	0.32	%
Refunding Bonds Issued	\$	3,905,000
Premium (Discount)	\$	199,436
Underwriter's Discount	\$	(21,030)
Issuance Costs and Insurance	\$	(9,739)
Net Proceeds	\$	4,073,667
Refunded Amount	\$	4,040,000
Decrease (Increase) in Debt Service	\$	232,586
Economic Gain (Loss)	\$	227,448
Number of Years Affected	1.5	

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

H. REFUNDED AND DEFEASED DEBT (CONTINUED)

The deferred and amortized amounts of accounting gains/losses on bond refundings (which are deferred outflows/inflows of resources) at September 30, 2021, are amortized as follows (in thousands):

	Deferred Amount	Additions (Gains/Losses)	Reductions due to Refunding	Amortization Gains/(Losses)	Deferred Amount
Genreal Government					
Revenue Bonds	\$ 5,415	\$ -	\$ (97)	\$ (669)	\$ 4,649
Special Assessment District	9,152	-	-	(488)	8,664
General Obligation	401	-	-	(133)	268
	<u>\$ 14,968</u>	<u>\$ -</u>	<u>\$ (97)</u>	<u>\$ (1,290)</u>	<u>\$ 13,581</u>

	Deferred Amount	Additions (Gains/Losses)	Reductions due to Refunding	Amortization Gains/(Losses)	Deferred Amount
Enterprise Funds					
Stormwater	\$ 539	\$ -	\$ -	\$ (61)	\$ 478
Utility	11,346	-	-	(1,220)	10,126
	<u>\$ 11,885</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1,281)</u>	<u>\$ 10,604</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 3. DETAILED NOTES ON ALL FUNDS (CONTINUED)

I. CRA TRUST FUND

The Community Redevelopment Agency has responsibility for the tax increment districts. Pursuant to Section 163.387, Florida Statutes, a Redevelopment Trust Fund serves to process the transactions relating to the tax increment district. The following schedule shows the amount and source of funds and the amount and use of funds for the trust fund during the fiscal year ended September 30, 2021, as well as principal and interest paid during the year on the debt which is pledged with tax increment revenues. The balance of the debt remaining is presented as part of governmental activities debt.

Source of Funds	Date	Amount
City of Port St. Lucie	Various	\$ 1,862,946
St. Lucie County	12/30/2020	2,316,697
Sale of Capital Assets	Various	1,800,000
City of Port St. Lucie Utility Department	Monthly	15,048
Interest Earnings	Monthly	187
Total Deposits		<u>\$ 5,994,878</u>

Use of Funds	Date	Amount
Debt Service - Principal	1/4/2021	\$ 3,585,000
Debt Service - Interest	Semi-annual	1,293,125
CRA Operating Expenses	Various	1,148,602
Purchase of Capital Assets	Various	115,326
City of Port St. Lucie - Indirect Costs	Various	960
Total Withdrawals		<u>\$ 6,143,013</u>

Principal and interest on indebtedness	Principal	Interest	Total
Series 2016 bonds	<u>\$ 24,070,000</u>	<u>\$ 3,277,750</u>	<u>\$ 27,347,750</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION

A. RISK MANAGEMENT

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

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

The City is self-insured for health benefits provided to employees. The various departments fund the Medical Insurance Fund (Internal Service Fund) based on the experience rate of the prior year on a per employee basis for total claims and expenses paid. The City has contracted with Florida Blue to provide administration services for the plan. Administrative fees are based upon a flat rate per employee per month and are paid out of this fund. The City purchased stop-loss insurance from Symetra Life Insurance Company. The individual stop-loss limit is \$275,000 with an additional aggregate deductible of \$168,000 and a maximum stop loss limit of \$20,773,139 in paid claims. Stop-loss payments for the past year were \$284,923.

The following claims incurred but not reported (IBNR) liability, was estimated based on actuarial valuation, IBNR as of September 30, 2021 is reflected below:

Balance at September 30 2020	\$ 954,517
Current Year Claims	16,265,314
Current Year Payments	(16,236,507)
Balance at September 30, 2021	\$ 983,324

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

B. EMPLOYEE RETIREMENT SYSTEMS

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

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

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

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

Current Membership of Pension Plans:

Current membership, as of September 30, 2021 in the Florida Retirement System (FRS) and the Municipal Police Officers' Retirement Trust Fund were as follows:

	Municipal Police Officers' Retirement Trust Fund	Florida Retirement System
Inactive plan members of beneficiaries currently receiving benefits	93	0
Inactive plan members entitled to but not yet receiving benefits	15	0
Active plan members	223	5
	<u>331</u>	<u>5</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

B. EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

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

	Measurement Date	Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	Pension Expense
Police Pension	9/30/2021	\$ (303,890)	\$ 7,304,285	\$ 17,516,410	\$ 2,309,254
FRS	6/30/2021	216,267	380,392	799,317	28,550
HIS	6/30/2021	89,410	29,749	7,801	8,783
		<u>\$ 1,787</u>	<u>\$ 7,714,426</u>	<u>\$ 18,323,528</u>	<u>\$ 2,346,587</u>

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

Plan Description

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

Plan Membership as of October 1, 2021

Inactive plan members of beneficiaries currently receiving benefits	93
Inactive plan members entitled to but not yet receiving benefits	15
Active plan members	<u>223</u>
	<u>331</u>

Benefits Provided

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

B. EMPLOYEE RETIREMENT SYSTEMS (CONTINUED)

Contributions

Plan Members contribute 9.0% of pensionable wages and the City contributes 10.5% of total pay contributed for each member plus any remaining amount necessary for payment of normal (current year's) cost. For the year ending September 30, 2021, the City contributed 35.13% of covered payroll. Additionally, the State collects a 0.85% tax on premiums for casualty insurance and remits those collections to the City annually. The state contributions are recorded as revenue and personnel fringe benefit expenditures in the City's general fund before being recorded as a contribution to the plan.

Net Pension Liability

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

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

Total pension liability	\$ 157,629,294
Plan fiduciary net position	<u>(157,933,184)</u>
Sponsor's net pension liability	<u><u>(303,890)</u></u>
Plan fiduciary net position as a percentage of total pension liability	100.19 %

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

Actuarial Assumptions

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

Inflation	2.50%
Salary increases	Service based
Discount rate	7.20%
Investment rate of return	7.20%

Mortality Rate Healthy Active Lives:

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

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

Mortality Rate Healthy Retiree Lives:

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

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

Mortality Rate Beneficiary Lives:

Female: PubG.H-2010 for Healthy Retirees.

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

Mortality Rate Disabled Lives:

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

The actuarial assumptions used in the October 1, 2021 valuation were based on the results of an actuarial experience study dated July 10, 2017.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of Pension Plan investment expenses and inflation) are developed for each major asset class. For 2021, the inflation rate assumption of the investment advisor was 2.50%. These ranges are combined to produce the long-range expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2021 are summarized as follows:

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

The discount rate used to measure the total pension liability was 7.20%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that the City's contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

Changes in Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Changes in Net Pension Liability			
Balances at beginning of year	\$ 149,135,518	\$ 127,225,325	\$ 21,910,193
Charges for the year			
Service cost	4,446,031	-	4,446,031
Interest	10,989,814	-	10,989,814
Differences between expected and actual experience	(2,895,261)	-	(2,895,261)
Changes in assumptions	1,748,852	-	1,748,852
Contributions - employer	-	5,319,995	(5,319,995)
Contributions - state	-	1,659,851	(1,659,851)
Contributions - employee	-	1,779,283	(1,779,283)
Contributions - buy back	276,647	276,647	-
Net investment income	-	27,979,999	(27,979,999)
Benefit payments, including refunds of employee contributions	(6,072,307)	(6,072,307)	-
Administrative expenses	-	(235,609)	235,609
Net change	8,493,776	30,707,859	(22,214,083)
Balances at end of year	\$ 157,629,294	\$ 157,933,184	\$ (303,890)

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

	1% Decrease (6.20%)	Current Discount Rate (7.20%)	1% Increase (8.20%)
City's net pension liability	\$ 19,875,791	\$ (303,890)	\$ (17,150,356)

Pension plan fiduciary net position

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

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

For the year ended September 30, 2021, the City recognized a pension expense of \$2,309,254. On September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 2,430,405	\$ 2,575,968
Changes of assumptions	4,873,880	571,610
Net difference between Projected and Actual Earnings on Pension Plan Investments	-	14,368,832
Total	<u>\$ 7,304,285</u>	<u>\$ 17,516,410</u>

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

Year Ending September 30,

2022	\$ (1,776,531)
2023	(1,755,994)
2024	(3,254,600)
2025	(3,094,252)
2026	(166,975)
Thereafter	(163,773)
Total	<u>\$ (10,212,125)</u>

C. FLORIDA RETIREMENT SYSTEM

Defined Benefit Plan - Florida Retirement System

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

C. FLORIDA RETIREMENT SYSTEM (CONTINUED)

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

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

a. Benefits Provided

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

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

b. Contributions

The contribution requirements of plan members and the employer are established and may be amended by the Florida Legislature. Employees are required to contribute 3.00% of their salary to the FRS Pension Plan. The employer's contribution rates as of September 30, 2021, were as follows:

	FRS		HIS	
Regular class	8.28	%	1.66	%
Special risk class	22.73	%	1.66	%
Senior management service class	25.57	%	1.66	%
Elected officials	47.46	%	1.66	%
DROP	15.32	%	1.66	%

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

The employer's contributions for the year ended September 30, 2021, were \$109,068 to the FRS Pension Plan and \$4,284 to the HIS Program.

c. Pension Liabilities and Pension Expense

In its financial statements for the year ended September 30, 2021, the City reported a liability for its proportionate share of the net pension liability of the FRS Pension Plan and its proportionate share of the net pension liability of the HIS Program. The net pension liabilities were measured as of June 30, 2021. The City's proportions of the net pension liabilities were based on its share of contributions to the pension plans relative to the contributions of all participating entities, actuarially determined.

	FRS	HIS
Net Pension Liability	\$ 216,267	\$ 89,410
Proportion at:		
Current measurement date	0.0029%	0.0007%
Prior measurement date	0.0023%	0.0006%
Pension expense (benefit)	\$ 28,550	\$ 8,783

d. Deferred Outflows/Inflows of Resources Related to Pensions

At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	FRS		HIS	
	Deferred outflows of resources	Deferred inflows of resources	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 37,069	\$ -	\$ 2,992	\$ 37
Change of assumptions	147,981	-	7,026	3,684
Net difference between projected and actual earnings on pension plan investments	-	754,503	93	-
Changes in proportion and differences between City pension plan contributions and proportionate share of contributions	167,733	44,814	18,672	4,080
City pension plan contribution subsequent to the measurement date	27,609	-	966	-
Total	<u>\$ 380,392</u>	<u>\$ 799,317</u>	<u>\$ 29,749</u>	<u>\$ 7,801</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

e. Deferred Outflows/Inflows of Resources Related to Pensions

Deferred outflows of resources related to employer contributions paid subsequent to the measurement date and prior to the employer's fiscal year end will be recognized as a reduction of the net pension liability in the reporting period ending September 30, 2022. Other pension-related amounts reported as deferred outflows of resources and deferred inflows of resources will be recognized in pension expense as follows:

Year ending September 30:	FRS	HIS
2022	\$ (76,200)	\$ 4,377
2023	(91,829)	3,007
2024	(131,052)	3,861
2025	(169,201)	4,101
2026	21,748	4,257
Thereafter	-	1,379
Total	<u>\$ (446,534)</u>	<u>\$ 20,982</u>

f. Actuarial Assumptions

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

	FRS		HIS	
Inflation	2.40	%	2.40	%
Salary increase	3.25	%	3.25	%
Investment rate of return	6.80	%	N/A	
Discount rate	6.80	%	2.16	%

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

The following changes in key actuarial assumptions occurred in 2021:

FRS:

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

HIS:

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

The long-term expected investment rate of return was not based on historical returns, but instead was based on a forward-looking capital market economic model developed during 2020 by an outside investment consultant to the Florida State Board of Administration. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption of 2.40%.

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

	Target Allocation (1)		Annual Arithmetic Return		Compound Annual Geometric Return	
Cash	1.0	%	2.1	%	2.1	%
Fixed income	20.0	%	3.8	%	3.7	%
Global equity	54.2	%	8.2	%	6.7	%
Real estate	10.3	%	7.1	%	6.2	%
Private equity	10.8	%	11.7	%	8.5	%
Strategic investments	3.7	%	5.7	%	5.4	%
	100	%				

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

g. Discount Rate

The discount rate used to measure the total pension liability for the FRS Pension Plan was 6.80%. The 6.80% reported investment return assumption differs from the 7.00% investment return assumption chosen by the 2020 FRS Actuarial Assumption Conference for funding policy purposes, as allowable under governmental accounting and reporting standards. FRS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Because the HIS Program is essentially funded on a pay-as-you-go basis and the depletion date is considered to be immediate, a municipal bond rate of 2.21% was used to determine the total pension liability for the program. The Bond Buyer General Obligation Bond 20-Bond Municipal Bond Index was used as the applicable municipal bond index.

h. Sensitivity Analysis

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

	FRS			HIS		
	1% Decrease	Current Discount Rate	1% Increase	1% Decrease	Current Discount Rate	1% Increase
	5.80	6.80	7.80	1.21	2.21	3.21
City's proportionate share of the net pension liability	\$ 967,161	\$ 216,267	\$ (411,396)	\$ 103,367	\$ 89,410	\$ 77,976

i. Pension Plans' Fiduciary Net Position

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

j. Defined Contribution Plan

Pursuant to Chapter 121, Florida Statutes, the Florida Legislature created the Florida Retirement Investment Plan ("FRS Investment Plan"), a defined contribution pension plan qualified under Section 401(a) of the Internal Revenue Code. The FRS Investment Plan is an alternative available to members of the Florida Retirement System in lieu of the defined benefit plan. There is a uniform contribution rate covering both the defined benefit and defined contribution plans, depending on membership class. Required employer contributions made to the plan during the year ended September 30, 2021, totaled \$0.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS

Plan Description

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

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

The City offers a Health Insurance Premium Subsidy to select retirees. The Health Insurance Subsidy is not contingent on continuing medical coverage through the City. The Subsidy is equivalent to a portion of the cost of single medical coverage through the City. The portion payable at retirement is 5% per each year of service up to a maximum of 80%. The portion payable for total and permanent disability incurred in the line of work is 100%. To be eligible for the Premium Subsidy a participant must meet the following qualifications:

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

OPEB Trust Account

In March 2010, City Council adopted Resolution 10-R11 establishing a retiree health savings plan (the Plan) for employees' health needs during retirement. An irrevocable trust was established with ICMA Retirement Corporation and is 100% funded by city contributions. The assets of the Plan are held in trust, with the City Manager, or his/her designee, and the City Finance Director, or his/her designee, as trustee for the exclusive benefit of the Plan participants. Each year the City contributes to the Other Postemployment Plan Trust Account an amount based on the actuarially determined contribution. For the year ended September 30, 2021, the City contributed \$1,757,835. The City's contributions to the Trust Account and the earnings of the Trust Account are dedicated to providing benefits for eligible retirees. An actuarial valuation of the OPEB obligation is prepared each year to determine the annual contribution to the Trust Account.

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

OPEB Trust Fund

The City established an OPEB Trust Fund to account for the costs of retiree health insurance, the resources required to pay retiree health insurance benefits and the accumulation of funds in the OPEB Trust Account. Separate financial statements for the OPEB Trust Fund are not available. A Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position are included in the City's Comprehensive Annual Financial Report. Since the City self-funds health insurance for active and retired employees, costs of retiree health insurance and amounts to be contributed by retirees are calculated annually based on recommendations provided by the City's health insurance consultant. Contributions by employer to the OPEB Trust Fund for the fiscal year ending September 30, 2021 were \$3,621,536.

Plan Membership as of September 30, 2021

Inactive plan members currently receiving benefits	126
Active plan members with coverage	998
Active plan members without coverage	<u>133</u>
	<u><u>1,257</u></u>

Investments

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

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

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

For the year ended September 30, 2021, the annual money-weighted rate of return on the investments, net of investment expense, was 3.30%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Net OPEB Liability of the City

The components of the net OPEB liability of the City at September 30, 2021, were as follows:

Total OPEB liability	\$ 43,271,796
Plan fiduciary net position	<u>(28,573,630)</u>
Net OPEB liability	<u>\$ 14,698,166</u>

Plan fiduciary net position as % of total OPEB liability 66.03%

Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of September 30, 2021, using the following assumptions.

Discount Rate

7.00%

Payroll Growth

Payroll growth includes general inflation of 3.25% plus merit/productivity increases based on the FRS valuation as of July 1, 2021. General employees are assumed to follow the Regular table while Police employees are assumed to follow the Special Risk table.

Inflation Rate Components

General inflation: 2.40% per year

Real wage inflation: 0.85%

Cost Method

Entry Age Normal Level

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Health Care Coverage Election Rate

Disability

Sample rates of disability are as shown below:

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

Turnover Rate

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

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Retirement Rate

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

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

Mortality

RPH-2017 Total data set Mortality Table fully generational using Scale MP-2021 for health retirees

RHP-2017 Disabled Retiree Mortality Table fully generational using Scale MP-2021 for disabled retirees

Health Care Trend Rates 8.0 decreasing to 4.5%

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

HIS Trend Rates 7.83% decreasing to 4.45%

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

Retiree Contributions

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

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Investment Returns

The long-term expected rate of return on OPEB plan investments is 7.00% based on the City's OPEB Trust Account expected targets. This was validated using a building block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These expected future real rates of return are then combined to produce the long-term expected rate of return by weighting them based on the target asset allocation percentage and adding in expected inflation (2.60%). The best estimates of arithmetic real rates of return for each major asset class included in the OPEB Plan's target asset allocation as of June 30, 2021 are summarized below:

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

The City's funding policy is to pay the pay-go costs out of the City's Operating Funds and to partially pre-fund the Actuarially Determined Contribution. The final single equivalent discount rate used for this year's valuation is 7.00% as of September 30, 2021 with the assumption that the City will eventually pay the pay-go costs out of the OPEB Trust Account at the time when the OPEB Trust Account is expected to be sufficient to finance all future benefit payments.

Changes in Net OPEB Liability

Increase (Decrease)

	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Beginning balances	\$ 34,079,169	\$ 22,652,590	\$ 11,426,579
Changes for the year:			
Service cost	430,370	-	430,370
Interest	2,355,184	-	2,355,184
Changes in assumptions	1,910,361	-	1,910,361
Differences between expected and actual experience	6,254,550	-	6,254,550
Contributions - employer	-	3,621,536	(3,621,536)
Net investment income	-	4,057,339	(4,057,339)
Benefit payments	(1,757,835)	(1,757,835)	-
Net changes	9,192,630	5,921,040	3,271,590
Ending balance	\$ 43,271,799	\$ 28,573,630	\$ 14,698,169

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

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

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
Net OPEB liability (asset)	\$ 19,839,337	\$ 14,698,169	\$ 10,397,872

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates. The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (7.0 percent decreasing to 3.5 percent) or 1-percentage-point higher (9.0 percent decreasing to 5.5 percent) than the current healthcare cost trend rates:

	1% Decrease(7.0% decreasing to 3.5%)	Healthcare Cost Trend Rates (8.0% decreasing to 4.5%)	1% Increase (9.0% decreasing to 5.5%)
Net OPEB liability (asset)	\$ 10,284,058	\$ 14,698,169	\$ 19,959,104

OPEB plan fiduciary net position. Detailed information about the OPEB plan's fiduciary net position is available in the separately issued SCERS financial report.

OPEB Expense and Deferred Outflows/Inflows of Resources

For the year ended September 30, 2021, the City recognized OPEB expense of \$486,983. At September 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 9,853,586	\$ 10,716,966
Changes of assumptions	5,122,189	722,424
Net difference between projected and actual earnings on OPEB plan investments	-	2,514,819
Total	\$ 14,975,775	\$ 13,954,209

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

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

Year ended:

2022	\$	(551,979)
2023		(482,196)
2024		(516,155)
2025		(320,512)
2026		1,301,740
Thereafter		1,590,668
Total	\$	<u>1,021,566</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Fiduciary Net Pension Activity:

	Municipal Police Officers	Other Post Employment Benefits	Total
Assets			
Cash and equivalents	\$ -	\$ 239	\$ 239
Fixed investment	15,567,455	-	15,567,455
Corporate stocks	39,825,681	-	39,825,681
Corporate bonds	9,757,733	-	9,757,733
US Government obligations	561,302	-	561,302
Federal agencies	13,169,837	-	13,169,837
Municipal obligation	1,407,393	-	1,407,393
Real estate investments	14,247,888	-	14,247,888
Mutual funds	64,348,877	28,573,630	92,922,507
Accrued investment income	444,409	-	444,409
Prepaid expenses	3,981	-	3,981
Total assets	<u>159,334,556</u>	<u>28,573,869</u>	<u>187,908,425</u>
Liabilities and net position			
Liabilities			
Broker deals	1,135,613	-	1,135,613
Accounts payable	125,149	-	125,149
Total liabilities	<u>1,260,762</u>	<u>-</u>	<u>1,260,762</u>
Net position			
Restricted for employees retirement	<u>158,073,794</u>	<u>28,573,869</u>	<u>186,647,663</u>
Total net position	<u>158,073,794</u>	<u>28,573,869</u>	<u>186,647,663</u>
Total liabilities and net position	<u>\$ 159,334,556</u>	<u>\$ 28,573,869</u>	<u>\$ 187,908,425</u>

City of Port St. Lucie, Florida
Notes to the Financial Statements
For the Year Ended September 30, 2021

NOTE 4. OTHER INFORMATION (CONTINUED)

D. OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

	Municipal Police Officers	Other Post Employment Benefits	Total
Additions			
Contributions			
City	\$ 5,319,996	\$ 3,621,536	\$ 8,941,532
State	1,659,851	-	1,659,851
Employee	2,055,943	-	2,055,943
Total Contributions	9,035,790	3,621,536	12,657,326
Investment Income			
Net Increase in Fair Value of Investments	26,182,185	4,057,044	30,239,229
Interest and Dividends	2,146,974	-	2,146,974
Total Investment Income	28,329,159	4,057,044	32,386,203
Investment Expense	(326,597)	-	(326,597)
Net Investment Income	28,002,562	4,057,044	32,059,606
Total Additions	37,038,352	7,678,580	44,716,932
Deductions			
Benefit Payments	5,976,967	1,757,835	7,734,802
Administrative Costs and Charges	223,621	-	223,621
Refunds	95,339	-	95,339
Total Deductions	6,295,927	1,757,835	8,053,762
Net Increase in Net Pension	30,742,425	5,920,745	36,663,170
Total Net Position - beginning	127,331,369	22,653,124	149,984,493
Total Net Position - ending	\$ 158,073,794	\$ 28,573,869	\$ 186,647,663

E. CONTINGENCIES

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



"A City for All Ages"

An abstract sculpture composed of several large, curved, overlapping sections in bright yellow, light blue, and red. The sculpture is mounted on a white, rectangular pedestal. The background shows a blurred outdoor setting with green bushes, a paved area, and a building under a clear sky. The text "Required Supplementary Information" is overlaid in the center of the image.

Required Supplementary Information

City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance

Budget and Actual - General Fund

For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	\$ 74,275,617	\$ 74,275,617	\$ 75,908,363	\$ 1,632,746
Licenses and permits	11,239,761	11,239,761	12,004,312	764,551
Intergovernmental	11,880,320	26,167,204	20,893,999	(5,273,205)
Charges for services	3,877,548	3,877,548	4,351,103	473,555
Fines and forfeitures	1,013,741	1,013,741	1,099,079	85,338
Interest income	977,730	977,730	83,278	(894,452)
Impact fees	946,337	946,337	2,224,645	1,278,308
Other	1,027,153	1,027,153	1,999,448	972,295
Total revenues	<u>105,238,207</u>	<u>119,525,091</u>	<u>118,564,227</u>	<u>(960,864)</u>
Expenditures				
General government	27,034,005	40,732,361	26,289,061	14,443,300
Public safety	50,590,195	51,651,244	49,969,574	1,681,670
Physical environment	484,596	484,596	379,936	104,660
Transportation	96,553	96,553	106,754	(10,201)
Economic environment	324,804	338,393	301,165	37,228
Human services	1,751,346	2,359,879	2,029,151	330,728
Culture and recreation	15,753,240	16,094,289	15,216,953	877,336
Capital outlay	3,289,770	7,116,683	4,805,711	2,310,972
Principal	2,465,000	2,465,000	2,000,000	465,000
Interest	3,725,054	3,725,054	3,226,123	498,931
Total expenditures	<u>105,514,563</u>	<u>125,064,052</u>	<u>104,324,428</u>	<u>20,739,624</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(276,356)</u>	<u>(5,538,961)</u>	<u>14,239,799</u>	<u>19,778,760</u>
Transfers in	8,461,528	8,461,528	8,313,101	(148,427)
Transfers out	(19,621,334)	(22,397,286)	(11,709,573)	10,687,713
Proceeds from sale of assets	-	-	108,733	108,733
Proceeds from issuance of debt	-	54,418,485	54,418,485	-
Payment to escrow agent	-	(4,040,000)	(4,040,000)	-
Total other financing sources (uses)	<u>(11,159,806)</u>	<u>36,442,727</u>	<u>47,090,746</u>	<u>10,648,019</u>
Net change in fund balance	<u>\$ (11,436,162)</u>	<u>\$ 30,903,766</u>	<u>61,330,545</u>	<u>\$ 30,426,779</u>
Fund balance, beginning of year			<u>45,285,466</u>	
Fund balance, end of year			<u><u>\$106,616,011</u></u>	

City of Port St. Lucie, Florida

Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - SW Annexation District 1 Collection Fund
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services	\$ 6,898,300	\$ 6,898,300	\$ 7,779,927	\$ 881,627
Interest income	170,500	170,500	16,201	(154,299)
Total revenues	<u>7,068,800</u>	<u>7,068,800</u>	<u>7,796,128</u>	<u>727,328</u>
Expenditures				
Physical environment	162,000	162,000	108,940	53,060
Principal	2,375,000	2,375,000	3,170,000	(795,000)
Interest	<u>4,419,213</u>	<u>4,419,213</u>	<u>3,624,213</u>	<u>795,000</u>
Total expenditures	<u>6,956,213</u>	<u>6,956,213</u>	<u>6,903,153</u>	<u>53,060</u>
Excess (deficiency) of revenues over (under) expenditures	<u>112,587</u>	<u>112,587</u>	<u>892,975</u>	<u>780,388</u>
Transfers out	<u>(1,094)</u>	<u>(1,094)</u>	<u>(1,094)</u>	<u>-</u>
Net change in fund balance	<u>\$ 111,493</u>	<u>\$ 111,493</u>	<u>891,881</u>	<u>\$ 780,388</u>
Fund balance, beginning of year			<u>10,941,180</u>	
Fund balance, end of year			<u>\$ 11,833,061</u>	

City of Port St. Lucie, Florida

**Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Community Redevelopment Agency Fund
For the Year Ended September 30, 2021**

	Original Budget	Final Budget	Actual	Variance with Final Positive (Negative)
Revenues				
Intergovernmental	\$ 2,261,550	\$ 2,402,993	\$ 2,316,697	\$ (86,296)
Interest income	9,000	9,000	187	(8,813)
Other	20,600	20,600	15,048	(5,552)
Total revenues	<u>2,291,150</u>	<u>2,432,593</u>	<u>2,331,932</u>	<u>(100,661)</u>
Expenditures				
Economic environment	934,995	1,226,018	1,148,602	77,416
Capital outlay	-	115,500	115,326	174
Principal	3,585,000	3,585,000	3,585,000	-
Interest	1,293,125	1,293,125	1,293,125	-
Total expenditures	<u>5,813,120</u>	<u>6,219,643</u>	<u>6,142,053</u>	<u>77,590</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,521,970)</u>	<u>(3,787,050)</u>	<u>(3,810,121)</u>	<u>(23,071)</u>
Transfers in	1,631,268	1,866,348	1,862,946	(3,402)
Transfers out	(48,695)	(48,695)	(960)	47,735
Proceeds from sale of assets	1,800,000	1,800,000	1,800,000	-
Total other financing sources (uses)	<u>3,382,573</u>	<u>3,617,653</u>	<u>3,661,986</u>	<u>44,333</u>
Net change in fund balance	<u>\$ (139,397)</u>	<u>\$ (169,397)</u>	<u>(148,135)</u>	<u>\$ 21,262</u>
Fund balance, beginning of year			<u>243,959</u>	
Fund balance, end of year			<u>\$ 95,824</u>	

City of Port St. Lucie, Florida

**Notes to Schedules of Revenues and Expenditures Budget and Actual
General Fund and Major Special Revenue Funds
For the Year Ended September 30, 2021**

Notes to Schedule

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

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

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

City of Port St. Lucie, Florida

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

	2021	2020	2019	2018	2017
Total Pension Liability					
Service cost	4,446,031	4,375,113	4,163,067	3,909,651	3,558,152
Interest	10,989,814	10,207,807	9,317,565	8,831,558	8,161,944
Change in excess state money	-	-	-	-	-
Changes of benefit terms	-	317,775	-	-	-
Differences between expected and actual experience	(2,895,261)	777,841	2,237,596	1,065,253	488,739
Change of assumptions	1,748,852	(800,257)	3,301,642	-	3,830,114
Contributions - buy back	276,647	-	103,010	63,446	246,153
Benefit payments, including refunds of employee contributions	(6,072,307)	(4,437,268)	(6,648,228)	(2,841,518)	(3,707,511)
Net change in total pension liability	<u>8,493,776</u>	<u>10,441,011</u>	<u>12,474,652</u>	<u>11,028,390</u>	<u>12,577,591</u>
Total pension liability - beginning	<u>149,135,518</u>	<u>138,694,507</u>	<u>126,219,855</u>	<u>115,191,465</u>	<u>102,613,874</u>
Total pension liability - ending (a)	<u>157,629,294</u>	<u>149,135,518</u>	<u>138,694,507</u>	<u>126,219,855</u>	<u>115,191,465</u>
Plan Fiduciary Net Pension					
Contributions - city	5,319,995	5,483,211	5,282,572	4,015,851	4,018,282
Contributions - state	1,659,851	1,646,819	1,569,087	1,439,785	1,296,741
Contributions - employees	1,779,283	1,703,535	1,702,051	1,661,523	1,559,054
Contributions - buy back	276,647	-	103,010	63,446	246,153
Net investment income	27,979,999	9,976,537	3,744,171	8,873,271	10,004,086
Benefit payments, including refunds of employee contributions	(6,072,307)	(4,653,297)	(6,740,975)	(2,841,518)	(3,707,511)
Administrative expense	(235,609)	(200,534)	(202,688)	(190,294)	(167,554)
Net change in plan fiduciary net position	<u>30,707,859</u>	<u>13,956,271</u>	<u>5,457,228</u>	<u>13,022,064</u>	<u>13,249,251</u>
Plan fiduciary net position - beginning	<u>127,225,325</u>	<u>113,269,054</u>	<u>107,811,826</u>	<u>94,789,762</u>	<u>81,540,511</u>
Plan fiduciary net position - ending (b)	<u>157,933,184</u>	<u>127,225,325</u>	<u>113,269,054</u>	<u>107,811,826</u>	<u>94,789,762</u>
Net pension liability - ending (a) - (b)	<u>(303,890)</u>	<u>21,910,193</u>	<u>25,425,453</u>	<u>18,408,029</u>	<u>20,401,703</u>
Plan fiduciary net position as a % of the total pension liability	100.19 %	85.31 %	81.60 %	85.42 %	82.29 %
Covered payroll *	19,867,196	18,978,599	18,967,279	18,475,097	17,322,812
Net pension liability as a % of covered payroll	-1.53 %	115.45 %	134.05 %	99.64 %	117.77 %

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

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

City of Port St. Lucie, Florida

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

	2016	2015	2014	2013
Total Pension Liability				
Service cost	3,431,980	3,098,598	2,960,477	2,741,182
Interest	5,860,296	6,533,502	5,664,535	5,237,834
Change in excess state money	(1,508,953)	364,937	309,802	-
Changes of benefit terms	2,751,119	-	-	-
Differences between expected and actual experience	660,201	(572,414)	-	-
Change of assumptions	2,757,260	2,550,583	-	-
Contributions - buy back	362,053	20,069	4,436,554	-
Benefit payments, including refunds of employee contributions	(2,505,630)	(2,572,372)	(2,465,108)	(2,273,086)
Net change in total pension liability	<u>11,808,326</u>	<u>9,422,903</u>	<u>10,906,260</u>	<u>5,705,930</u>
Total pension liability - beginning	<u>90,805,548</u>	<u>81,314,693</u>	<u>70,408,433</u>	<u>64,702,503</u>
Total pension liability - ending (a)	<u>102,613,874</u>	<u>90,737,596</u>	<u>81,314,693</u>	<u>70,408,433</u>
Plan Fiduciary Net Pension				
Contributions - city	3,781,111	3,291,256	3,226,099	3,085,280
Contributions - state	1,247,468	1,082,037	1,026,902	972,480
Contributions - employees	1,489,224	1,407,055	1,407,206	1,238,897
Contributions - buy back	362,053	20,069	4,436,554	-
Net investment income	6,951,772	(308,449)	4,908,147	6,621,223
Benefit payments, including refunds of employee contributions	(2,505,630)	(2,572,372)	(2,465,108)	(2,273,086)
Administrative expense	(173,825)	(185,455)	(147,333)	(93,764)
Net change in plan fiduciary net position	<u>11,152,173</u>	<u>2,734,141</u>	<u>12,392,467</u>	<u>9,551,030</u>
Plan fiduciary net position - beginning	<u>70,388,338</u>	<u>67,654,197</u>	<u>55,261,730</u>	<u>45,710,700</u>
Plan fiduciary net position - ending (b)	<u>81,540,511</u>	<u>70,388,338</u>	<u>67,654,197</u>	<u>55,261,730</u>
Net pension liability - ending (a) - (b)	<u>21,073,363</u>	<u>20,349,258</u>	<u>13,660,496</u>	<u>15,146,703</u>
Plan fiduciary net position as a % of the total pension liability	79.46 %	77.57 %	83.20 %	79.00 %
Covered payroll *	16,546,924	16,788,921	15,644,848	13,765,222
Net pension liability as a % of covered payroll	127.36 %	121.21 %	87.32 %	109.00 %

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

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

City of Port St. Lucie, Florida

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

Notes to Schedule:

Changes of benefit terms:

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

Changes of assumptions:

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

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

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

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

Payroll growth

Salary increases

Investment return

Mortality rates

Normal and early retirements rates

Withdrawal rates

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

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

For measurement date 09/30/2015, amounts reported as changes of assumptions resulted from lowering the investment rate of return from 8.0% to 7.5%.

City of Port St. Lucie, Florida

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

	2021	2020	2019	2018	2017
Actuarially determined contribution	6,934,851	6,922,996	6,794,017	5,793,686	5,100,319
Contributions in relation to the actuarially determined contributions	6,979,846	7,130,030	6,851,660	5,455,636	5,315,023
Contribution deficiency (excess)	(44,995)	(207,034)	(57,643)	338,050	(214,704)
Covered payroll *	19,867,196	18,978,599	18,967,279	18,475,097	17,322,812
Contributions as a percentage of covered payroll	35.13 %	37.57 %	36.12 %	29.53 %	30.68 %

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

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

City of Port St. Lucie, Florida

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

	2016	2015	2014	2013
Actuarially determined contribution	4,498,211	4,007,828	3,944,168	3,802,380
Contributions in relation to the actuarially determined contributions	5,028,579	4,007,828	3,944,168	3,802,380
Contribution deficiency (excess)	(530,368)	-	-	-
Covered payroll *	16,546,924	16,788,921	15,644,848	13,765,522
Contributions as a percentage of covered payroll	30.39 %	23.87 %	25.21 %	27.62 %

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

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

City of Port St. Lucie, Florida

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

Notes to Schedule

Valuation Date: 10/1/2019

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

Methods and assumptions used to determine contribution rates:

Mortality Rates:

Healthy Active Lives:

Female: RP2000 Generational, 100% Combined Healthy White Collar, Scale BB

Male: RP2000 Generational, 10% Combined Healthy White Collar / 90% Combined Healthy Blue Collar, Scale BB

Healthy Inactive Lives:

Female: RP2000 Generational, 100% Annuitant White Collar, Scale BB

Male: RP2000 Generational, 10% Annuitant White Collar / 90% Annuitant Blue Collar, Scale BB

Disabled Lives:

Female: 60% RP2000 Disabled Female set forward two years / 40% Annuitant White Collar with no setback, no projection scale

Male: 60% RP2000 Disabled Male setback four years / 40% Annuitant White Collar with no setback, no projection scale

The above assumption rates were mandated by Chapter 2015-157, Laws of Florida. This law mandates the use of the assumptions used in either of the two most recent valuations of the Florida Retirement System (FRS). The above rates are those outlined in Milliman's July 1, 2018 FRS valuation report for special risk employees. We feel this assumption sufficiently accommodates future mortality improvements.

Interest Rate: 7.30% (prior year 7.50%) per year compounded annually, net of investment related expenses. This is supported by the target asset allocation of the trust and the expected long-term return by asset class.

Administrative Expenses: \$202,835 annually, based on the average of actual expenses incurred in the prior two fiscal years. Previously, the actual expense in the prior fiscal year was used. Using a two-year average results in a less volatile estimate than the prior method.

Salary Increases:

Years of Service

Increase in Compensation

0	19.0%
1	8.4%
2	6.5%
3 or more	5.0%

The above rates were developed and adopted as a result of our July 10, 2017 experience study.

City of Port St. Lucie, Florida

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

Final Salary Load:	<u>Credited Service on 10/1/2012</u>	<u>Load Assumption</u>
	10 or more years	20%
	Between 5 and 10 years	15%
	Less than 5 years	0%
Payroll Growth:	1.96% (prior year 3.00%) for purposes of amortizing components of the Unfunded Actuarial Accrued Liability established prior to October 1, 2017. Level dollar amortization is utilized for UAAL components established after October 1, 2016. Please note that level dollar amortization is in effect for the consolidation base established as of October 1, 2019.	
Amortization Method:	1.96% (prior year 3.00%) for purposes of amortizing components of the Unfunded Actuarial Accrued Liability established prior to October 1, 2017. Level dollar amortization is utilized for UAAL components established after October 1, 2016. Please note that level dollar amortization is in effect for the consolidation base established as of October 1, 2019.	
Retirement:	<u>% Retiring During the Year (10-24 Years of Service)</u>	
	<u>Age</u>	<u>Probability of Retirement</u>
	50	0%
	51	4%
	52	17%
	53	5%
	54	13%
	55	50%
	56	10%
	57	25%
	58	33%
	59	60%
	60+	100%

City of Port St. Lucie, Florida

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

% Retiring During the Year (>=25 Years of Service)

<u>Age</u>	<u>Probability of Retirement</u>
52	60.0%
53	0.0%
54	50.0%
55+	100.0%

The above rates were developed and adopted as a result of our July 10, 2017 experience study.

Funding Method: Entry Age Normal Actuarial Cost Method. The following loads are applied for determination of the Sponsor funding requirement:

Interest - A half year, based on the current 7.30% assumption.

Salary - A full year, based on the current average assumption of 6.19%.

Disability Rate: See table below for sample rates. It is assumed that 75% of disablements and active member deaths are service- related.

<u>Age</u>	<u>% Becoming Disabled During the Year</u>
20	0.03%
25	0.03%
30	0.04%
35	0.05%
40	0.07%
45	0.10%
50	0.18%
55	0.36%
60	0.90%
65+	2.22%

City of Port St. Lucie, Florida

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

Termination Rate: See table below for sample rates. This assumption was established with the July 10, 2017 experience study.

<u>Service</u>	<u>% Terminating During the Year</u>
0-2	17.0%
3-4	7.0%
5-14	3.0%
15+	2.0%

Asset Valuation: Each year, the prior Actuarial Value of Assets is brought forward utilizing the historical geometric 4-year average Market Value return. It is possible that over time this technique will produce an insignificant bias above or below Market Value.

City of Port St. Lucie, Florida

**Municipal Police Officers' Retirement Trust Fund
Schedule of Investment Returns**

	2021	2020	2019	2018	2017	2016	2015	2014	2013
Annual money-weighted rate of return, net of investment expense	21.83 %	8.72 %	3.47 %	9.21 %	12.08 %	9.79 %	(0.44)%	8.27 %	14.40 %

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

City of Port St. Lucie, Florida

**Florida Retirement System
Schedule of Proportionate Share in Net Pension Liability and Related Ratios**

Florida Retirement System (FRS)	2021	2020	2019	2018	2017	2016	2015	2014
City's portion of the net pension liability	0.0029	0.0023 %	0.0022 %	0.0026 %	0.0025 %	0.0026 %	0.0025 %	0.0020 %
City's proportionate share of the net pension liability	216,267	1,009,193	758,172	781,013	729,960	644,865	326,606	119,960
City's covered payroll	257,552	195,026	190,283	184,009	179,734	177,642	175,422	169,287
City's proportionate share of the net pension liability as a percentage of its covered payroll	83.97 %	517.47 %	398.44 %	424.44 %	406.13 %	363.01 %	186.18 %	70.86 %
Plan fiduciary net position as a percentage of the total pension liability	96.40 %	78.85 %	82.61 %	84.26 %	83.89 %	84.88 %	92.00 %	96.00 %
Health Insurance Subsidy (HIS)	2021	2020	2019	2018	2017	2016	2015	2014
City's portion of the net pension liability	0.0007	0.0006 %	0.0005 %	0.0006 %	0.0006 %	0.0006 %	0.0006 %	0.0006 %
City's proportionate share of the net pension liability	89,410	70,142	59,930	62,168	60,654	69,615	58,983	55,582
City's covered payroll	257,552	195,026	190,283	184,009	179,734	177,642	175,422	169,287
City's proportionate share of the net pension liability as a percentage of its covered payroll	34.72 %	35.97 %	31.50 %	33.79 %	33.75 %	39.19 %	33.62 %	32.83 %
Plan fiduciary net position as a percentage of the total pension liability	3.56 %	3.00 %	2.63 %	2.15 %	1.64 %	0.97 %	0.50 %	0.99 %

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

Note 2: The Plan's fiduciary net position as a percentage of the total pension liability is published in Note 4 of the Plan's Annual Comprehensive Financial Report.

Note 3: Amounts presented for each fiscal year were determined as of 6/30.

Note 4: The municipal rate used to determine the total pension liability for HIS decreased from 2.21% to 2.16%

City of Port St. Lucie, Florida

**Florida Retirement System
Schedule of Contributions and Related Ratios**

Florida Retirement System (FRS)	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contributions	109,068	77,365	68,263	73,897	64,243	62,281	61,650	60,418
Contributions in relation to the contractually required contributions	(109,068)	(77,365)	(68,263)	(73,897)	(64,243)	(62,281)	(61,650)	(60,418)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-
City's covered payroll	270,954	196,399	191,673	185,367	181,076	178,967	176,701	170,566
Contributions as a percentage of covered payroll	40.25 %	39.39 %	35.61 %	39.87 %	35.48 %	34.80 %	34.89 %	35.42 %
Health Insurance Subsidy (HIS)	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contributions	4,284	3,310	2,974	3,185	3,002	3,062	2,210	2,314
Contributions in relation to the contractually required contributions	(4,284)	(3,310)	(2,974)	(3,185)	(3,002)	(3,062)	(2,210)	(2,314)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-
City's covered payroll	270,954	196,399	191,673	185,367	181,076	178,967	176,701	170,566
Contributions as a percentage of covered payroll	1.58 %	1.69 %	1.55 %	1.72 %	1.66 %	1.71 %	1.25 %	1.36 %

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

City of Port St. Lucie, Florida

**Other Post Employment Benefits Trust Fund
Schedule of Changes in Net OPEB Liability and Related Ratios**

	2021	2020	2019	2018	2017
Total OPEB Liability					
Service cost	430,370	439,160	511,755	500,907	971,028
Interest	2,355,184	2,490,282	1,976,780	2,007,817	2,366,665
Change in assumptions	1,910,361	-	(1,155,879)	-	7,763,903
Changes of benefit terms	-	-	-	-	-
Differences between expected and actual experience	6,254,550	(3,604,486)	7,009,368	(1,943,901)	(15,843,718)
Benefit payments, including refunds of employee contributions	(1,757,835)	(751,461)	(1,109,845)	(931,283)	(840,620)
Net change in total OPEB liability	<u>9,192,630</u>	<u>(1,426,505)</u>	<u>7,232,179</u>	<u>(366,460)</u>	<u>(5,582,742)</u>
Total OPEB liability - beginning	<u>34,079,169</u>	<u>35,505,674</u>	<u>28,273,495</u>	<u>28,639,955</u>	<u>34,222,697</u>
Total OPEB liability - ending (a)	<u><u>43,271,799</u></u>	<u><u>34,079,169</u></u>	<u><u>35,505,674</u></u>	<u><u>28,273,495</u></u>	<u><u>28,639,955</u></u>
Plan Fiduciary Net Pension					
Contributions - city	3,621,536	2,600,469	2,848,960	1,651,283	1,600,620
Contributions - employee	-	-	-	-	-
Net investment income	4,057,339	2,334,664	991,703	1,331,739	1,322,358
Benefit payments, including refunds of employee contributions	(1,757,835)	(751,461)	(1,109,845)	(931,283)	(840,620)
Net change in plan fiduciary net position	<u>5,921,040</u>	<u>4,183,672</u>	<u>2,730,818</u>	<u>2,051,739</u>	<u>2,082,358</u>
Plan fiduciary net position - beginning	<u>22,652,590</u>	<u>18,468,918</u>	<u>15,738,100</u>	<u>13,686,361</u>	<u>11,604,003</u>
Plan fiduciary net position - ending (b)	<u><u>28,573,630</u></u>	<u><u>22,652,590</u></u>	<u><u>18,468,918</u></u>	<u><u>15,738,100</u></u>	<u><u>13,686,361</u></u>
Net OPEB liability - ending (a) - (b)	<u><u>14,698,169</u></u>	<u><u>11,426,579</u></u>	<u><u>17,036,756</u></u>	<u><u>12,535,395</u></u>	<u><u>14,953,594</u></u>
Plan fiduciary net position as a % of the total OPEB liability	66.03 %	66.47 %	52.02 %	55.66 %	47.79 %
Covered employee payroll	68,095,671	62,141,982	60,185,939	54,739,433	53,016,400
Net pension liability as a % of covered employee payroll	21.60 %	18.40 %	28.31 %	22.90 %	28.21 %

Note 1: GASB 75 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

City of Port St. Lucie, Florida

Other Post Employment Benefits Trust Fund Schedule of Changes in Net OPEB Liability and Related Ratios

Notes to Schedule:

Changes of assumptions in 2017:

Actuarial cost method updated from Projected Unit Credit to Entry Age Normal. Payroll growth updated to most recent FRS actuarial valuation of June 30, 2016. Mortality table updated from RP-2000 Combined Mortality Table to SOA RPH-2-014 Total dataset Mortality Table. Percentage of retirees that are assumed to elect spousal coverage at retirement updated from 50% to 10%. Health Insurance Subsidy election rate for future retirees updated from 35% to 40% before age 65 and from 17.5% to 20% after age 65.

Changes in assumptions in 2018:

Health care trend rates updated to an initial rate of 8.5% decreasing by 0.5% annually to an ultimate rate of 5.0%. Dental and vision trend rates updated to an initial rate of 4.25% decreasing by 0.25% annually to an ultimate rate of 3.5%.

Changes of assumptions in 2019:

Health care trend rates updated to an initial rate of 7.5% decreasing to an ultimate rate of 4.5%. HIS trend rates updated to an initial rate of 7.34% decreasing to an ultimate rate of 4.45%

Changes of assumptions in 2020:

Health care trend rates updated to an initial rate of 7.5% decreasing to an ultimate rate of 4.5%. HIS trend rates updated to an initial rate of 7.34% decreasing to an ultimate rate of 4.45%

Changes of assumptions in 2021:

Health care trend rates updated to an initial rate of 7.5% increasing to an ultimate rate of 8.0%. HIS trend rates updated to an initial rate of 7.34% increasing to an ultimate rate of 7.83%

Note 1: GASB 75 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only the years for which information is available.

City of Port St. Lucie, Florida

**Other Post Employment Benefits Trust Fund
Schedule of Required Contributions**

	2021	2020	2019	2018	2017	2016	2015	2014
Actuarially determined contribution (ADC)	1,757,835	1,857,522	1,557,761	1,741,027	2,261,886	2,687,958	1,541,210	1,538,791
Contributions in relation to the ADC	3,621,536	2,600,469	2,848,960	1,651,283	1,600,620	2,086,609	1,617,361	1,767,900
Contribution deficiency (excess)	<u>(1,863,701)</u>	<u>(742,947)</u>	<u>(1,291,199)</u>	<u>89,744</u>	<u>661,266</u>	<u>601,349</u>	<u>(76,151)</u>	<u>(229,109)</u>
Covered employee payroll	68,095,671	62,141,982	60,185,939	54,739,433	53,016,400	49,992,602	47,880,443	46,524,996
Contributions as a percentage of covered employee payroll	5.32 %	4.18 %	4.73 %	3.02 %	3.02 %	4.17 %	3.38 %	3.80 %

Note: information prior to fiscal year 2014 is not available.

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

City of Port St. Lucie, Florida

**Other Post Employment Benefits Trust Fund
Schedule of Investment Returns**

	2021	2020	2019	2018	2017	2016	2015	2014	2013
Annual money-weighted rate of return, net of investment expense	3.30 %	5.44 %	3.36 %	9.05 %	10.63 %	10.31 %	0.61 %	11.68 %	13.08 %

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

The background image shows a curved wall covered in a mosaic of blue and white tiles. Two palm trees with green leaves and brown trunks are painted on the wall, one on the left and one on the right. In the center, there is a stylized, abstract figure in blue and white, possibly representing a person or a creature. The foreground features a concrete railing and some greenery at the bottom.

Combining Statements and Schedules

NONMAJOR GOVERNMENT FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

The City maintains the following Special Revenue Funds:

Road and Bridge Fund – to account for expenditures associated with the maintenance and repair of the City's roads, bridges and right of way. Revenues are provided by gas taxes, an assignment of ad valorem taxes, charges for services and interfund transfers.

Road Impact Fee Fund – to account for the receipt of road impact fees authorized by Ordinance 05-87 (as amended by Ordinance 13-26). Proceeds must be used for the acquisition of land and construction of major capital infrastructure improvements.

Street Lighting Fund – to account for expenditures of residential street lighting districts. Revenues are provided by assessments on all benefiting properties as authorized by Ordinance 09-64.

Law Enforcement Impact Fee Fund – to account for the receipt of law enforcement impact fees authorized by Ordinance 89-134 (as amended by Ordinance 13-27). Proceeds must be used for expenditures associated with law enforcement capital improvements and capital needs of new police officers required as a result of community growth.

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

Building Department Fund – Section 553.80(7), Florida Statutes, requires all revenues and expenditures associated with the protective inspections provided by the building department to be accounted for in a separate fund.

Water & Sewer Assessment Collection Fund – SAD I, Phase I- to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District I, Phase I.

Water & Sewer Assessment Collection Fund – SAD I, Phase II- to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District I, Phase II.

Water & Sewer Assessment Collection Fund – USA 3-4- to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District 3-4.

Water & Sewer Assessment Collection Fund – USA 5-6-7A- to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District 5-6-7A.

Water & Sewer Assessment Collection Fund – USA 9- to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of water and sewer extensions and improvements in Special Assessment District USA 9.

Neighborhood Services Fund - to account for general capital and non-capital improvements in specific areas of the city. Funding is provided by recycling revenues and rebates received from the city's waste disposal contractor.

South Lennard Road Special Assessment District Collection Fund – to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of roadway, drainage and water and sewer extensions and improvements in the South Lennard Road project.

River Point Special Assessment District Collection Fund – to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the River Point Special Assessment District project.

Tesoro Special Assessment District Collection Fund – to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities, communications, public safety, re-use irrigation and water and sewer extensions and improvements within the Tesoro Special Assessment District project.

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

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

St. Lucie Land Holding Special Assessment District Collection Fund – to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the St. Lucie Land Holding Special Assessment District project.

City Center Special Assessment District Collection Fund – to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the City Center Special Assessment District project.

Peacock and Lowry Combined Special Assessment District Collection Fund – to account for the annual assessment collections and payment of principal and interest on the Special Assessments Bonds. Proceeds of the Bonds were used to pay the cost of financing roadways, drainage facilities and water and sewer extensions and improvements within the Peacock and Lowry Combined Special Assessment District project.

Economic Development Fund – to account for developer contributions dedicated to expenditures associated with development that stimulates the economy.

Wyndcrest DDMG Fund – to account for the lease payments from Digital Domain Media Group pledged for the payment of principal and interest on the 2010 Lease Revenue Bonds.

Community Development Block Grant (CDBG) Entitlement Fund – to account for the revenues and expenditures of the Federal Community Development Block Grant Funds which are used for the purpose of financing services and improvements beneficial to the moderate-to-low income earners of the community.

Local Housing Assistance Trust Fund – to account for the proceeds and expenditures of the funds provided by the State of Florida under the State Housing Initiative Partnership (SHIP) program. The source of these funds is from the documentary stamp tax and is used to provide financing for affordable housing to individuals in certain income ranges to assist in making repairs to their homes or in purchasing a new or existing home.

Neighborhood Stabilization Program NSP I and NSP III Grant Funds – to account for Federal Grant program revenues and expenditures to acquire, rehabilitate, demolish and redevelop foreclosed and abandoned residential properties in order to help stabilize neighborhoods.

National Pollution NPDES Fund – to account for the revenues and expenditures to comply with the state and federal regulation placed upon the City by EPA with the clean water act.

Law Enforcement Trust Fund – to account for revenues from confiscated property in accordance with the "Florida Contraband Forfeiture Act" and expenditures for the support of special crime fighting activities.

Conservation Trust Fund – to account for revenues from developers as required by Ordinance 92- 30 (as amended by Ordinance 96-90) and interest income used for conservation programs of the City.

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

DEBT SERVICE FUND

The Debt Service Fund is used to account for and report the accumulation of resources that are restricted, committed, or assigned for, and the payment of general long-term debt principal and interest.

The City maintains the following Debt Service Fund:

General Obligation Debt Service Fund - to account for the revenues derived from the voter-approved ad valorem tax levy for the payment of principal and interest on the General Obligation Bonds, Series 2005, 2006 and 2014. Proceeds of the Bonds were used to construct the Crosstown Parkway, a six-lane east-west corridor in the City.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets.

The City maintains the following Capital Projects Funds:

Parks Capital Improvement Fund – to account for the receipt of parks and recreation impact fees authorized by Ordinance 05-86 (as amended by Ordinance 13-25). Proceeds must be used for the acquisition of land and construction of major capital parks improvements.

Capital Improvement Fund – to account for the revenues and expenditures associated with general major capital improvements and acquisitions. The funding resources include general tax revenue, interest income, bond proceeds, and transfers from other funds.

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

Parks MSTU Capital Improvement Fund – to account for the use of specific voter approved ad- valorem taxes and expenditures associated with the Parks and Recreation improvement projects.

Half-Cent Sales Tax Capital Improvement Fund – to account for the use of specific voter approved sales taxes and expenditures associated with street, repaving, and sidewalk improvement projects.

Crosstown Parkway Fund – to account for the expenditures associated with the acquisition of land and construction of the Crosstown Parkway. Funding is provided by the issuance of ad valorem tax supported bonds and federal and state grants.

City of Port St. Lucie, Florida

**Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2021**

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Fund	Nonmajor Capital Project Funds	Total Nonmajor Governmental Funds
Assets				
Cash and cash equivalents	\$ 104,535,585	\$ 8,327,581	\$ 40,011,287	\$ 152,874,453
Receivables	32,852,741	-	-	32,852,741
Due from other funds	26,575	-	-	26,575
Due from other governments	3,243,220	785	2,758,734	6,002,739
Prepaid items	156,538	-	295	156,833
Inventories	27,873,239	-	-	27,873,239
Restricted Assets	1,493,194	-	-	1,493,194
Total assets	<u>\$ 170,181,092</u>	<u>\$ 8,328,366</u>	<u>\$ 42,770,316</u>	<u>\$ 221,279,774</u>
Liabilities, Deferred Inflows, and Fund Balances				
Liabilities				
Accounts payable	\$ 15,241,376	\$ -	\$ 3,529,954	\$ 18,771,330
Accrued salaries and wages	564,434	-	-	564,434
Due to other funds	8,428	-	-	8,428
Due to other governments	23,885	-	-	23,885
Unearned revenue	3,520,664	-	376	3,521,040
Deposits payable	1,195,693	-	-	1,195,693
Retainage payable	26,594	-	446,961	473,555
Total liabilities	<u>20,581,074</u>	<u>-</u>	<u>3,977,291</u>	<u>24,558,365</u>
Deferred Inflows				
Unavailable revenue	32,423,305	-	13,398	32,436,703
Total deferred inflows	<u>32,423,305</u>	<u>-</u>	<u>13,398</u>	<u>32,436,703</u>
Fund Balances				
Nonspendable	28,029,777	-	295	28,030,072
Restricted	85,026,091	8,328,366	28,344,106	121,698,563
Committed	4,120,845	-	10,435,226	14,556,071
Total fund balances	<u>117,176,713</u>	<u>8,328,366</u>	<u>38,779,627</u>	<u>164,284,706</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 170,181,092</u>	<u>\$ 8,328,366</u>	<u>\$ 42,770,316</u>	<u>\$ 221,279,774</u>

City of Port St. Lucie, Florida

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended September 30, 2021**

	Nonmajor Special Revenue Funds	Nonmajor Debt Service Fund	Nonmajor Capital Project Funds	Total Nonmajor Governmental Funds
Revenues				
Taxes	\$ 4,109,055	\$ 10,487,702	\$ -	\$ 14,596,757
Licenses and permits	16,832,731	-	-	16,832,731
Intergovernmental	14,355,090	-	18,719,447	33,074,537
Charges for services	33,921,406	-	-	33,921,406
Fines and forfeitures	418,911	-	-	418,911
Interest income	140,812	14,314	33,685	188,811
Impact fees	19,101,148	-	4,268,496	23,369,644
Other	1,874,098	-	199,443	2,073,541
Total revenues	<u>90,753,251</u>	<u>10,502,016</u>	<u>23,221,071</u>	<u>124,476,338</u>
Expenditures				
Current				
Public safety	9,902,530	-	-	9,902,530
Physical environment	20,656,822	-	-	20,656,822
Transportation	11,345,040	1,353	4,067,721	15,414,114
Economic environment	11,296,074	-	-	11,296,074
Human services	6,554,948	-	-	6,554,948
Culture and recreation	-	-	1,757,273	1,757,273
Capital outlay	2,029,816	-	16,296,545	18,326,361
Debt Service				
Principal	8,916,737	4,450,000	-	13,366,737
Interest	2,501,834	4,109,657	-	6,611,491
Total expenditures	<u>73,203,801</u>	<u>8,561,010</u>	<u>22,121,539</u>	<u>103,886,350</u>
Excess (deficiency) of revenues over expenditures	<u>17,549,450</u>	<u>1,941,006</u>	<u>1,099,532</u>	<u>20,589,988</u>
Other financing sources (uses)				
Transfers in	7,134,742	-	14,009,917	21,144,659
Transfers out	(26,983,727)	(101,636)	(987,816)	(28,073,179)
Proceeds from sale of assets	6,242,002	-	-	6,242,002
Total other financing sources (uses)	<u>(13,606,983)</u>	<u>(101,636)</u>	<u>13,022,101</u>	<u>(686,518)</u>
Net change in fund balances	<u>3,942,467</u>	<u>1,839,370</u>	<u>14,121,633</u>	<u>19,903,470</u>
Fund balances, beginning of year	<u>113,234,246</u>	<u>6,488,996</u>	<u>24,657,994</u>	<u>144,381,236</u>
Fund balances, end of year	<u>\$ 117,176,713</u>	<u>\$ 8,328,366</u>	<u>\$ 38,779,627</u>	<u>\$ 164,284,706</u>

City of Port St. Lucie, Florida

**Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2021**

	Road and Bridge Fund	Road Impact Fee Fund	Street Lighting Fund	Law Enforcement Impact Fee Fund	Governmental Finance Corporation Fund	Building Department Fund
Assets						
Equity in pooled cash and investments	\$ 6,153,024	\$ 7,051	\$ 97,447	\$ 1,344,050	\$ 20,406,925	\$ 39,712,395
Receivables	-	-	-	-	4,060	-
Due from other funds	26,177	-	-	-	-	-
Due from other governments	1,193,767	-	2,044	-	-	-
Prepaid items	64,902	-	-	-	-	83,382
Inventories	-	-	-	-	27,873,239	-
Restricted Assets	170,000	-	-	-	-	-
Total assets	\$ 7,607,870	\$ 7,051	\$ 99,491	\$ 1,344,050	\$ 48,284,224	\$ 39,795,777
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ 910,578	\$ -	\$ 21,233	\$ 49,456	\$ 20,510	\$ 12,991,501
Accrued salaries and wages	206,195	-	-	-	-	330,802
Due to other funds	-	-	-	-	-	-
Due to other governments	669	-	-	-	-	23,216
Unearned revenue	-	-	-	-	-	41,385
Deposits payable	172,466	-	-	-	990,000	-
Retainage payable	-	-	-	-	-	1
Total liabilities	1,289,908	-	21,233	49,456	1,010,510	13,386,905
Deferred Inflows						
Unavailable revenue	-	-	-	-	-	-
Total deferred inflows	-	-	-	-	-	-
Fund Balances						
Nonspendable	64,903	-	-	-	27,873,239	83,382
Restricted	6,253,059	7,051	78,258	1,294,594	15,279,630	26,325,490
Committed	-	-	-	-	4,120,845	-
Total fund balances	6,317,962	7,051	78,258	1,294,594	47,273,714	26,408,872
Total liabilities, deferred inflows, and fund balances	\$ 7,607,870	\$ 7,051	\$ 99,491	\$ 1,344,050	\$ 48,284,224	\$ 39,795,777

City of Port St. Lucie, Florida

**Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2021**

	<u>Phase I</u>	<u>Phase II</u>	<u>USA 3 and 4</u>	<u>USA 5 6 7A</u>	<u>USA 9</u>	<u>Neighborhood Services Fund</u>
Assets						
Equity in pooled cash and investments	\$ 75,125	\$ 416,057	\$ 804,562	\$ 6,519,847	\$ 302,617	\$ 1,962,847
Receivables	-	15,423	67,801	31,506	1,051,984	-
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	8	12,782	1,355	-
Prepaid items	-	-	-	-	-	1,657
Inventories	-	-	-	-	-	-
Restricted Assets	-	-	-	-	-	-
Total assets	<u>\$ 75,125</u>	<u>\$ 431,480</u>	<u>\$ 872,371</u>	<u>\$ 6,564,135</u>	<u>\$ 1,355,956</u>	<u>\$ 1,964,504</u>
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,593
Accrued salaries and wages	-	-	-	-	-	5,811
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Deposits payable	-	-	-	-	-	-
Retainage payable	-	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>106,404</u>
Deferred Inflows						
Unavailable revenue	-	15,423	67,800	31,506	1,051,984	-
Total deferred inflows	<u>-</u>	<u>15,423</u>	<u>67,800</u>	<u>31,506</u>	<u>1,051,984</u>	<u>-</u>
Fund Balances						
Nonspendable	-	-	-	-	-	1,657
Restricted	75,125	416,057	804,571	6,532,629	303,972	1,856,443
Committed	-	-	-	-	-	-
Total fund balances	<u>75,125</u>	<u>416,057</u>	<u>804,571</u>	<u>6,532,629</u>	<u>303,972</u>	<u>1,858,100</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 75,125</u>	<u>\$ 431,480</u>	<u>\$ 872,371</u>	<u>\$ 6,564,135</u>	<u>\$ 1,355,956</u>	<u>\$ 1,964,504</u>

City of Port St. Lucie, Florida

**Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2021**

	<u>S Lennard Rd</u>	<u>Riverpoint</u>	<u>Tesoro</u>	<u>Glassman</u>	<u>East Lake Village Fund</u>	<u>St Lucie Land Holding</u>
Assets						
Equity in pooled cash and investments	\$ 521,524	\$ 2,500,980	\$ 4,876,299	\$ 1,834,863	\$ 606,402	\$ 3,068,566
Receivables	-	1,177,189	1,488,543	2,064,274	865,975	7,556,841
Due from other funds	-	-	-	-	-	-
Due from other governments	1,101	2,953	9,844	4,200	5,189	477,222
Prepaid items	-	-	-	-	-	-
Inventories	-	-	-	-	-	-
Restricted Assets	-	-	-	-	-	-
Total assets	<u>\$ 522,625</u>	<u>\$ 3,681,122</u>	<u>\$ 6,374,686</u>	<u>\$ 3,903,337</u>	<u>\$ 1,477,566</u>	<u>\$ 11,102,629</u>
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued salaries and wages	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Deposits payable	-	-	-	-	-	-
Retainage payable	-	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflows						
Unavailable revenue	-	1,177,188	1,488,543	2,064,274	865,976	7,556,841
Total deferred inflows	<u>-</u>	<u>1,177,188</u>	<u>1,488,543</u>	<u>2,064,274</u>	<u>865,976</u>	<u>7,556,841</u>
Fund Balances						
Nonspendable	-	-	-	-	-	-
Restricted	522,625	2,503,934	4,886,143	1,839,063	611,590	3,545,788
Committed	-	-	-	-	-	-
Total fund balances	<u>522,625</u>	<u>2,503,934</u>	<u>4,886,143</u>	<u>1,839,063</u>	<u>611,590</u>	<u>3,545,788</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 522,625</u>	<u>\$ 3,681,122</u>	<u>\$ 6,374,686</u>	<u>\$ 3,903,337</u>	<u>\$ 1,477,566</u>	<u>\$ 11,102,629</u>

City of Port St. Lucie, Florida

**Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2021**

	<u>City Center Fund</u>	<u>Peacock and Lowry Combined Fund</u>	<u>Economic Development Fund</u>	<u>Wyndcrest DDMG Fund</u>	<u>CDBG Entitlement Fund</u>	<u>Local Housing Assistance Trust Fund</u>
Assets						
Equity in pooled cash and investments	\$ 97,354	\$ 991,427	\$ 1,812,252	\$ 572,803	\$ -	\$ 5,929,276
Receivables	16,553,901	1,549,869	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	83	31,766	-	-	1,296,967	-
Prepaid items	-	-	-	-	2,229	1,231
Inventories	-	-	-	-	-	-
Restricted Assets	-	-	-	1,323,194	-	-
Total assets	<u>\$ 16,651,338</u>	<u>\$ 2,573,062</u>	<u>\$ 1,812,252</u>	<u>\$ 1,895,997</u>	<u>\$ 1,299,196</u>	<u>\$ 5,930,507</u>
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 209,306	\$ 736,880
Accrued salaries and wages	-	-	-	-	7,733	3,553
Due to other funds	-	-	-	-	-	-
Due to other governments	-	-	-	-	-	-
Unearned revenue	-	-	-	-	-	3,479,279
Deposits payable	-	-	-	-	-	12,326
Retainage payable	-	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>217,039</u>	<u>4,232,038</u>
Deferred Inflows						
Unavailable revenue	<u>16,553,901</u>	<u>1,549,869</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total deferred inflows	<u>16,553,901</u>	<u>1,549,869</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances						
Nonspendable	-	-	-	-	2,229	1,231
Restricted	97,437	1,023,193	1,812,252	1,895,997	1,079,928	1,697,238
Committed	-	-	-	-	-	-
Total fund balances	<u>97,437</u>	<u>1,023,193</u>	<u>1,812,252</u>	<u>1,895,997</u>	<u>1,082,157</u>	<u>1,698,469</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 16,651,338</u>	<u>\$ 2,573,062</u>	<u>\$ 1,812,252</u>	<u>\$ 1,895,997</u>	<u>\$ 1,299,196</u>	<u>\$ 5,930,507</u>

City of Port St. Lucie, Florida

**Combining Balance Sheet
Nonmajor Special Revenue Funds
September 30, 2021**

	Neighborhood Stabilization Program Funds	National Pollution NPDES Fund	Law Enforcement Trust Fund	Conservation Trust Fund	Solid Waste Fund	Total Nonmajor Special Revenue Funds
Assets						
Equity in pooled cash and investments	\$ -	\$ 251,005	\$ 97,211	\$ 1,411,330	\$ 2,162,346	\$ 104,535,585
Receivables	425,375	-	-	-	-	32,852,741
Due from other funds	-	398	-	-	-	26,575
Due from other governments	111,816	-	-	-	92,123	3,243,220
Prepaid items	301	799	-	-	2,037	156,538
Inventories	-	-	-	-	-	27,873,239
Restricted Assets	-	-	-	-	-	1,493,194
Total assets	<u>\$ 537,492</u>	<u>\$ 252,202</u>	<u>\$ 97,211</u>	<u>\$ 1,411,330</u>	<u>\$ 2,256,506</u>	<u>\$ 170,181,092</u>
Liabilities, Deferred Inflows, and Fund Balances						
Liabilities						
Accounts payable	\$ 82,251	\$ 39,973	\$ 1,800	\$ 23,244	\$ 54,051	\$ 15,241,376
Accrued salaries and wages	771	3,528	-	-	6,041	564,434
Due to other funds	8,428	-	-	-	-	8,428
Due to other governments	-	-	-	-	-	23,885
Unearned revenue	-	-	-	-	-	3,520,664
Deposits payable	-	-	20,901	-	-	1,195,693
Retainage payable	26,593	-	-	-	-	26,594
Total liabilities	<u>118,043</u>	<u>43,501</u>	<u>22,701</u>	<u>23,244</u>	<u>60,092</u>	<u>20,581,074</u>
Deferred Inflows						
Unavailable revenue	-	-	-	-	-	32,423,305
Total deferred inflows	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>32,423,305</u>
Fund Balances						
Nonspendable	303	799	-	-	2,034	28,029,777
Restricted	419,146	207,902	74,510	1,388,086	2,194,380	85,026,091
Committed	-	-	-	-	-	4,120,845
Total fund balances	<u>419,449</u>	<u>208,701</u>	<u>74,510</u>	<u>1,388,086</u>	<u>2,196,414</u>	<u>117,176,713</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 537,492</u>	<u>\$ 252,202</u>	<u>\$ 97,211</u>	<u>\$ 1,411,330</u>	<u>\$ 2,256,506</u>	<u>\$ 170,181,092</u>

City of Port St. Lucie, Florida

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Special Revenue Funds
For the Year Ended September 30, 2021**

	Road and Bridge Fund	Road Impact Fee Fund	Street Lighting Fund	Law Enforcement Impact Fee Fund	Governmental Finance Corporation Fund	Building Department Fund
Revenues						
Taxes	\$ 4,109,055	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-	-	16,832,731
Intergovernmental	8,116,266	-	-	5,908	-	27,647
Charges for services	868,856	-	457,839	-	-	-
Fines and forfeitures	-	-	-	-	-	307,394
Interest income	10,027	-	345	698	14,826	46,492
Impact fees	-	6,303,035	-	1,545,488	10,511,429	741,196
Other	451,018	-	-	-	94,376	206,266
Total revenues	13,555,222	6,303,035	458,184	1,552,094	10,620,631	18,161,726
Expenditures						
Current						
Public safety	-	-	-	325,522	-	9,483,805
Physical environment	-	-	-	-	-	-
Transportation	10,729,786	-	404,911	-	-	-
Economic environment	-	-	-	-	11,296,074	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay	160,202	-	-	738,489	-	350,910
Debt Service						
Principal	1,880,000	-	-	256,737	2,610,000	-
Interest	296,000	-	-	15,714	1,062,500	-
Total expenditures	13,065,988	-	404,911	1,336,462	14,968,574	9,834,715
Excess (deficiency) of revenues over expenditures	489,234	6,303,035	53,273	215,632	(4,347,943)	8,327,011
Other financing sources (uses)						
Transfers in	1,077,246	6,016	-	-	3,689,828	-
Transfers out	(1,052,900)	(6,302,000)	(50,000)	-	(140,163)	(920,965)
Proceeds from sale of assets	-	-	-	-	6,242,002	-
Total other financing sources (uses)	24,346	(6,295,984)	(50,000)	-	9,791,667	(920,965)
Net change in fund balances	513,580	7,051	3,273	215,632	5,443,724	7,406,046
Fund balances, beginning of year	5,804,382	-	74,985	1,078,962	41,829,990	19,002,826
Fund balances, end of year	\$ 6,317,962	\$ 7,051	\$ 78,258	\$ 1,294,594	\$ 47,273,714	\$ 26,408,872

City of Port St. Lucie, Florida

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Special Revenue Funds
For the Year Ended September 30, 2021**

	Phase I	Phase II	USA 3 and 4	USA 5 6 7A	USA 9	Neighborhood Services Fund
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	17
Charges for services	-	-	1,767	2,744,565	303,825	348,000
Fines and forfeitures	-	-	-	-	-	-
Interest income	80	430	13,563	6,021	729	1,895
Impact fees	-	-	-	-	-	-
Other	-	-	-	-	-	313,964
Total revenues	80	430	15,330	2,750,586	304,554	663,876
Expenditures						
Current						
Public safety	-	-	-	-	-	-
Physical environment	-	-	27	42,890	6,037	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	398,830
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Debt Service						
Principal	-	-	-	-	425,000	-
Interest	-	-	-	-	11,156	-
Total expenditures	-	-	27	42,890	442,193	398,830
Excess (deficiency) of revenues over expenditures	80	430	15,303	2,707,696	(137,639)	265,046
Other financing sources (uses)						
Transfers in	-	-	-	-	-	-
Transfers out	(5,298)	(6,469)	(12,030,474)	(13,313)	(4,009)	(44,788)
Proceeds from sale of assets	-	-	-	-	-	-
Total other financing sources (uses)	(5,298)	(6,469)	(12,030,474)	(13,313)	(4,009)	(44,788)
Net change in fund balances	(5,218)	(6,039)	(12,015,171)	2,694,383	(141,648)	220,258
Fund balances, beginning of year	80,343	422,096	12,819,742	3,838,246	445,620	1,637,842
Fund balances, end of year	\$ 75,125	\$ 416,057	\$ 804,571	\$ 6,532,629	\$ 303,972	\$ 1,858,100

City of Port St. Lucie, Florida

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Special Revenue Funds
For the Year Ended September 30, 2021**

	S Lennard Rd	Riverpoint	Tesoro	Glassman	East Lake Village Fund	St Lucie Land Holding
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-
Charges for services	246,765	662,061	1,646,185	764,507	775,262	2,054,389
Fines and forfeitures	-	-	-	-	-	-
Interest income	787	2,864	9,539	2,400	3,690	5,408
Impact fees	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total revenues	<u>247,552</u>	<u>664,925</u>	<u>1,655,724</u>	<u>766,907</u>	<u>778,952</u>	<u>2,059,797</u>
Expenditures						
Current						
Public safety	-	-	-	-	-	-
Physical environment	3,857	10,343	25,717	11,951	12,653	32,601
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	-	-
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-
Debt Service						
Principal	-	-	-	-	1,705,000	1,070,000
Interest	-	-	-	-	106,529	299,726
Total expenditures	<u>3,857</u>	<u>10,343</u>	<u>25,717</u>	<u>11,951</u>	<u>1,824,182</u>	<u>1,402,327</u>
Excess (deficiency) of revenues over expenditures	<u>243,695</u>	<u>654,582</u>	<u>1,630,007</u>	<u>754,956</u>	<u>(1,045,230)</u>	<u>657,470</u>
Other financing sources (uses)						
Transfers in	-	-	-	-	-	-
Transfers out	(293,928)	(436,582)	(4,650,405)	(671,106)	(4,704)	(6,983)
Proceeds from sale of assets	-	-	-	-	-	-
Total other financing sources (uses)	<u>(293,928)</u>	<u>(436,582)</u>	<u>(4,650,405)</u>	<u>(671,106)</u>	<u>(4,704)</u>	<u>(6,983)</u>
Net change in fund balances	<u>(50,233)</u>	<u>218,000</u>	<u>(3,020,398)</u>	<u>83,850</u>	<u>(1,049,934)</u>	<u>650,487</u>
Fund balances, beginning of year	<u>572,858</u>	<u>2,285,934</u>	<u>7,906,541</u>	<u>1,755,213</u>	<u>1,661,524</u>	<u>2,895,301</u>
Fund balances, end of year	<u>\$ 522,625</u>	<u>\$ 2,503,934</u>	<u>\$ 4,886,143</u>	<u>\$ 1,839,063</u>	<u>\$ 611,590</u>	<u>\$ 3,545,788</u>

City of Port St. Lucie, Florida

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Special Revenue Funds
For the Year Ended September 30, 2021**

	City Center Fund	Peacock and Lowry Combined Fund	Economic Development Fund	Wyndcrest DDMG Fund	CDBG Entitlement Fund	Local Housing Assistance Trust Fund
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-	-	-
Intergovernmental	-	-	-	-	2,380,045	3,461,796
Charges for services	158,653	343,899	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Interest income	14	964	1,944	1,930	-	330
Impact fees	-	-	-	-	-	-
Other	-	-	-	-	63,190	745,284
Total revenues	158,667	344,863	1,944	1,930	2,443,235	4,207,410
Expenditures						
Current						
Public safety	-	-	-	-	-	-
Physical environment	23,232	5,371	-	-	-	-
Transportation	-	-	-	-	-	-
Economic environment	-	-	-	-	-	-
Human services	-	-	-	-	1,584,046	4,159,319
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	780,215	-
Debt Service						
Principal	970,000	-	-	-	-	-
Interest	710,209	-	-	-	-	-
Total expenditures	1,703,441	5,371	-	-	2,364,261	4,159,319
Excess (deficiency) of revenues over expenditures	(1,544,774)	339,492	1,944	1,930	78,974	48,091
Other financing sources (uses)						
Transfers in	1,708,197	-	-	-	612,833	-
Transfers out	(65,988)	(3,689)	(93,750)	-	-	-
Proceeds from sale of assets	-	-	-	-	-	-
Total other financing sources (uses)	1,642,209	(3,689)	(93,750)	-	612,833	-
Net change in fund balances	97,435	335,803	(91,806)	1,930	691,807	48,091
Fund balances, beginning of year	2	687,390	1,904,058	1,894,067	390,350	1,650,378
Fund balances, end of year	\$ 97,437	\$ 1,023,193	\$ 1,812,252	\$ 1,895,997	\$ 1,082,157	\$ 1,698,469

City of Port St. Lucie, Florida

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Special Revenue Funds
For the Year Ended September 30, 2021**

	Neighborhood Stabilization Program Funds	National Pollution NPDES Fund	Law Enforcement Trust Fund	Conservation Trust Fund	Solid Waste Fund	Total Nonmajor Special Revenue Funds
Revenues						
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,109,055
Licenses and permits	-	-	-	-	-	16,832,731
Intergovernmental	363,411	-	-	-	-	14,355,090
Charges for services	-	311,545	-	74,001	22,159,287	33,921,406
Fines and forfeitures	-	-	111,517	-	-	418,911
Interest income	14	117	65	1,331	14,309	140,812
Impact fees	-	-	-	-	-	19,101,148
Other	-	-	-	-	-	1,874,098
Total revenues	363,425	311,662	111,582	75,332	22,173,596	90,753,251
Expenditures						
Current						
Public safety	-	-	93,203	-	-	9,902,530
Physical environment	-	-	-	47,151	20,434,992	20,656,822
Transportation	-	210,343	-	-	-	11,345,040
Economic environment	-	-	-	-	-	11,296,074
Human services	412,753	-	-	-	-	6,554,948
Culture and recreation	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	2,029,816
Debt Service						
Principal	-	-	-	-	-	8,916,737
Interest	-	-	-	-	-	2,501,834
Total expenditures	412,753	210,343	93,203	47,151	20,434,992	73,203,801
Excess (deficiency) of revenues over expenditures	(49,328)	101,319	18,379	28,181	1,738,604	17,549,450
Other financing sources (uses)						
Transfers in	40,622	-	-	-	-	7,134,742
Transfers out	-	(23,336)	(10,000)	-	(152,877)	(26,983,727)
Proceeds from sale of assets	-	-	-	-	-	6,242,002
Total other financing sources (uses)	40,622	(23,336)	(10,000)	-	(152,877)	(13,606,983)
Net change in fund balances	(8,706)	77,983	8,379	28,181	1,585,727	3,942,467
Fund balances, beginning of year	428,155	130,718	66,131	1,359,905	610,687	113,234,246
Fund balances, end of year	\$ 419,449	\$ 208,701	\$ 74,510	\$ 1,388,086	\$ 2,196,414	\$ 117,176,713

City of Port St. Lucie, Florida

Balance Sheet
Nonmajor Debt Service Fund
September 30, 2021

	Debt Service Fund
Assets	
Equity in pooled cash and investments	\$ 8,327,581
Due from other governments	785
Total assets	<u>\$ 8,328,366</u>
Liabilities, Deferred Inflows, and Fund Balances	
Liabilities	
Total liabilities	<u>-</u>
Deferred Inflows	
Total deferred inflows	<u>-</u>
Fund Balances	
Restricted	<u>8,328,366</u>
Total fund balances	<u>8,328,366</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 8,328,366</u>

City of Port St. Lucie, Florida

**Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Debt Service Fund
For the Year Ended September 30, 2021**

	Debt Service Fund
Revenues	
Taxes	\$ 10,487,702
Interest income	14,314
Other	-
Total revenues	<u>10,502,016</u>
Current	
Current	
Transportation	1,353
Culture and recreation	-
Debt Service	
Principal	4,450,000
Interest	<u>4,109,657</u>
Total current	<u>8,561,010</u>
Excess (deficiency) of revenues over expenditures	<u>1,941,006</u>
Other financing sources (uses)	
Transfers out	<u>(101,636)</u>
Net change in fund balances	1,839,370
Fund balances, beginning of year	<u>6,488,996</u>
Fund balances, end of year	<u><u>\$ 8,328,366</u></u>

City of Port St. Lucie, Florida

**Combining Balance Sheet
Nonmajor Capital Project Funds
September 30, 2021**

	Parks Capital Improvement Fund	Capital Improvement Fund	Road and Bridge Capital Improvement Fund	Parks MSTU Capital Improvement Fund	Half Cent Sales Tax	Crosstown Parkway Fund	Total Nonmajor Capital Project Funds
Assets							
Equity in pooled cash and investments	\$ 6,228,699	\$ 10,952,203	\$ 13,558,497	\$ 2,274,267	\$ 6,891,871	\$ 105,750	\$ 40,011,287
Due from other governments	-	-	758,739	89,880	1,910,115	-	2,758,734
Prepaid items	-	-	-	-	295	-	295
Total assets	<u>\$ 6,228,699</u>	<u>\$ 10,952,203</u>	<u>\$ 14,317,236</u>	<u>\$ 2,364,147</u>	<u>\$ 8,802,281</u>	<u>\$ 105,750</u>	<u>\$ 42,770,316</u>
Liabilities, Deferred Inflows, and Fund Balances							
Liabilities							
Accounts payable	\$ 139,635	\$ 498,059	\$ 904,996	\$ -	\$ 1,983,127	\$ 4,137	\$ 3,529,954
Unearned revenue	-	-	376	-	-	-	376
Retainage payable	28,027	18,918	56,509	-	343,507	-	446,961
Total liabilities	<u>167,662</u>	<u>516,977</u>	<u>961,881</u>	<u>-</u>	<u>2,326,634</u>	<u>4,137</u>	<u>3,977,291</u>
Deferred Inflows							
Unavailable revenue	-	-	13,398	-	-	-	13,398
Total deferred inflows	<u>-</u>	<u>-</u>	<u>13,398</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,398</u>
Fund Balances							
Nonspendable	-	-	-	-	295	-	295
Restricted	6,061,037	-	13,341,957	2,364,147	6,475,352	101,613	28,344,106
Committed	-	10,435,226	-	-	-	-	10,435,226
Total fund balances	<u>6,061,037</u>	<u>10,435,226</u>	<u>13,341,957</u>	<u>2,364,147</u>	<u>6,475,647</u>	<u>101,613</u>	<u>38,779,627</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 6,228,699</u>	<u>\$ 10,952,203</u>	<u>\$ 14,317,236</u>	<u>\$ 2,364,147</u>	<u>\$ 8,802,281</u>	<u>\$ 105,750</u>	<u>\$ 42,770,316</u>

City of Port St. Lucie, Florida

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Capital Project Funds
For the Year Ended September 30, 2021**

	Parks Capital Improvement Fund	Capital Improvement Fund	Road and Bridge Capital Improvement Fund	Parks MSTU Capital Improvement Fund	Half Cent Sales Tax	Crosstown Parkway Fund	Total Nonmajor Capital Project Funds
Revenues							
Intergovernmental	\$ -	\$ 1,050,000	\$ 4,499,648	\$ 2,563,763	\$ 10,606,036	\$ -	\$ 18,719,447
Interest income	3,714	2,962	17,554	4,243	4,958	254	33,685
Impact fees	4,268,496	-	-	-	-	-	4,268,496
Other	-	-	-	-	199,443	-	199,443
Total revenues	<u>4,272,210</u>	<u>1,052,962</u>	<u>4,517,202</u>	<u>2,568,006</u>	<u>10,810,437</u>	<u>254</u>	<u>23,221,071</u>
Expenditures							
Current							
Transportation	-	-	4,006,356	-	61,365	-	4,067,721
Culture and recreation	214,433	1,542,840	-	-	-	-	1,757,273
Capital outlay	87,280	2,246,042	1,912,343	1,800,000	10,196,582	54,298	16,296,545
Total expenditures	<u>301,713</u>	<u>3,788,882</u>	<u>5,918,699</u>	<u>1,800,000</u>	<u>10,257,947</u>	<u>54,298</u>	<u>22,121,539</u>
Excess (deficiency) of revenues over expenditures	<u>3,970,497</u>	<u>(2,735,920)</u>	<u>(1,401,497)</u>	<u>768,006</u>	<u>552,490</u>	<u>(54,044)</u>	<u>1,099,532</u>
Other financing sources (uses)							
Transfers in	-	8,441,412	5,568,505	-	-	-	14,009,917
Transfers out	(938,689)	-	(49,127)	-	-	-	(987,816)
Total other financing sources (uses)	<u>(938,689)</u>	<u>8,441,412</u>	<u>5,519,378</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,022,101</u>
Net change in fund balances	<u>3,031,808</u>	<u>5,705,492</u>	<u>4,117,881</u>	<u>768,006</u>	<u>552,490</u>	<u>(54,044)</u>	<u>14,121,633</u>
Fund balances, beginning of year	<u>3,029,229</u>	<u>4,729,734</u>	<u>9,224,076</u>	<u>1,596,141</u>	<u>5,923,157</u>	<u>155,657</u>	<u>24,657,994</u>
Fund balances, end of year	<u>\$ 6,061,037</u>	<u>\$ 10,435,226</u>	<u>\$ 13,341,957</u>	<u>\$ 2,364,147</u>	<u>\$ 6,475,647</u>	<u>\$ 101,613</u>	<u>\$ 38,779,627</u>

City of Port St. Lucie, Florida

Nonmajor Debt Service Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Taxes	\$ 10,435,138	\$ 10,487,702	\$ 52,564
Interest income	47,287	14,314	(32,973)
Total revenues	<u>10,482,425</u>	<u>10,502,016</u>	<u>19,591</u>
Expenditures			
Transportation	5,000	1,355	3,645
Principal	4,450,000	4,450,000	-
Interest	4,109,657	4,109,657	-
Total expenditures	<u>8,564,657</u>	<u>8,561,012</u>	<u>3,645</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,917,768</u>	<u>1,941,004</u>	<u>23,236</u>
Transfers out	<u>(101,636)</u>	<u>(101,636)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ 1,816,132</u>	<u>\$ 1,839,368</u>	<u>\$ 23,236</u>

City of Port St. Lucie, Florida

Road and Bridge Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Taxes	\$ 4,092,246	\$ 4,109,055	\$ 16,809
Intergovernmental	7,399,111	8,116,266	717,155
Charges for services	610,410	868,856	258,446
Interest income	160,000	10,027	(149,973)
Other	205,848	451,018	245,170
Total revenues	<u>12,467,615</u>	<u>13,555,222</u>	<u>1,087,607</u>
Expenditures			
Transportation	11,111,032	10,729,786	381,246
Capital outlay	246,819	160,202	86,617
Principal	296,000	1,880,000	(1,584,000)
Interest	1,880,000	296,000	1,584,000
Total expenditures	<u>13,533,851</u>	<u>13,065,988</u>	<u>467,863</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,066,236)</u>	<u>489,234</u>	<u>1,555,470</u>
Transfers in	1,077,245	1,077,245	-
Transfers out	<u>(1,056,308)</u>	<u>(1,052,905)</u>	<u>3,403</u>
Total other financing sources (uses)	<u>20,937</u>	<u>24,340</u>	<u>3,403</u>
Net change in budgetary fund balances	<u><u>\$ (1,045,299)</u></u>	<u><u>\$ 513,574</u></u>	<u><u>\$ 1,558,873</u></u>

City of Port St. Lucie, Florida

Road Impact Fee Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Years Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Impact fees	\$ 6,302,000	\$ 6,303,035	\$ 1,035
Total revenues	<u>6,302,000</u>	<u>6,303,035</u>	<u>1,035</u>
Expenditures			
Excess (deficiency) of revenues over (under) expenses	6,302,000	6,303,035	1,035
Transfers in	-	6,017	6,017
Transfers out	<u>(6,302,000)</u>	<u>(6,302,000)</u>	<u>-</u>
Total other financing sources (uses)	<u>(6,302,000)</u>	<u>(6,295,983)</u>	<u>6,017</u>
Net change in budgetary fund balances	-	7,052	7,052
Fund balances, end of year	<u>\$ -</u>	<u>\$ 7,052</u>	<u>\$ 7,052</u>

City of Port St. Lucie, Florida

Street Lighting Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 445,982	\$ 457,839	\$ 11,857
Interest income	4,148	345	(3,803)
Total revenues	<u>450,130</u>	<u>458,184</u>	<u>8,054</u>
Expenditures			
Transportation	<u>407,500</u>	<u>404,911</u>	<u>2,589</u>
Total expenditures	<u>407,500</u>	<u>404,911</u>	<u>2,589</u>
Excess (deficiency) of revenues over (under) expenditures	<u>42,630</u>	<u>53,273</u>	<u>10,643</u>
Transfers out	<u>(150,630)</u>	<u>(50,000)</u>	<u>100,630</u>
Net change in budgetary fund balances	<u><u>\$ (108,000)</u></u>	<u><u>\$ 3,273</u></u>	<u><u>\$ 111,273</u></u>

City of Port St. Lucie, Florida

Law Enforcement Impact Fee Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ -	\$ 5,908	\$ 5,908
Interest income	20,000	698	(19,302)
Impact fees	730,000	1,545,488	815,488
Total revenues	750,000	1,552,094	802,094
Expenditures			
Public safety	342,627	325,522	17,105
Capital outlay	770,933	738,489	32,444
Principal	246,452	256,737	(10,285)
Interest	26,000	15,714	10,286
Total expenditures	1,386,012	1,336,462	49,550
Excess (deficiency) of revenues over (under) expenditures	(636,012)	215,632	851,644
Net change in budgetary fund balances	<u>\$ (636,012)</u>	<u>\$ 215,632</u>	<u>\$ 851,644</u>

City of Port St. Lucie, Florida

Governmental Finance Corporation Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Interest income	\$ 110,000	\$ 14,826	\$ (95,174)
Impact fees	4,035,000	10,511,429	6,476,429
Other	-	94,376	94,376
Total revenues	<u>4,145,000</u>	<u>10,620,631</u>	<u>6,475,631</u>
Expenditures			
Economic environment	10,716,364	11,296,074	(579,710)
Principal	2,610,000	2,610,000	-
Interest	<u>1,062,500</u>	<u>1,062,500</u>	<u>-</u>
Total expenditures	<u>14,388,864</u>	<u>14,968,574</u>	<u>(579,710)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(10,243,864)</u>	<u>(4,347,943)</u>	<u>5,895,921</u>
Transfers in	3,689,828	3,689,828	-
Transfers out	(140,164)	(140,164)	-
Proceeds from sale of assets	<u>6,242,002</u>	<u>6,242,002</u>	<u>-</u>
Total other financing sources (uses)	<u>9,791,666</u>	<u>9,791,666</u>	<u>-</u>
Net change in budgetary fund balances	<u><u>\$ (452,198)</u></u>	<u><u>\$ 5,443,723</u></u>	<u><u>\$ 5,895,921</u></u>

City of Port St. Lucie, Florida

Building Department Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Licenses and permits	\$ 9,184,414	\$ 16,832,731	\$ 7,648,317
Intergovernmental	-	27,647	27,647
Fines and forfeitures	202,500	307,394	104,894
Interest income	407,500	46,492	(361,008)
Impact fees	275,000	741,196	466,196
Other	194,781	206,266	11,485
Total revenues	<u>10,264,195</u>	<u>18,161,726</u>	<u>7,897,531</u>
Expenditures			
Public safety	10,172,746	9,483,805	688,941
Capital outlay	660,475	350,910	309,565
Total expenditures	<u>10,833,221</u>	<u>9,834,715</u>	<u>998,506</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(569,026)</u>	<u>8,327,011</u>	<u>8,896,037</u>
Transfers out	<u>(921,675)</u>	<u>(920,961)</u>	<u>714</u>
Net change in budgetary fund balances	<u>\$ (1,490,701)</u>	<u>\$ 7,406,050</u>	<u>\$ 8,896,751</u>

City of Port St. Lucie, Florida

Phase I

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Interest income	\$ 4,000	\$ 80	\$ (3,920)
Total revenues	<u>4,000</u>	<u>80</u>	<u>(3,920)</u>
Expenditures			
Excess (deficiency) of revenues over (under) expenditures	<u>4,000</u>	<u>80</u>	<u>(3,920)</u>
Transfers out	<u>(5,299)</u>	<u>(5,299)</u>	<u>-</u>
Net change in budgetary fund balances	<u><u>\$ (1,299)</u></u>	<u><u>\$ (5,219)</u></u>	<u><u>\$ (3,920)</u></u>

City of Port St. Lucie, Florida

Phase II

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Interest income	\$ 6,470	\$ 430	\$ (6,040)
Total revenues	<u>6,470</u>	<u>430</u>	<u>(6,040)</u>
Expenditures			
Excess (deficiency) of revenues over (under) expenditures	<u>6,470</u>	<u>430</u>	<u>(6,040)</u>
Transfers out	<u>(6,470)</u>	<u>(6,470)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ (6,040)</u>	<u>\$ (6,040)</u>

City of Port St. Lucie, Florida

USA 3 and 4

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ -	\$ 1,767	\$ 1,767
Interest income	100,000	13,563	(86,437)
Total revenues	100,000	15,330	(84,670)
Expenditures			
Physical environment	-	27	(27)
Total expenditures	-	27	(27)
Excess (deficiency) of revenues over (under) expenditures	100,000	15,303	(84,697)
Transfers out	(12,030,473)	(12,030,473)	-
Net change in budgetary fund balances	<u>\$ (11,930,473)</u>	<u>\$ (12,015,170)</u>	<u>\$ (84,697)</u>

City of Port St. Lucie, Florida

USA 5 6 7A

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 30,000	\$ 2,744,565	\$ 2,714,565
Interest income	45,000	6,021	(38,979)
Total revenues	75,000	2,750,586	2,675,586
Expenditures			
Physical environment	40,000	42,890	(2,890)
Total expenditures	40,000	42,890	(2,890)
Excess (deficiency) of revenues over (under) expenditures	35,000	2,707,696	2,672,696
Transfers out	(13,313)	(13,313)	-
Net change in budgetary fund balances	\$ 21,687	\$ 2,694,383	\$ 2,672,696

City of Port St. Lucie, Florida

USA 9

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 450,008	\$ 303,825	\$ (146,183)
Interest income	-	729	729
Total revenues	<u>450,008</u>	<u>304,554</u>	<u>(145,454)</u>
Expenditures			
Physical environment	9,000	6,037	2,963
Principal	425,000	425,000	-
Interest	12,000	11,156	844
Total expenditures	<u>446,000</u>	<u>442,193</u>	<u>3,807</u>
Excess (deficiency) of revenues over (under) expenditures	<u>4,008</u>	<u>(137,639)</u>	<u>(141,647)</u>
Transfers out	(4,008)	(4,008)	-
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ (141,647)</u>	<u>\$ (141,647)</u>

City of Port St. Lucie, Florida

Neighborhood Services Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ -	\$ 17	\$ 17
Charges for services	348,000	348,000	-
Interest income	15,000	1,895	(13,105)
Other	250,000	313,964	63,964
Total revenues	613,000	663,876	50,876
Expenditures			
Human services	635,398	398,830	236,568
Total expenditures	635,398	398,830	236,568
Excess (deficiency) of revenues over (under) expenditures	(22,398)	265,046	287,444
Transfers out	(431,908)	(44,786)	387,122
Net change in budgetary fund balances	<u>\$ (454,306)</u>	<u>\$ 220,260</u>	<u>\$ 674,566</u>

City of Port St. Lucie, Florida

S Lennard Rd

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 225,000	\$ 246,765	\$ 21,765
Interest income	7,500	787	(6,713)
Total revenues	<u>232,500</u>	<u>247,552</u>	<u>15,052</u>
Expenditures			
Physical environment	5,000	3,857	1,143
Total expenditures	<u>5,000</u>	<u>3,857</u>	<u>1,143</u>
Excess (deficiency) of revenues over (under) expenditures	<u>227,500</u>	<u>243,695</u>	<u>16,195</u>
Transfers out	<u>(293,930)</u>	<u>(293,930)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ (66,430)</u>	<u>\$ (50,235)</u>	<u>\$ 16,195</u>

City of Port St. Lucie, Florida

Riverpoint

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 357,500	\$ 662,061	\$ 304,561
Interest income	20,000	2,864	(17,136)
Total revenues	<u>377,500</u>	<u>664,925</u>	<u>287,425</u>
Expenditures			
Physical environment	15,500	10,343	5,157
Total expenditures	<u>15,500</u>	<u>10,343</u>	<u>5,157</u>
Excess (deficiency) of revenues over (under) expenditures	<u>362,000</u>	<u>654,582</u>	<u>292,582</u>
Transfers out	(436,581)	(436,581)	-
Net change in budgetary fund balances	<u>\$ (74,581)</u>	<u>\$ 218,001</u>	<u>\$ 292,582</u>

City of Port St. Lucie, Florida

Tesoro

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 1,059,000	\$ 1,646,185	\$ 587,185
Interest income	100,000	9,539	(90,461)
Total revenues	<u>1,159,000</u>	<u>1,655,724</u>	<u>496,724</u>
Expenditures			
Physical environment	34,000	25,717	8,283
Total expenditures	<u>34,000</u>	<u>25,717</u>	<u>8,283</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,125,000</u>	<u>1,630,007</u>	<u>505,007</u>
Transfers out	<u>(4,650,404)</u>	<u>(4,650,404)</u>	<u>-</u>
Net change in budgetary fund balances	<u><u>\$ (3,525,404)</u></u>	<u><u>\$ (3,020,397)</u></u>	<u><u>\$ 505,007</u></u>

City of Port St. Lucie, Florida

Glassman

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 650,000	\$ 764,507	\$ 114,507
Interest income	-	2,400	2,400
Total revenues	<u>650,000</u>	<u>766,907</u>	<u>116,907</u>
Expenditures			
Physical environment	<u>20,000</u>	<u>11,951</u>	<u>8,049</u>
Total expenditures	<u>20,000</u>	<u>11,951</u>	<u>8,049</u>
Excess (deficiency) of revenues over (under) expenditures	<u>630,000</u>	<u>754,956</u>	<u>124,956</u>
Transfers out	<u>(671,107)</u>	<u>(671,107)</u>	<u>-</u>
Net change in budgetary fund balances	<u><u>\$ (41,107)</u></u>	<u><u>\$ 83,849</u></u>	<u><u>\$ 124,956</u></u>

City of Port St. Lucie, Florida

East Lake Village Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 685,000	\$ 775,262	\$ 90,262
Interest income	36,000	3,690	(32,310)
Total revenues	<u>721,000</u>	<u>778,952</u>	<u>57,952</u>
Expenditures			
Physical environment	16,500	12,653	3,847
Principal	1,705,000	1,705,000	-
Interest	107,675	106,529	1,146
Total expenditures	<u>1,829,175</u>	<u>1,824,182</u>	<u>4,993</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,108,175)</u>	<u>(1,045,230)</u>	<u>62,945</u>
Transfers out	(4,704)	(4,704)	-
Net change in budgetary fund balances	<u>\$ (1,112,879)</u>	<u>\$ (1,049,934)</u>	<u>\$ 62,945</u>

City of Port St. Lucie, Florida

St Lucie Land Holding
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 1,635,000	\$ 2,054,389	\$ 419,389
Interest income	30,000	5,408	(24,592)
Total revenues	<u>1,665,000</u>	<u>2,059,797</u>	<u>394,797</u>
Expenditures			
Physical environment	40,000	32,601	7,399
Principal	650,000	1,070,000	(420,000)
Interest	<u>361,669</u>	<u>299,726</u>	<u>61,943</u>
Total expenditures	<u>1,051,669</u>	<u>1,402,327</u>	<u>(350,658)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>613,331</u>	<u>657,470</u>	<u>44,139</u>
Transfers out	<u>(6,982)</u>	<u>(6,982)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ 606,349</u>	<u>\$ 650,488</u>	<u>\$ 44,139</u>

City of Port St. Lucie, Florida

City Center Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 58,000	\$ 158,653	\$ 100,653
Interest income	-	14	14
Total revenues	<u>58,000</u>	<u>158,667</u>	<u>100,667</u>
Expenditures			
Physical environment	40,000	23,232	16,768
Principal	970,000	970,000	-
Interest	<u>710,209</u>	<u>710,209</u>	<u>-</u>
Total expenditures	<u>1,720,209</u>	<u>1,703,441</u>	<u>16,768</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,662,209)</u>	<u>(1,544,774)</u>	<u>117,435</u>
Transfers in	1,708,197	1,708,197	-
Transfers out	<u>(65,988)</u>	<u>(65,988)</u>	<u>-</u>
Total other financing sources (uses)	<u>1,642,209</u>	<u>1,642,209</u>	<u>-</u>
Net change in budgetary fund balances	<u><u>\$ (20,000)</u></u>	<u><u>\$ 97,435</u></u>	<u><u>\$ 117,435</u></u>

City of Port St. Lucie, Florida

Peacock and Lowry Combined Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 5,688	\$ 343,899	\$ 338,211
Interest income	5,000	964	(4,036)
Total revenues	10,688	344,863	334,175
Expenditures			
Physical environment	7,000	5,371	1,629
Total expenditures	7,000	5,371	1,629
Excess (deficiency) of revenues over (under) expenditures	3,688	339,492	335,804
Transfers out	(3,688)	(3,688)	-
Net change in budgetary fund balances	\$ -	\$ 335,804	\$ 335,804

City of Port St. Lucie, Florida

Economic Development Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Interest income	\$ -	\$ 1,944	\$ 1,944
Total revenues	-	1,944	1,944
Expenditures			
Excess (deficiency) of revenues over (under) expenditures	-	1,944	1,944
Transfers out	(93,750)	(93,750)	-
Net change in budgetary fund balances	<u>\$ (93,750)</u>	<u>\$ (91,806)</u>	<u>\$ 1,944</u>

City of Port St. Lucie, Florida

Wyndcrest DDMG Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Interest income	\$ -	\$ 1,930	\$ 1,930
Total revenues	-	1,930	1,930
Expenditures			
Excess (deficiency) of revenues over (under) expenditures	-	1,930	1,930
Net change in budgetary fund balances	\$ -	\$ 1,930	\$ 1,930

City of Port St. Lucie, Florida

CDBG Entitlement Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 2,973,254	\$ 2,380,045	\$ (593,209)
Other	-	63,190	63,190
Total revenues	<u>2,973,254</u>	<u>2,443,235</u>	<u>(530,019)</u>
Expenditures			
Human services	2,375,010	1,584,049	790,961
Capital outlay	<u>842,541</u>	<u>780,215</u>	<u>62,326</u>
Total expenditures	<u>3,217,551</u>	<u>2,364,264</u>	<u>853,287</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(244,297)</u>	<u>78,971</u>	<u>323,268</u>
Transfers in	-	612,833	612,833
Net change in budgetary fund balances	<u>\$ (244,297)</u>	<u>\$ 691,804</u>	<u>\$ 936,101</u>

City of Port St. Lucie, Florida

Local Housing Assistance Trust Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 952,570	\$ 3,461,796	\$ 2,509,226
Interest income	13,000	330	(12,670)
Other	310,000	745,284	435,284
Total revenues	1,275,570	4,207,410	2,931,840
Expenditures			
Human services	2,445,236	4,159,319	(1,714,083)
Total expenditures	2,445,236	4,159,319	(1,714,083)
Excess (deficiency) of revenues over (under) expenditures	(1,169,666)	48,091	1,217,757
Net change in budgetary fund balances	<u>\$ (1,169,666)</u>	<u>\$ 48,091</u>	<u>\$ 1,217,757</u>

City of Port St. Lucie, Florida

Neighborhood Stabilization Program Funds
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernmental	\$ 355,619	\$ 363,411	\$ 7,792
Interest income	2,812	14	(2,798)
Total revenues	<u>358,431</u>	<u>363,425</u>	<u>4,994</u>
Expenditures			
Human services	<u>768,837</u>	<u>412,753</u>	<u>356,084</u>
Total expenditures	<u>768,837</u>	<u>412,753</u>	<u>356,084</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(410,406)</u>	<u>(49,328)</u>	<u>361,078</u>
Transfers in	<u>-</u>	<u>40,621</u>	<u>40,621</u>
Net change in budgetary fund balances	<u><u>\$ (410,406)</u></u>	<u><u>\$ (8,707)</u></u>	<u><u>\$ 401,699</u></u>

City of Port St. Lucie, Florida

National Pollution NPDES Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 178,000	\$ 311,545	\$ 133,545
Interest income	1,000	117	(883)
Total revenues	<u>179,000</u>	<u>311,662</u>	<u>132,662</u>
Expenditures			
Transportation	<u>213,027</u>	<u>210,343</u>	<u>2,684</u>
Total expenditures	<u>213,027</u>	<u>210,343</u>	<u>2,684</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(34,027)</u>	<u>101,319</u>	<u>135,346</u>
Transfers out	<u>(23,335)</u>	<u>(23,335)</u>	<u>-</u>
Net change in budgetary fund balances	<u><u>\$ (57,362)</u></u>	<u><u>\$ 77,984</u></u>	<u><u>\$ 135,346</u></u>

City of Port St. Lucie, Florida

Law Enforcement Trust Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual

For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Fines and forfeitures	\$ 111,710	\$ 111,517	\$ (193)
Interest income	-	65	65
Other	(1,793)	-	1,793
Total revenues	109,917	111,582	1,665
Expenditures			
Public safety	99,917	93,203	6,714
Total expenditures	99,917	93,203	6,714
Excess (deficiency) of revenues over (under) expenditures	10,000	18,379	8,379
Transfers out	(10,000)	(10,000)	-
Net change in budgetary fund balances	\$ -	\$ 8,379	\$ 8,379

City of Port St. Lucie, Florida

Conservation Trust Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 100,000	\$ 74,001	\$ (25,999)
Interest income	15,000	1,331	(13,669)
Total revenues	<u>115,000</u>	<u>75,332</u>	<u>(39,668)</u>
Expenditures			
Physical environment	<u>170,000</u>	<u>47,152</u>	<u>122,848</u>
Total expenditures	<u>170,000</u>	<u>47,152</u>	<u>122,848</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(55,000)</u>	<u>28,180</u>	<u>83,180</u>
Net change in budgetary fund balances	<u>\$ (55,000)</u>	<u>\$ 28,180</u>	<u>\$ 83,180</u>

City of Port St. Lucie, Florida

Solid Waste Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended September 30, 2021

	Final Budgeted Amount	Actual Amount	Variance with Final Budget Positive (Negative)
Revenues			
Charges for services	\$ 21,326,631	\$ 22,159,287	\$ 832,656
Interest income	95,673	14,309	(81,364)
Total revenues	<u>21,422,304</u>	<u>22,173,596</u>	<u>751,292</u>
Expenditures			
Physical environment	<u>21,269,426</u>	<u>20,437,027</u>	<u>832,399</u>
Total expenditures	<u>21,269,426</u>	<u>20,437,027</u>	<u>832,399</u>
Excess (deficiency) of revenues over (under) expenditures	<u>152,878</u>	<u>1,736,569</u>	<u>1,583,691</u>
Transfers out	<u>(152,878)</u>	<u>(152,878)</u>	<u>-</u>
Net change in budgetary fund balances	<u>\$ -</u>	<u>\$ 1,583,691</u>	<u>\$ 1,583,691</u>

Fiduciary Funds

City of Port St. Lucie, Florida

Combining Statement of Fiduciary Net Position
Retirement Trust Funds
September 30, 2021

	Municipal Police Officers	Other Post Employment Benefits	Total Retirement Trust Funds
Assets			
Cash and cash equivalents	\$ -	\$ 239	\$ 239
Fixed investments	15,567,455	-	15,567,455
Corporate stocks	39,825,681	-	39,825,681
Corporate bonds	9,757,733	-	9,757,733
US Government obligations	561,302	-	561,302
Federal agencies	13,169,837	-	13,169,837
Municipal obligations	1,407,393	-	1,407,393
Real estate investments	14,247,888	-	14,247,888
Mutual funds	64,348,877	28,573,630	92,922,507
Accrued investment income	444,409	-	444,409
Prepaid items	3,981	-	3,981
Total assets	<u>\$ 159,334,556</u>	<u>\$ 28,573,869</u>	<u>\$ 187,908,425</u>
Liabilities and Net Position			
Accounts payable	<u>1,260,762</u>	<u>-</u>	<u>1,260,762</u>
Net Position			
Employee retirement	<u>158,073,794</u>	<u>28,573,869</u>	<u>186,647,663</u>
Total net position	<u>158,073,794</u>	<u>28,573,869</u>	<u>186,647,663</u>
Total liabilities and net position and net position	<u>\$ 159,334,556</u>	<u>\$ 28,573,869</u>	<u>\$ 187,908,425</u>

City of Port St. Lucie, Florida

**Combining Statement of Changes in Fiduciary Net Position
Retirement Trust Funds
For the Year Ended September 30, 2021**

	Municipal Police Officers	Other Post Employment Benefits	Total
Additions			
Contributions			
City	\$ 5,319,996	\$ 3,621,536	\$ 8,941,532
State	1,659,851	-	1,659,851
Employee	2,055,943	-	2,055,943
Total contributions	9,035,790	3,621,536	12,657,326
Investment Income			
Net increase in fair value of investments	26,182,185	4,057,044	30,239,229
Interest and dividends	2,146,974	-	2,146,974
Total investment income	28,329,159	4,057,044	32,386,203
Investment expense	(326,597)	-	(326,597)
Total additions	37,038,352	7,678,580	44,716,932
Deductions			
Benefit payments	5,976,967	1,757,835	7,734,802
Administrative costs and charges	223,621	-	223,621
Refunds	95,339	-	95,339
Total deductions	6,295,927	1,757,835	8,053,762
Change in net position	30,742,425	5,920,745	36,663,170
Net position, beginning of year	127,331,369	22,653,124	149,984,493
Net position, end of year	<u>\$ 158,073,794</u>	<u>\$ 28,573,869</u>	<u>\$ 186,647,663</u>

A photograph of a red sphere balanced on a white, abstract sculpture. The sculpture has a large, rounded, rectangular frame that the sphere sits inside. The background is a blurred outdoor scene with green foliage and a body of water. The text "Statistical Section" is centered over the image.

Statistical Section

Statistical Section

This part of the City of Port St Lucie comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue sources, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City of Port St Lucie provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.

City of Port St. Lucie, Florida

**Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)**

	2021	2020	2019	2018	2017
Governmental activities					
Net investment in capital assets	\$ 435,559,487	\$ 376,242,912	\$ 371,420,795	\$ 352,634,371	\$ 322,655,075
Restricted					
Debt services	173,204,777	183,620,521	189,334,752	205,921,841	214,708,990
Capital projects	27,332,496	35,439,353	32,114,578	49,029,018	56,562,714
Transportation	26,179,032	21,094,763	19,412,067	-	6,318,018
Protective inspections	26,325,490	19,001,428	15,831,263	13,597,411	10,388,946
Housing assistance	3,196,431	2,468,884	2,197,225	2,616,696	2,778,561
Economic environment	19,378,780	11,185,220	-	1,992,717	15,030,993
Other purposes	4,899,793	4,347,934	1,405,161	14,239,439	6,262,671
Unrestricted	70,795,419	64,228,928	55,015,466	(2,170,593)	(68,213,156)
Total governmental activities net position	<u>\$ 786,871,705</u>	<u>\$ 717,629,943</u>	<u>\$ 686,731,307</u>	<u>\$ 637,860,900</u>	<u>\$ 566,492,812</u>
Business-type activities					
Net investment in capital assets	\$ 317,156,683	\$ 275,315,037	\$ 246,423,971	\$ 225,938,288	\$ 233,881,814
Restricted					
Debt Service	3,142,587	4,948,386	10,344,970	11,144,892	6,483,080
Capital Projects	46,013,092	35,399,660	27,364,080	33,124,890	21,430,984
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	105,197,113	81,426,132	70,528,649	51,124,277	48,442,302
Total business-type activities net position	<u>\$ 471,601,709</u>	<u>\$ 397,181,449</u>	<u>\$ 354,753,904</u>	<u>\$ 321,424,581</u>	<u>\$ 310,330,414</u>
Primary government					
Net investment in capital assets	\$ 752,716,170	\$ 651,557,949	\$ 617,844,766	\$ 578,572,659	\$ 556,536,889
Restricted					
Debt services	176,347,364	188,568,907	199,679,722	217,066,733	221,192,070
Capital projects	73,345,588	70,839,013	59,478,658	82,153,908	77,993,698
Transportation	26,179,032	21,094,763	19,412,067	-	6,318,018
Protective inspections	26,325,490	19,001,428	15,831,263	13,597,411	10,388,946
Housing assistance	3,196,431	2,468,884	2,197,225	2,616,696	2,778,561
Economic environment	19,378,780	11,185,220	-	1,992,717	15,030,993
Other purposes	4,899,793	4,347,934	1,405,161	14,239,439	6,262,671
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	175,992,532	145,655,060	125,544,115	48,953,684	(19,770,854)
Total governmental activities program revenues	<u>\$ 1,258,473,414</u>	<u>\$ 1,114,811,392</u>	<u>\$ 1,041,485,211</u>	<u>\$ 959,285,481</u>	<u>\$ 876,823,226</u>

NOTE: Starting with the 2015 CAFR, all prior years Net Investment In Capital Assets lines have been adjusted to eliminate the inclusion of accreted interest.

City of Port St. Lucie, Florida

**Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)**

	2016	2015	2014	2013	2012
Governmental activities					
Net investment in capital assets	\$ 281,318,910	\$ 255,743,942	\$ 255,304,871	\$ 230,882,015	\$ 248,106,726
Restricted					
Debt services	259,381,015	295,775,596	305,565,798	331,927,696	340,553,170
Capital projects	54,426,329	38,043,669	13,598,379	18,780,498	21,329,842
Transportation	6,289,563	5,960,239	-	-	-
Protective inspections	9,181,046	6,240,371	-	-	-
Housing assistance	3,177,525	2,532,547	-	-	-
Economic environment	3,000,830	2,981,962	-	-	-
Other purposes	5,363,746	5,608,957	43,038,297	40,886,609	28,694,820
Unrestricted	(46,619,467)	(47,491,125)	21,690,787	20,239,187	18,344,592
Total governmental activities net position	<u>\$ 575,519,497</u>	<u>\$ 565,396,158</u>	<u>\$ 639,198,132</u>	<u>\$ 642,716,005</u>	<u>\$ 657,029,150</u>
Business-type activities					
Net investment in capital assets	\$ 235,995,905	\$ 242,874,624	\$ 253,807,847	\$ 225,791,293	\$ 280,156,374
Restricted					
Debt Service	6,411,390	11,643,043	1,503,252	16,321,743	14,426,218
Capital Projects	18,742,470	13,064,965	16,831,540	9,522,806	18,959,566
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	49,680,890	40,384,501	36,919,201	62,858,499	22,704,138
Total business-type activities net position	<u>\$ 310,922,889</u>	<u>\$ 308,059,367</u>	<u>\$ 309,154,074</u>	<u>\$ 314,586,575</u>	<u>\$ 336,338,530</u>
Primary government					
Net investment in capital assets	\$ 517,314,815	\$ 498,618,566	\$ 509,112,718	\$ 456,673,308	\$ 528,263,100
Restricted					
Debt services	265,792,405	307,418,639	307,069,050	348,249,439	354,979,388
Capital projects	73,168,799	51,108,634	30,429,919	28,303,304	40,289,408
Transportation	6,289,563	5,960,239	-	-	-
Protective inspections	9,181,046	6,240,371	-	-	-
Housing assistance	3,177,525	2,532,547	-	-	-
Economic environment	3,000,830	2,981,962	-	-	-
Other purposes	5,363,746	5,608,957	43,038,297	40,886,609	28,694,820
Claims	92,234	92,234	92,234	92,234	92,234
Unrestricted	3,061,423	(7,106,624)	58,609,988	83,097,686	41,048,730
Total governmental activities program revenues	<u>\$ 886,442,386</u>	<u>\$ 873,455,525</u>	<u>\$ 948,352,206</u>	<u>\$ 957,302,580</u>	<u>\$ 993,367,680</u>

NOTE: Starting with the 2015 CAFR, all prior years Net Investment In Capital Assets lines have been adjusted to eliminate the inclusion of accreted interest.

City of Port St. Lucie, Florida

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	2021	2020	2019	2018	2017
Expenditures					
Governmental activities					
General government	\$ 26,771,140	\$ 22,665,180	\$ 21,901,294	\$ 19,548,119	\$ 19,262,405
Public safety	56,850,551	58,589,098	54,881,911	53,318,868	50,403,218
Physical environment	21,647,804	20,433,804	18,792,667	18,941,202	40,848,525
Transportation	35,719,181	33,793,038	25,974,214	33,658,002	32,961,563
Economic environment	15,413,901	10,452,895	9,525,823	8,409,053	14,516,362
Human services	8,059,120	4,856,341	3,962,662	1,248,190	1,156,793
Culture and recreation	20,082,418	20,181,750	18,849,670	17,176,893	14,123,356
Debt service - interest	13,772,587	14,429,692	16,552,602	12,239,304	13,575,313
Total governmental activities	<u>198,316,702</u>	<u>185,401,798</u>	<u>170,440,843</u>	<u>164,539,631</u>	<u>186,847,535</u>
Business-type activities					
Utility system	86,087,243	85,165,871	81,877,917	87,773,899	79,676,615
Stormwater utility	24,229,649	23,071,630	22,770,841	22,370,166	22,313,572
Golf course	1,833,569	1,729,219	1,778,394	1,891,771	1,826,357
Total business-type activities	<u>112,150,461</u>	<u>109,966,720</u>	<u>106,427,152</u>	<u>112,035,836</u>	<u>103,816,544</u>
Total primary government expenditures	<u>\$ 310,467,163</u>	<u>\$ 295,368,518</u>	<u>\$ 276,867,995</u>	<u>\$ 276,575,467</u>	<u>\$ 290,664,079</u>
Program revenues					
Governmental activities					
Charges for services					
General government	\$ 5,227,967	\$ 2,844,611	\$ 2,734,335	\$ 3,775,680	\$ 2,274,296
Public safety	19,593,342	13,621,819	13,010,530	12,412,115	10,192,150
Physical environment	28,462,714	24,395,779	30,806,604	30,632,602	30,624,284
Transportation	1,664,240	1,314,180	3,960,542	4,474,742	3,014,814
Economic environment	15,048	30,964	137,750	209,807	3,484,472
Human services	568,580	541,464	51,744	51,135	48,870
Culture and recreation	1,666,789	1,935,351	4,518,877	4,292,661	3,148,521
Operating grants and contributions	13,368,051	9,626,036	4,957,356	4,251,681	4,182,472
Capital grants, contributions and restricted int	54,343,798	15,869,581	20,618,218	22,999,428	18,981,881
Total governmental activities program revenues	<u>124,910,529</u>	<u>70,179,785</u>	<u>80,795,956</u>	<u>83,099,851</u>	<u>75,951,760</u>
Business-type activities					
Charges for services					
Utility system	89,325,901	83,747,433	77,109,074	72,767,625	70,751,728
Stormwater utility	26,004,360	24,542,171	23,675,557	23,422,661	22,311,000
Golf course	1,827,128	1,484,260	1,527,999	1,525,214	1,592,256
Operating grants and contributions	2,044,941	738,269	800,037	13,098	-
Capital grants, contributions and restricted int	58,004,645	44,265,695	36,002,447	24,893,487	15,820,783
Total business-type activities program revenues	<u>177,206,975</u>	<u>154,777,828</u>	<u>139,115,114</u>	<u>122,622,085</u>	<u>110,475,767</u>
Total primary government program revenues	<u>\$ 302,117,504</u>	<u>\$ 224,957,613</u>	<u>\$ 219,911,070</u>	<u>\$ 205,721,936</u>	<u>\$ 186,427,527</u>
Net (expenditure)/revenue					
Governmental activities	\$ (73,406,173)	\$ (115,222,013)	\$ (81,439,779)	\$ (110,895,775)	\$ (93,367,533)
Business-type activities	<u>65,056,514</u>	<u>44,811,108</u>	<u>10,586,249</u>	<u>6,659,223</u>	<u>189,277</u>
Total primary government net expenditure	<u>\$ (8,349,659)</u>	<u>\$ (70,410,905)</u>	<u>\$ (70,853,530)</u>	<u>\$ (104,236,552)</u>	<u>\$ (93,178,256)</u>

City of Port St. Lucie, Florida

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	2016	2015	2014	2013	2012
Expenditures					
Governmental activities					
General government	\$ 16,729,323	\$ 13,966,787	\$ 13,424,100	\$ 19,644,896	\$ 15,739,679
Public safety	47,096,752	43,376,647	41,287,967	36,893,883	36,082,798
Physical environment	18,128,226	30,514,196	1,030,775	2,888,717	1,873,234
Transportation	37,055,390	29,347,883	29,324,982	30,033,671	29,637,387
Economic environment	12,273,393	66,827,661	6,903,010	12,577,499	15,446,646
Human services	1,085,086	1,182,502	1,296,439	1,271,993	1,220,258
Culture and recreation	12,769,172	11,605,930	10,770,040	10,812,414	12,578,781
Debt service - interest	20,425,051	21,433,349	22,072,391	23,556,204	24,817,890
Total governmental activities	<u>165,562,393</u>	<u>218,254,955</u>	<u>126,109,704</u>	<u>137,679,277</u>	<u>137,396,673</u>
Business-type activities					
Utility system	83,379,982	83,138,529	83,622,536	85,423,145	82,200,546
Stormwater utility	20,161,789	20,615,230	19,840,640	19,660,501	20,575,005
Golf course	1,832,693	1,822,513	1,768,281	1,787,208	1,718,028
Total business-type activities	<u>105,374,464</u>	<u>105,576,272</u>	<u>105,231,457</u>	<u>106,870,854</u>	<u>104,493,579</u>
Total primary government expenditures	<u>\$ 270,936,857</u>	<u>\$ 323,831,227</u>	<u>\$ 231,341,161</u>	<u>\$ 244,550,131</u>	<u>\$ 241,890,252</u>
Program revenues					
Governmental activities					
Charges for services					
General government	\$ 1,884,681	\$ 1,732,289	\$ 1,924,496	\$ 6,285,870	\$ 3,778,020
Public safety	9,918,761	7,980,414	7,695,188	2,354,681	1,288,824
Physical environment	35,593,498	36,877,466	17,800,074	19,712,162	3,534,670
Transportation	4,159,559	4,196,944	1,951,179	1,812,992	1,580,211
Economic environment	3,505,338	1,626,405	53,834	1,153,777	3,082,295
Human services	61,886	78,460	100,829	109,691	106,485
Culture and recreation	3,433,301	3,296,044	2,097,655	2,070,648	1,941,883
Operating grants and contributions	3,786,495	3,451,813	2,864,469	3,742,609	5,087,105
Capital grants, contributions and restricted int	9,851,341	11,135,140	2,501,351	1,652,582	147,960
Total governmental activities program revenues	<u>72,194,860</u>	<u>70,374,975</u>	<u>36,989,075</u>	<u>38,895,012</u>	<u>20,547,453</u>
Business-type activities					
Charges for services					
Utility system	69,401,985	66,615,111	64,789,627	61,181,993	58,613,804
Stormwater utility	21,241,907	20,721,062	20,318,181	20,088,576	19,335,600
Golf course	1,614,495	1,711,940	1,471,527	1,480,424	1,454,957
Operating grants and contributions	15,000	43,674	3,708,476	738,622	1,560,253
Capital grants, contributions and restricted int	13,290,354	10,215,344	6,277,976	3,778,130	4,315,875
Total business-type activities program revenues	<u>105,563,741</u>	<u>99,307,131</u>	<u>96,565,787</u>	<u>87,267,745</u>	<u>85,280,489</u>
Total primary government program revenues	<u>\$ 177,758,601</u>	<u>\$ 169,682,106</u>	<u>\$ 133,554,862</u>	<u>\$ 126,162,757</u>	<u>\$ 105,827,942</u>
Net (expenditure)/revenue					
Governmental activities	<u>\$(147,879,980)</u>	<u>\$ (89,120,629)</u>	<u>\$ (98,784,265)</u>	<u>\$(103,003,062)</u>	<u>\$(108,619,349)</u>
Business-type activities	<u>(6,269,141)</u>	<u>(8,665,670)</u>	<u>(19,603,109)</u>	<u>(19,213,090)</u>	<u>(13,912,428)</u>
Total primary government net expenditure	<u><u>\$(154,149,121)</u></u>	<u><u>\$ (97,786,299)</u></u>	<u><u>\$(118,387,374)</u></u>	<u><u>\$(122,216,152)</u></u>	<u><u>\$(122,531,777)</u></u>

City of Port St. Lucie, Florida

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	2021	2020	2019	2018	2017
Governmental activities:					
Taxes					
Property taxes	\$ 69,685,637	\$ 65,328,420	\$ 60,801,707	\$ 56,102,941	\$ 51,158,614
Franchise and utility taxes	26,435,820	24,814,455	24,320,736	22,978,502	22,223,228
Communications service tax	5,117,309	4,889,792	4,778,502	4,967,361	4,975,531
Local business tax	2,139,910	2,054,518	2,030,504	2,010,299	1,910,943
Sales tax	20,633,072	16,821,881	14,032,808	8,096,469	7,368,151
State revenue sharing - unrestricted	13,571,747	11,352,277	6,040,623	5,684,964	5,389,689
Local option gas tax	4,346,035	3,959,019	10,544,228	10,222,601	9,820,740
Insurance premium tax	1,659,851	1,646,819	1,569,087	1,439,785	1,296,741
Interest	301,409	3,794,703	4,557,240	1,276,096	1,546,657
Gain on sale of capital assets	-	-	-	-	-
Miscellaneous	7,349,748	6,588,074	6,346,273	39,030,821	17,052,072
Special items	-	-	-	-	-
Transfers	(8,592,603)	4,870,691	3,493,586	(1,845,056)	(1,521,451)
Total governmental activities	<u>142,647,935</u>	<u>146,120,649</u>	<u>138,515,294</u>	<u>149,964,783</u>	<u>121,220,915</u>
Business-type activities					
Franchise and utility taxes	-	-	-	-	-
Interest	195,940	2,244,332	3,760,370	1,660,439	1,827,095
Gain on sale of capital assets	-	-	-	-	-
Miscellaneous	575,203	242,796	374,577	173,328	-
Transfers	8,592,603	(4,870,691)	(3,493,586)	1,845,056	1,521,451
Total business-type activities	<u>9,363,746</u>	<u>(2,383,563)</u>	<u>641,361</u>	<u>3,678,823</u>	<u>3,348,546</u>
Total primary government	<u>\$ 152,011,681</u>	<u>\$ 143,737,086</u>	<u>\$ 139,156,655</u>	<u>\$ 153,643,606</u>	<u>\$ 124,569,461</u>
Change in Net Position					
Governmental activities	\$ 69,241,762	\$ 30,898,636	\$ 57,075,515	\$ 39,069,008	\$ 27,853,382
Business-type activities	74,420,260	42,427,545	11,227,610	2,863,522	(1,094,707)
Total primary government	<u>\$ 143,662,022</u>	<u>\$ 73,326,181</u>	<u>\$ 68,303,125</u>	<u>\$ 41,932,530</u>	<u>\$ 26,758,675</u>

City of Port St. Lucie, Florida

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	2016	2015	2014	2013	2012
Governmental activities:					
Taxes					
Property taxes	\$ 47,389,333	\$ 38,247,228	\$ 36,339,440	\$ 35,744,398	\$ 36,586,795
Franchise and utility taxes	21,339,457	21,054,005	20,287,539	18,407,514	18,175,496
Communications service tax	5,129,850	5,378,563	5,407,176	5,972,194	6,004,344
Local business tax	1,851,734	1,666,789	1,571,717	1,518,483	1,498,031
Sales tax	6,817,675	6,483,062	6,039,906	5,510,580	5,245,628
State revenue sharing - unrestricted	4,837,191	4,586,750	4,003,809	3,493,945	2,763,213
Local option gas tax	9,684,589	9,009,096	8,471,573	7,864,178	7,820,761
Insurance premium tax	1,247,468	1,082,037	1,026,902	972,481	883,809
Interest	977,119	1,136,378	561,573	722,180	19,352,363
Gain on sale of capital assets	-	(455,894)	-	(126,605)	213,323
Miscellaneous	5,395,106	4,419,845	3,770,030	10,545,742	5,439,928
Special items	-	-	-	(9,920,411)	-
Transfers	(1,178,650)	(3,617,260)	(1,876,909)	3,766,441	(4,162,963)
Total governmental activities	<u>103,490,872</u>	<u>88,990,599</u>	<u>85,602,756</u>	<u>84,471,120</u>	<u>99,820,728</u>
Business-type activities					
Franchise and utility taxes	-	-	-	-	162,570
Interest	1,495,595	1,557,174	1,356,260	1,617,595	2,196,128
Gain on sale of capital assets	-	-	-	-	(882,568)
Miscellaneous	-	-	-	-	1,157,549
Transfers	1,178,650	3,617,260	1,876,909	(3,766,441)	4,162,963
Total business-type activities	<u>2,674,245</u>	<u>5,174,434</u>	<u>3,233,169</u>	<u>(2,148,846)</u>	<u>6,796,642</u>
Total primary government	<u>\$ 106,165,117</u>	<u>\$ 94,165,033</u>	<u>\$ 88,835,925</u>	<u>\$ 82,322,274</u>	<u>\$ 106,617,370</u>
Change in Net Position					
Governmental activities	\$ (44,389,108)	\$ (130,030)	\$ (13,181,509)	\$ (18,531,942)	\$ (8,798,621)
Business-type activities	(3,594,896)	(3,491,236)	(16,369,940)	(21,361,936)	(7,115,786)
Total primary government	<u>\$ (47,984,004)</u>	<u>\$ (3,621,266)</u>	<u>\$ (29,551,449)</u>	<u>\$ (39,893,878)</u>	<u>\$ (15,914,407)</u>

City of Port St. Lucie, Florida

**Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)**

	2021	2020	2019	2018	2017
General Fund					
Nonspendable	\$ 895,938	\$ 182,359	\$ 97,143	\$ 151,128	\$ 218,834
Committed	3,936,632	2,779,169	2,806,480	1,479,894	2,519,112
Assigned	4,026,800	2,425,406	-	-	173,907
Unassigned	97,756,641	39,898,532	31,655,831	28,146,763	18,687,358
Total general fund	<u>\$ 106,616,011</u>	<u>\$ 45,285,466</u>	<u>\$ 34,559,454</u>	<u>\$ 29,777,785</u>	<u>\$ 21,599,211</u>
All Other Governmental Funds					
Nonspendable	\$ 28,033,378	\$ 30,749,500	\$ 31,526,857	\$ 31,584,133	\$ 14,206
Restricted	133,624,142	117,418,652	88,139,539	82,193,183	76,476,749
Committed	14,556,071	7,398,226	25,980,290	19,178,740	11,935,010
Assigned	-	-	-	-	14,953,893
Unassigned	-	-	-	(932)	-
Total all other governmental funds	<u>176,213,591</u>	<u>155,566,378</u>	<u>145,646,686</u>	<u>132,955,124</u>	<u>103,379,858</u>
Total governmental funds	<u>\$ 282,829,602</u>	<u>\$ 200,851,844</u>	<u>\$ 180,206,140</u>	<u>\$ 162,732,909</u>	<u>\$ 124,979,069</u>

City of Port St. Lucie, Florida

**Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)**

	2016	2015	2014	2013	2012
General Fund					
Nonspendable	\$ 191,445	\$ 178,607	\$ 166,999	\$ 885,141	\$ 835,559
Committed	187,401	58,312	42,146	41,707	9,354
Assigned	117,051	84,721	4,467,046	4,262,951	-
Unassigned	29,305,353	25,458,921	18,187,927	19,075,348	18,613,202
Total general fund	<u>\$ 29,801,250</u>	<u>\$ 25,780,561</u>	<u>\$ 22,864,118</u>	<u>\$ 24,265,147</u>	<u>\$ 19,458,115</u>
All Other Governmental Funds					
Nonspendable	\$ 14,345	\$ 11,323	\$ 13,077	\$ 121,566	\$ 8,606,852
Restricted	72,910,220	78,348,839	76,452,719	59,512,472	4,760,157
Committed	8,909,718	6,821,412	5,842,013	7,332,397	2,784,242
Assigned	17,330,451	12,071,781	11,748,970	8,570,435	62,840,365
Unassigned	(2,730)	(5,127)	-	(1,285,276)	(117,421)
Total all other governmental funds	<u>99,162,004</u>	<u>97,248,228</u>	<u>94,056,779</u>	<u>74,251,594</u>	<u>78,874,195</u>
Total governmental funds	<u><u>\$ 128,963,254</u></u>	<u><u>\$ 123,028,789</u></u>	<u><u>\$ 116,920,897</u></u>	<u><u>\$ 98,516,741</u></u>	<u><u>\$ 98,332,310</u></u>

City of Port St. Lucie, Florida

**Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)**

	2021	2020	2019	2018	2017
Revenues					
Taxes	\$ 90,505,120	\$ 85,461,617	\$ 80,474,997	\$ 75,094,507	\$ 69,728,447
Licenses and permits	28,837,043	22,399,903	20,909,047	20,169,455	16,634,939
Intergovernmental	56,285,233	46,618,703	58,264,302	55,965,001	47,107,772
Charges for services	46,052,436	42,309,965	40,152,181	45,210,292	52,598,248
Human services fees	-	-	-	51,135	48,870
Fines and forfeitures	1,517,990	1,513,050	-	-	-
Interest on Investments	288,477	3,592,288	4,504,288	1,276,096	1,546,657
Interest on special assessments	-	-	-	4,592	-
Impact fees	25,594,289	14,313,224	13,207,429	12,377,309	8,323,840
Developers Contributions	-	-	-	81,724	124,126
Rents	-	-	-	-	-
Other	4,088,037	4,149,716	6,187,995	2,761,931	3,044,655
Total revenues	253,168,625	220,358,466	223,700,239	212,992,042	199,157,554
Expenditures					
Current					
General government	26,289,061	22,828,572	21,470,489	13,966,732	16,130,414
Public safety	59,872,104	57,932,782	57,186,085	54,905,623	55,709,096
Physical environment	21,145,698	20,314,510	18,709,214	18,373,558	18,358,971
Transportation	15,520,868	14,982,974	49,931,569	57,251,395	40,514,133
Economic environment	12,745,841	8,156,385	8,230,255	9,859,368	14,689,586
Human services	8,584,099	4,869,705	3,990,343	1,674,827	1,497,279
Culture and recreation	16,962,371	17,405,183	18,232,071	21,375,515	15,537,534
Capital Outlay	23,247,398	28,909,236	-	-	-
Principal	22,121,737	20,156,737	18,871,768	21,486,768	30,285,000
Interest	14,754,952	15,516,204	17,363,107	13,601,496	14,317,617
Total expenditures	221,244,129	211,072,288	213,984,901	212,495,282	207,039,630
Excess (deficiency) of revenue over (under) expenditures	31,924,496	9,286,178	9,715,338	496,760	(7,882,076)
Other Financing Sources (Uses)					
Transfer In	31,320,706	19,103,857	27,728,204	9,839,084	11,273,555
Transfer Out	(39,784,806)	(14,168,664)	(24,170,116)	(11,684,140)	(12,794,496)
Proceeds from Sale of Assets	8,150,735	6,368,292	2,005,695	1,886,805	1,800,000
Capital Leases	-	-	-	-	1,284,187
Issuance of Debt	54,406,630	-	54,360,024	-	90,295,000
Premium on Issuance of Debt	-	-	-	-	6,202,434
Inventory Contribution	-	56,041	-	31,766,800	-
Payments to Escrow Agent	(4,040,000)	-	(53,955,165)	-	(95,564,707)
Total other financing sources (uses)	50,053,265	11,359,526	5,968,642	31,808,549	2,495,973
Net change in fund balances	\$ 81,977,761	\$ 20,645,704	\$ 15,683,980	\$ 32,305,309	\$ (5,386,103)
Debt services as a percentage of non-capital expenditures	22.89 %	24.35 %	21.09 %	22.00 %	25.60 %

City of Port St. Lucie, Florida

**Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)**

	2016	2015	2014	2013	2012
Revenues					
Taxes	\$ 65,730,532	\$ 56,092,766	\$ 53,676,014	\$ 52,554,602	\$ 52,664,169
Licenses and permits	16,576,124	14,866,090	13,498,879	12,004,191	11,857,491
Intergovernmental	38,874,481	27,552,696	25,013,772	23,815,605	24,842,507
Charges for services	54,419,081	49,109,473	32,573,400	33,852,704	17,463,400
Human services fees	61,886	78,460	100,829	109,691	106,485
Fines and forfeitures	-	-	-	-	-
Interest on Investments	970,966	1,136,378	561,573	722,180	1,999,832
Interest on special assessments	6,153	-	-	-	17,352,531
Impact fees	6,955,207	5,140,466	4,048,056	3,779,478	3,070,948
Developers Contributions	76,828	92,030	53,388	124,618	237,778
Rents	-	-	-	9,000	2,739,707
Other	4,153,471	2,890,988	2,324,218	4,793,243	1,788,598
Total revenues	<u>187,824,729</u>	<u>156,959,347</u>	<u>131,850,129</u>	<u>131,765,312</u>	<u>134,123,446</u>
Expenditures					
Current					
General government	10,911,222	10,179,367	9,736,915	15,988,836	14,061,451
Public safety	45,564,571	43,019,715	41,849,736	36,101,367	34,889,571
Physical environment	18,838,042	17,692,425	422,095	1,406,047	1,226,884
Transportation	25,343,943	28,059,537	19,756,039	15,641,435	16,621,657
Economic environment	12,216,119	5,911,487	4,692,918	9,528,869	9,259,342
Human services	1,204,125	1,092,235	1,298,293	1,149,142	1,226,221
Culture and recreation	14,331,630	15,615,951	16,186,300	10,676,942	9,954,625
Capital Outlay	-	-	-	-	-
Principal	33,105,000	23,895,000	37,030,000	28,665,000	27,710,000
Interest	20,586,274	21,938,411	22,164,463	23,575,319	26,117,519
Total expenditures	<u>182,100,926</u>	<u>167,404,128</u>	<u>153,136,759</u>	<u>142,732,957</u>	<u>141,067,270</u>
Excess (deficiency) of revenue over (under) expenditures	<u>5,723,803</u>	<u>(10,444,781)</u>	<u>(21,286,630)</u>	<u>(10,967,645)</u>	<u>(6,943,824)</u>
Other Financing Sources (Uses)					
Transfer In	13,816,227	7,234,069	14,792,189	16,833,891	8,748,742
Transfer Out	(15,994,367)	(10,593,853)	(16,669,098)	(13,071,350)	(12,911,705)
Proceeds from Sale of Assets	6,356,406	17,730,108	2,726,570	5,051,157	-
Capital Leases	-	-	-	-	-
Issuance of Debt	165,155,000	-	116,701,922	15,124,937	18,509,331
Premium on Issuance of Debt	8,678,986	-	-	-	-
Inventory Contribution	-	-	-	-	-
Payments to Escrow Agent	(180,076,624)	(218,147)	(80,835,080)	(14,893,645)	(13,765,000)
Total other financing sources (uses)	<u>(2,064,372)</u>	<u>14,152,177</u>	<u>36,716,503</u>	<u>9,044,990</u>	<u>581,368</u>
Net change in fund balances	<u>\$ 3,659,431</u>	<u>\$ 3,707,396</u>	<u>\$ 15,429,873</u>	<u>\$ (1,922,655)</u>	<u>\$ (6,362,456)</u>
Debt services as a percentage of non-capital expenditures	35.50 %	33.50 %	43.40 %	38.70 %	40.00 %

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.

City of Port St. Lucie, Florida

**Assessed Value of Taxable Property
Last Ten Fiscal Years**

Tax Roll Year	Real Property	Personal Property	Centrally Assessed	Combined (1) Exemptions	Taxable Value	Operating Milage
2011	8,495,592,739	631,827,590	410,912	2,674,949,192	6,452,882,049	5.7289
2012	8,366,988,790	632,742,480	329,021	2,673,400,190	6,326,660,101	5.6289
2013	8,489,832,236	627,492,684	404,336	2,705,162,954	6,412,566,302	5.6289
2014	8,929,641,647	638,864,682	478,743	2,808,893,833	6,760,091,239	5.6289
2015	9,465,555,527	634,834,357	548,029	2,892,728,992	7,208,208,921	6.6289
2016	10,280,445,735	653,064,373	607,353	3,017,622,372	7,916,495,089	6.5000
2017	11,255,095,456	686,254,310	640,823	3,148,250,073	8,793,740,516	6.4000
2018	12,402,566,219	965,229,221	645,964	3,676,944,718	9,691,496,686	6.3000
2019	13,654,266,595	987,113,813	647,818	3,837,296,818	10,804,731,408	6.0740
2020	14,863,322,754	1,009,371,151	640,292	4,048,483,699	11,824,850,498	4.9807

(1) The Combined Exemptions consists of:

- a) Renewable enegery Sources,
- b) Governmental,
- c) Widows & Widowers,
- d) Disability
- e) Institutional
- f) Homestead - regular and additional,
- g) LOLA
- h) Economic Development, and
- i) Tangible Personal Property Extentions.

SOURCE: St. Lucie County Property Appraiser.

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

City's Fiscal Year is October 1 to September 30.

City of Port St. Lucie, Florida

Property Tax Rates

Direct and Overlapping Governments

Last Ten Fiscal Years

Tax Roll Year	CITY of PORT ST. LUCIE			ST. LUCIE COUNTY			School			Other Agencies	Total City-Wide Millage
	Operating Millage	Debt Service Millage	Total city Millage	Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Capital Improvement Millage	Total Schools Millage		
2011	4.5096	1.2193	5.7289	7.4538	0.0154	7.4692	6.3780	1.5000	7.8780	3.7005	24.7766
2012	4.4096	1.2193	5.6289	7.4538	0.0154	7.4692	6.2710	1.5000	7.7710	3.6931	24.5622
2013	4.4096	1.2193	5.6289	7.6567	0.0154	7.6721	5.7570	1.5000	7.2570	4.0252	24.5832
2014	4.4096	1.2193	5.6289	7.6567	0.0154	7.6721	5.7410	1.5000	7.2410	3.9877	24.5297
2015	5.4096	1.2193	6.6289	7.9967	0.0154	8.0121	5.7830	1.5000	7.2830	3.9561	25.8801
2016	5.2807	1.2193	6.5000	7.9661	-	7.9661	5.4270	1.5000	6.9270	3.9317	25.3248
2017	5.1807	1.2193	6.4000	8.1361	0.0000	8.1361	5.0740	1.5000	6.5740	3.9110	25.0211
2018	5.0807	1.2193	6.3000	8.1361	0.0000	8.1361	4.8350	1.5000	6.3350	3.8946	24.6657
2019	5.0547	1.0193	6.0740	8.0789	0.0000	8.0789	4.6220	2.5000	7.1220	3.9377	25.2126
2020	4.9807	0.9193	5.9000	7.9335	0.0000	7.9335	4.4490	2.5000	6.9490	3.9523	24.7348

SOURCE: Typical Tax bill - St. Lucie County Tax Collector.

NOTE: Rate based on per \$1,000 of taxable property value.

Tax Roll Year is January 1 to December 31.

Municipality's Fiscal Year is October 1 to September 30.

City of Port St. Lucie, Florida

**Principal Property Taxpayers
Current Year and Ten Years Ago**

Tax Payer	2021 Tax Roll			2011 Tax Roll		
	Taxable Value (1)	Rank	Percentage of Total Taxable Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Taxable Assessed Valuation
Florida Power & Light Co.	\$ 180,645,673	1	1.15 %	\$ 83,674,514	1	1.24 %
Wal-Mart Sams Club	75,138,760	2	0.48 %	73,084,392	2	1.08 %
KRG Port St. Lucie Landing LLC	55,210,781	3	0.35 %			
St Lucie West 2016 LLC	47,479,500	4	0.30 %			
HCA	41,014,654	5	0.26 %	37,594,525	4	0.56 %
Benderson Development Co. Inc	35,586,041	6	0.23 %	19,569,800	10	0.29
Sandpiper Resort Prop Inc. Sanpiper Inc.	37,849,979	7	0.24 %	30,678,475	6	0.45 %
Comcast of FL/GA LLC	26,278,716	8	0.17 %			
Florida Gas Transmission Co LLC	25,492,330	9	0.16 %			
Welltower TCG Ridea Landlord LLC	23,550,780	10	0.15 %			
St Lucie Land Ltd				34,553,600	5	0.51 %
Liberty Medical Supply Inc.				26,792,798	8	0.40
Southern Bell Tel.				38,060,129	3	0.56 %
Inland Diversified PSL Landing				29,231,340	7	0.43 %
Floridian Golf Resort LLC				22,215,711	9	0.33 %
Taxable Value of 10 Largest Taxpayers	548,247,214		3.49 %	395,455,284		5.86 %
Taxable Value of Other Taxpayers	15,148,057,221		96.51 %	6,348,045,793		94.14 %
Taxable Value of All Taxpayers	<u>\$15,696,304,435</u>		<u>100.00 %</u>	<u>\$ 6,743,501,077</u>		<u>100.00 %</u>

(1) Includes both Real and Personal Property

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

SOURCES: St. Lucie County property Appraiser, St. Lucie County Tax Collector and City of Port St. Lucie GIS Department.

City of Port St. Lucie, Florida

**Special Assessment Districts
Last Ten Fiscal Years**

Fiscal Year	Special Assessments Billed	Special Assessments Collected	Delinquent Payments Collected	Prepayments, Partial Payments and Payoffs Collected (1)
2011-12	\$ 31,511,275	\$ 28,553,832	\$ 636,766	\$ 478,509
2012-13	31,426,747	28,593,227	229,240	575,142
2013-14	31,305,098	28,299,746	389,096	450,273
2014-15	30,822,446	27,474,035	113,394	221,153
2015-16 (1)	30,741,967	27,577,255	205,733	4,990,994
2016-17 (2)	24,421,994	21,532,444	229,103	9,127,977
2017-18	22,956,489	20,434,364	949,545	685,320
2018-19 (3)	18,570,021	15,895,254	556,102	143,103
2019-20	18,486,748	15,941,051	109,538	633,665
2020-21	18,355,917	15,807,896	108,109	1,559,142
Ten Year Totals	\$ 258,598,702	\$ 230,109,104	\$ 3,526,626	\$ 18,865,278

(1) The increase in the payoff for 15/16 is due to a payoff in the amount of \$4,615,952 for Tesoro SAD

(2) The decrease in the annual billing for 16/17 is due to the SW Annexation District #1 bond refunding which decreased the annual billing by \$4.2 million. Additionally, the number of accounts billed in 16/17 reduced due to the \$4.9 million payoff fiscal year 2016.

(3) The decrease of \$4.3 million in the annual billing for 18/19 is due to the final billing year of USA 3& 4 SAD of \$4.1million and principal payoffs in other SAD's.

The above data is combined for fourteen (14) existing assessment districts.

The 2013 Tax Roll was the final year of billing for Sad 1, Phase 1 SAD .

The 2015 Tax Roll was the final year of billing for Sad 1, Phase II SAD

The 2017 Tax Roll was the final year of billing for USA 3 &4 SAD

Sources: City of Port St. Lucie Finance Department

St. Lucie County Tax Collector

City of Port St. Lucie, Florida

Property Tax Levies and Collections

Last Ten Years

Fiscal Year	Tax Roll Year	Total Tax Levy	Current Tax Collections (1)	Percent of Levy Collected	Delinquent Tax Collections	Collections in Subsequent Years	Total Collections to Date	
							Amount	Percentage of Levy
11-12	2011	37,036,486	35,064,715	94.7 %	137,607	426,086	\$ 35,490,801	95.8 %
12-13	2012	35,683,010	34,057,127	95.4 %	325,727	158,292	34,215,419	95.9 %
13-14	2013	36,157,559	34,601,262	95.7 %	257,734	66,216	34,667,478	95.9 %
14-15	2014	38,064,819	36,657,166	96.3 %	114,893	36,733	36,693,899	96.4 %
15-16	2015	47,796,206	45,796,707	95.8 %	68,453	52,791	45,849,498	95.9 %
16-17	2016	51,463,782	49,449,737	96.1 %	59,540	39,147	49,488,884	96.2 %
17-18	2017	56,293,719	54,076,777	96.1 %	115,890	11,162	54,087,939	96.1 %
18-19	2018	61,070,877	58,686,181	96.1 %	50,735	28,115	58,714,296	96.1 %
19-20	2019	65,647,126	63,033,140	96.0 %	60,484	30,786	63,063,926	96.1 %
20-21	2021	69,799,642	67,078,436	96.1 %	43,439		\$ 67,078,436	96.1 %

(1) Current Tax Collections presented herein are through the County Tax Collector's Recapitulation date of June 30th.

-Includes Operating and Debt Service starting with the 2005 Tax Roll Year.

-Tax Roll Year is January 1st to December 31st.

-Municipality's Fiscal Year is October 1st to September 30th.

SOURCE:

St. Lucie County Tax Collector Records.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

City of Port St. Lucie, Florida

**Ratios of Outstanding Debt by Type
Last Ten Fiscal Years**

Year	Governmental Activities					
	General Obligation Bonds	Revenue Bonds	Certificate of Participation	Special Assessment District	Tax Increment Financing	Capital Leases
2012	85,745,000	66,190,000	43,705,000	250,375,000	52,235,000	-
167,252						
2013	86,097,580	61,000,250	41,999,842	229,859,857	51,356,944	-
167,914						
2014	122,334,085	54,165,601	37,937,997	209,101,113	49,143,626	-
169,888						
2015	119,026,232	49,755,832	35,893,855	195,991,443	46,839,299	-
174,132						
2016	115,467,218	34,383,460	32,528,521	188,127,426	44,985,417	-
178,091						
2017	110,710,552	86,802,381	-	148,651,083	41,737,854	1,284,187
181,284						
2018	106,473,315	80,874,887	-	137,873,667	38,150,862	1,037,419
185,843						
2019	101,459,334	128,282,406	-	131,258,071	34,123,708	780,683
191,903						
2020	96,610,472	125,475,481	-	125,585,244	24,926,491	528,980
202,914						
2021	91,545,747	170,259,343	-	119,028,916	17,895,000	267,109
214,514						
2022 Governmental Total				\$ 398,996,115		

NOTE: Premiums, discounts, and accreted interest are included in the debt amounts above starting Fiscal Year 2013.

2021 at PAR	89,325,000	157,560,000	-	118,060,000	17,895,000	267,109
(no prem/disc)			2021	Governmental Total	383,107,109	

(1) See the Demographic and Economic Statistics worksheet in the Demographic and Economic section of the Statistical Section for Personal Income detail. Prior year detail revised each year by the federal BEA.

City of Port St. Lucie, Florida

**Ratios of Outstanding Debt by Type
Last Ten Fiscal Years**

Business-type Activities							
Year	Stormwater Bonds	Utility Revenue Bonds	Utility Customers	Utility Debt only Per Utility Customer	Total Debt Citywide	Total Debt Per Capita	(1) Total Debt Per Total Personal Income
2012	47,220,000	435,762,047	70,432	6,187	981,232,047	5,867	5.08 %
167,252							
2013	47,471,004	439,988,545	70,905	6,205	957,774,022	5,727	5.02 %
167,914							
2014	46,437,195	427,078,731	71,335	5,987	946,198,348	5,570	4.56 %
169,888							
2015	45,387,349	413,937,471	71,964	5,752	906,831,481	5,208	4.09 %
174,132							
2016	44,324,544	400,160,674	73,194	5,467	859,977,260	4,829	3.78 %
178,091							
2017	43,238,902	386,817,955	74,758	5,174	819,242,914	4,519	3.34 %
181,284							
2018	42,127,621	373,307,516	76,784	4,862	779,845,287	4,196	2.98 %
185,843							
2019	40,985,131	357,784,949	79,762	4,486	794,674,282	4,141	- %
191,903							
2020	40,449,210	342,823,214	78,623	4,063	756,399,092	3,747	
202,914							
2021	38,644,594	364,239,990	83,222	4,059	801,880,699	3,973	
214,514							
	Enterprise Total \$	<u>402,884,584</u>			-		
2021 at PAR	32,730,000	337,785,000	83,222	4,059	753,622,109	3,513	
(no prem/disc)	Enterprise Total	<u>370,515,000</u>			-		

(1) See the Demographic and Economic Statistics worksheet in the Demographic and Economic section of the Statistical Section for Personal Income detail.
Prior year detail revised each year by the federal BEA.

City of Port St. Lucie, Florida

Ratios of General Bonded Debt Outstanding Last Ten Fiscal Years

Year	Population	Taxable Value	General Obligation	G. O. Percentage of Taxable Value	General Obligation Debt Per Capita	Total Voter Approved General Obligation Debt	Total General Obligation Issued	Remaining Approved General Debt
2012	167,252	6,326,660,101	87,745,000	1.39 %	525	165,000,000	93,830,000	71,170,000
2013	167,914	6,412,566,302	86,097,580	1.34 %	513	165,000,000	93,830,000	71,170,000
2014	169,888	6,760,091,239	122,334,085	1.81 %	720	165,000,000	126,730,000	38,270,000
2015	174,132	7,208,208,921	119,026,232	1.65 %	684	165,000,000	126,730,000	38,270,000
2016	178,091	7,916,495,089	115,467,218	1.46 %	648	165,000,000	126,730,000	38,270,000
2017	181,284	8,793,740,516	110,710,552	1.26 %	611	165,000,000	126,730,000	38,270,000
2018	185,843	9,691,496,686	106,473,315	1.10 %	573	165,000,000	126,730,000	38,270,000
2019	191,903	10,804,731,408	101,459,334	0.94 %	529	165,000,000	126,730,000	38,270,000
2020	202,914	11,824,850,498	96,610,472	0.82 %	479	165,000,000	126,730,000	38,270,000
2021	214,514	13,310,261,247	91,545,747	0.69 %	427	165,000,000	126,730,000	38,270,000
	2022	G.O. Debt at PAR	89,325,000	0.67 %	416			

SOURCES: Population figures are from the Florida Office of Economic and Demographic Research. Taxable values are from St. Lucie County.

NOTE: A June 2005 voter referendum was approved at 89% for the issuance of general obligation bonds, not to exceed \$165,000,000 for the construction of an east - west corridor through the City. The first bond series was issued in 2005 (\$50,706,844 w/prem), the second was issued in 2006 (\$45,944,355 w/prem), and the third was issued in 2014 (\$36,280,770 w/prem).

The remaining authorized issuance balance at par is shown above in the last three columns.

City of Port St. Lucie, Florida

**Computation of Direct and Overlapping Bonded Debt
Governmental Bonds
September 30, 2021**

Jurisdiction	Governmental Bonded Debt Outstanding	Percent Applicable to City (1)	Dollar Amount	
			Total Applicable to City	Per Capita Applicable to City
				(Population = 201,846)
Overlapping Debt:				
St. Lucie County	136,319,427	51.84 %	\$ 70,669,833	\$ 329
St. Lucie County District School Board (2)	206,768,540	45.89 %	94,890,199	442
Overlapping Debt Totals	343,087,967		165,560,032	771
Direct Debt:				
City of Port St. Lucie	398,996,116	100.00 %	398,996,116	1,859
Total and direct debt:	742,084,083		\$ 564,556,148	\$ 2,630

(1) The percent applicable to the City is calculated using property taxable value ratios.

(2) School Board Year End is June 30. Exemptions for Economic Development and Additional Homestead are not included.

Sources:

- St. Lucie County Clerk of Circuit Court
- St. Lucie County School Board
- St. Lucie County Property Appraiser
- City of Port St. Lucie Finance Department

City of Port St. Lucie, Florida

**Revenue Bond Coverages
For the Years Ended September 30,**

Sales Tax Refunding Bonds, Series 2008 and Series 2011			
Fiscal Year Ending	Local Government Half-Cent Sales Tax Revenue	Maximum Annual Debt Service Requirement	Debt Service Coverage
2012	5,245,628	2,181,113	2.41
2013	5,510,580	2,181,113	2.53
2014	6,039,906	2,181,113	2.77
2015	6,483,062	2,181,113	2.97
2016	6,817,675	2,181,113	3.13
2017	7,368,151	2,181,113	3.38
2018	8,096,469	2,181,113	3.71
2019	8,364,279	2,175,500	3.84
2020	8,679,297	2,170,250	4.00
2021	10,659,814	2,176,000	4.90

Public Services Tax Revenue Bonds, Series 2014B			
Fiscal Year Ending	Electric Utility Tax Revenue	Maximum Annual Debt Service Requirement	Debt Service Coverage
2014	10,811,224	2,283,235	4.74
2015	11,193,318	1,323,194	8.46
2016	11,636,322	1,323,194	8.79
2017	12,035,953	1,323,194	9.10
2018	12,484,396	1,323,194	9.44
2019	13,359,987	1,318,844	10.13
2020	13,776,865	1,321,044	10.43
2021	14,466,176	1,323,194	10.93

City of Port St. Lucie, Florida

**Revenue Bond Coverage
Stormwater Utility System
For the Years Ended September 30,**

	2021	2020	2019	2018	2017
Stormwater revenues	\$ 26,004,360	\$ 24,283,938	\$ 23,675,557	\$ 23,422,661	\$ 22,305,048
Franchise revenues	10,503,329	9,664,801	9,735,609	9,334,125	9,105,721
Total pledged revenues	36,507,689	33,948,739	33,411,166	32,756,786	31,410,769
Less: Operating expenses (1)	21,248,550	19,626,538	18,590,368	18,346,187	18,237,800
Total net pledged revenues	\$ 15,259,139	\$ 14,322,201	\$ 14,820,798	\$ 14,410,599	\$ 13,172,969
Stormwater revenues less operating expenses (1)	\$ 4,755,810	\$ 4,657,400	\$ 5,085,189	\$ 5,076,474	\$ 4,067,248
Annual debt service requirements on Series 2010 A&B and Series 2011 Bonds	\$ 2,706,550	\$ 9,356,726	\$ 3,965,066	\$ 3,967,462	\$ 3,972,245
Debt service coverage based on total pledged revenues	13.49	3.63	8.43	8.26	7.91
Debt service coverage based on total net pledged revenues	5.64	1.53	3.74	3.63	3.32

(1) Excludes depreciation expense

City of Port St. Lucie, Florida

Revenue Bond Coverage

Stormwater Utility System

For the Years Ended September 30,

	2016	2015	2014	2013	2012
Stormwater revenues	\$ 21,220,834	\$ 20,522,362	\$ 20,281,050	\$ 20,094,776	\$ 19,315,669
Franchise revenues	8,806,371	8,940,735	8,534,011	7,755,163	8,161,246
Total pledged revenues	30,027,205	29,463,097	28,815,061	27,849,939	27,476,915
Less: Operating expenses (1)	15,925,681	16,429,532	15,761,175	15,645,467	18,001,709
Total net pledged revenues	\$ 14,101,524	\$ 13,033,565	\$ 13,053,886	\$ 12,204,472	\$ 9,475,206
Stormwater revenues less operating expenses (1)	\$ 5,295,153	\$ 4,092,830	\$ 4,519,875	\$ 4,449,309	\$ 1,313,960
Annual debt service requirements on Series 2010 A&B and Series 2011 Bonds	\$ 3,985,849	\$ 3,988,449	\$ 3,902,319	\$ 3,409,248	\$ 3,988,449
Debt service coverage based on total pledged revenues	7.53	7.39	7.38	8.17	6.89
Debt service coverage based on total net pledged revenues	3.54	3.27	3.35	3.58	2.38

(1) Excludes depreciation expense

City of Port St. Lucie, Florida

**Revenue Bond Coverage
Water and Sewer Utility System Revenue Bonds
For the Years Ended September 30**

	2021	2020	2019	2018	2017
Operating revenue					
Charges for services	\$ 89,325,901	\$ 82,861,093	\$ 77,148,876	\$ 72,767,625	\$ 74,648,584
Miscellaneous revenues	346,947	227,431	1,020	111,124	137,346
Total operating revenues	89,672,848	83,088,524	77,149,896	72,878,749	74,785,930
Less: Operating expenses (1)	37,349,858	37,227,766	34,902,523	36,932,174	32,841,068
Net operating revenues	52,322,990	45,860,758	42,247,373	35,946,575	41,944,862
Other revenues					
Interest income	\$ 170,092	\$ 1,742,698	\$ 2,294,602	\$ 584,378	\$ 711,999
Guarantees revenue	\$ 1,979,634	\$ 1,396,395	\$ 587,353	\$ 227,848	\$ 128,347
Total other revenues	\$ 2,149,726	\$ 3,139,093	\$ 2,881,955	\$ 812,226	\$ 840,346
Total net revenue available	\$ 54,472,716	\$ 48,999,851	\$ 45,129,328	\$ 36,758,801	\$ 42,785,208
Debt service coverage					
Current sub accounts (2)	44,322,076	33,726,641	23,658,217	17,461,648	10,513,349
Debt service requirement	26,774,875	26,614,463	26,614,588	26,699,394	26,698,544
Coverage test (3)					
Test 1a	2.03	1.84	1.70	1.38	1.60
Test 1b	3.69	3.11	2.58	2.03	2.00

Note: (1) Excludes depreciation expense

(2) The Capital Facilities Charge balances in the Capital Facility Fund, maxed at the debt service expansion component.

(3) Per standard Utility bond resolution term, the Utility Bond Coverage Test 1a is Net Revenue / Debt Service and should be 1.00 or greater, or the Utility Bond coverage Test 1b is Net Revenue + either Pledged CFCs or Current Sub Accounts / Debt Service and should be 1.10 or greater.

City of Port St. Lucie, Florida

**Revenue Bond Coverage
Water and Sewer Utility System Revenue Bonds
For the Years Ended September 30**

	2016	2015	2014	2013	2012
Operating revenue					
Charges for services	\$ 71,447,324	\$ 66,308,665	\$ 64,285,901	\$ 61,237,657	\$ 58,708,951
Miscellaneous revenues	85,911	100,123	72,193	1,163,867	398,903
Total operating revenues	71,533,235	66,408,788	64,358,094	62,401,524	59,107,854
Less: Operating expenses (1)	30,306,559	31,105,811	29,870,425	28,489,427	28,127,327
Net operating revenues	41,226,676	35,302,977	34,487,669	33,912,097	30,980,527
Other revenues					
Interest income	\$ 456,251	\$ 496,409	\$ 371,284	\$ 425,139	\$ 716,172
Guarantees revenue	\$ 137,440	\$ 213,470	\$ 478,785	\$ 390,250	\$ 193,163
Total other revenues	\$ 593,691	\$ 709,879	\$ 850,069	\$ 815,389	\$ 909,335
Total net revenue available	\$ 41,820,367	\$ 36,012,856	\$ 35,337,738	\$ 34,727,486	\$ 31,889,862
Debt service coverage					
Current sub accounts (2)	6,093,873	8,715,238	11,745,450	8,584,777	7,678,071
Debt service requirement	31,199,200	29,981,894	32,709,626	32,917,853	27,150,475
Coverage test (3)					
Test 1a	1.34	1.20	1.08	1.05	1.17
Test 1b	1.54	1.49	1.44	1.32	1.46

Note: (1) Excludes depreciation expense

(2) The Capital Facilities Charge balances in the Capital Facility Fund, maxed at the debt service expansion component.

(3) Per standard Utility bond resolution term, the Utility Bond Coverage Test 1a is Net Revenue / Debt Service and should be 1.00 or greater, or the Utility Bond coverage Test 1b is Net Revenue + either Pledged CFCs or Current Sub Accounts / Debt Service and should be 1.10 or greater.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

City of Port St. Lucie, Florida

Population Statistics Last Ten Years

City of Port St. Lucie, Florida											County of St. Lucie, Florida										
Year	Population Number	Number Increase (Decrease)	Percent Increase (Decrease)		Population Numbers	Number Increase (Decrease)	Percent Increase (Decrease)		City Population as a Percent of County												
2012	167,252	1,211	0.7	%	280,355	659	0.2	%	59.7	%											
2013	167,914	662	0.4	%	281,151	796	0.3	%	59.7	%											
2014	169,888	1,974	1.2	%	282,821	1,670	0.6	%	60.1	%											
2015	174,132	4,244	2.5	%	287,749	4,928	1.7	%	60.5	%											
2016	178,091	3,959	2.3	%	292,826	5,077	1.8	%	60.8	%											
2017	181,284	3,193	1.8	%	297,634	4,808	1.6	%	60.9	%											
2018	185,843	4,559	2.5	%	302,432	4,798	1.6	%	61.4	%											
2019	191,903	6,060	3.3	%	309,359	6,927	2.3	%	62.0	%											
2020	202,914	11,011	5.7	%	322,265	12,906	4.2	%	63.0	%											
2021	214,514	11,600	5.7	%	340,060	17,795	5.5	%	63.1	%											
City Growth as a Percent of County Growth																					
Ten Year Growth		48,473	29.2	%	-	60,364	21.6	%	80.3	%											

Sources: Florida Office of Economic and Demographic Research. Population data is estimated as of April 1st for each year listed except for year 2010 which used actual census figures.

City of Port St. Lucie, Florida

**Demographic and Economic Statistics
Last Ten Fiscal Years**

Fiscal Year	(1) Personal Income (000)	(1) Per Capita Personal Income	(2) Public School Enrollment	(1) Unemployment Percentage
2012	19,202,500	44,428	25,929	10.1 %
2013	18,870,000	43,188	26,045	9.1 %
2014	20,715,000	46,672	26,327	7.3 %
2015	22,105,000	48,727	26,266	6.0 %
2016	23,614,000	50,134	26,299	5.8 %
2017	24,825,600	51,824	26,755	4.7 %
2018	26,140,273	54,228	26,523	3.9 %
2019	27,249,575	55,691	26,272	3.5 %
2020	29,281,758	58,649	25,994	5.7 %
2021	n/a	n/a	26,020	4.2 %

(1) Prior year revisions included per U.S. Department of Labor.

(2) Starting in 2010, includes Savanna Ridge, Renaissance, and Nau Charter schools. Starting in 2011, includes Palm Point Charter.

NOTE: Public school and unemployment figures include Port St. Lucie only. All other figures cover the Port St. Lucie Metropolitan Statistical Area (MSA).

Sources: St. Lucie County Public School System

U.S. Department of Labor

City of Port St. Lucie, Florida

**Principal Employers in St. Lucie County
2021 and 2011**

Employer	2021			2011		
	Employees	Rank	Percentage of Total Employment	Employees	Rank	Percentage of Total Employment
St. Lucie School Board	5,564	1	3.80 %	4,946	1	5.33 %
Indian River State College	2,338	2	1.60 %	1,037	8	1.12 %
Lawnwood/HCA Medical	1,615	3	1.10 %	2,350	3	2.53 %
Teleperformance	1,600	4	1.09 %			-
City of Port St. Lucie	1,164	5	0.79 %	1,105	6	1.19 %
Walmart Distribution Center	890	6	0.61 %	1,653	4	1.78 %
Cleveland Clinic Martin Health	850	7	0.58 %			-
St. Lucie Medical Center	850	8	0.58 %			-
St. Lucie County	797	9	0.54 %	682	10	0.74 %
Florida Power and Light Company	772	10	0.53 %	1,038	7	1.12 %
Liberty Health Group, Inc			-	2,432	2	2.62 %
QVC			-	826	9	0.89 %
Publix			-	1,240	5	1.34 %
Total	16,440		11.22 %	17,309		18.66 %
Total jobs available	146,553			92,727		

Sources: Economic Development Council (EDC) of St. Lucie County

Florida Department of Economic Opportunity

City of Port St. Lucie Payroll Department

St. Lucie County Consolidated Annual Financial Report

Note: State and Federal employers not ranked.

Information is for St. Lucie County. Specific City only information not available.

This information uses most recent County and EDC data available.

City of Port St. Lucie, Florida

**Construction Values
Last Ten Fiscal Years**

Year	Residential		Commercial	
	Number of Units	Value	Number of Units	Value
2012	162	20,568,540	279	96,402,278
2013	430	50,306,661	292	59,575,324
2014	836	103,680,020	276	21,290,019
2015	928	121,984,614	353	42,343,799
2016	1,165	180,388,212	328	163,062,804
2017	1,492	207,284,671	367	57,745,656
2018	2,677	423,544,740	232	101,604,785
2019	2,546	503,001,543	242	172,844,438
2020	3,700	734,799,046	200	51,397,804
2021	4,885	1,020,908,161	217	391,106,787

Construction Values

	Current Year Increase (Decrease) over Prior Year							
Quantity & Amount	1,185	\$	286,109,115		17	\$	339,708,983	
Percentage Change	32.03	%	38.94	%	8.50	%	660.94	%

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City of Port St Lucie provides and the activities it performs.

City of Port St. Lucie, Florida

**Employees - Full Time Equivalents by Function / Program
Last Ten Fiscal Years**

Budgeted Full-time Equivalent Employees per Fiscal Year

Function/Program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
General Government	151.68	148.82	143.44	132.01	135.16	121.40	115.16	107.68	137.22	132.97
Public Safety	445.59	414.63	394.02	390.03	373.00	366.13	350.75	350.50	312.72	300.72
Physical Environment	18.10	18.00	16.00	16.00	14.00	14.00	14.00	14.00	14.00	14.00
Transportation	67.00	68.00	66.00	54.00	66.00	58.00	51.00	51.65	51.65	65.50
Economic Environment	8.16	10.38	9.43	13.80	7.86	6.48	7.40	7.38	6.82	10.04
Human Services	12.50	12.50	12.50	7.30	12.00	11.00	11.00	11.00	11.00	13.00
Culture and Recreation	138.28	139.92	128.67	128.67	123.05	118.80	117.09	115.99	113.79	114.84
Utility Systems	277.00	264.00	256.00	253.00	249.00	249.00	244.50	245.10	249.60	250.10
Stormwater Utility	59.00	59.00	61.00	73.00	61.00	61.00	67.50	67.50	67.00	61.25
Golf Course	9.51	9.38	9.38	9.38	9.38	9.38	9.38	9.63	9.33	9.33
Total	1,186.82	1,144.63	1,096.44	1,077.19	1,050.45	1,015.19	987.78	980.43	973.13	971.75

Source: Annual Budget

Note: Building Department moved from General Government to Public Safety in FY 2014

City of Port St. Lucie, Florida

**Departmental Operating Indicators
Last Ten Fiscal Years**

Function/Program	2021	2020	2019	2018	2017
City Council (1)					
Council Meetings	65.00	59.00	64.00	54.00	42.00
Boards & Committee Meetings	267.00	184.00	200.00	117.00	134.00
City Clerk					
Records Requested	684.00	576.00	1,155.00	2,861.00	1,512.00
Ordinances & Resolutions	270.00	221.00	191.00	137.00	191.00
Legal Notices Posted	144.00	335.00	359.00	397.00	436.00
Finance Department (1)					
Accounts Payable Checks	12,026.00	11,000.00	12,345.00	11,904.00	10,627.00
Wire & Electronic Transfers	-	1,600.00	1,514.00	676.00	6,094.00
Journal Entries	6,751.00	7,300.00	7,334.00	9,575.00	11,246.00
Business Tax Applications	8,754.00	8,376.00	8,105.00	7,765.00	7,304.00
Human Resources					
Empoyment Applications Processed	7,038.00	6,871.00	6,292.00	6,213.00	5,844.00
Neighborhood Services					
Housing Assistance (#of families)	11.00	17.00	2.00	13.00	36.00
Code Cases	8,746.00	10,987.00	10,543.00	13,482.00	7,216.00
Code Board Hearings	1,905.00	1,274.00	1,527.00	3,511.00	499.00
Information Technology (1)					
Servers Maintained (incl. virtual)	156.00	153.00	200.00	145.00	139.00
Workstations Maintained	2,238.00	1,964.00	1,814.00	1,621.00	3,136.00
Work Orders Completed	10,260.00	8,067.00	7,534.00	7,685.00	7,376.00
Management & Budget					
Budget Amendments	2.00	2.00	2.00	2.00	4.00
Procurement Management (1)					
Requests for Proposals	128.00	126.00	148.00	235.00	274.00
Contracts Maintained	1,500.00	1,408.00	1,335.00	2,930.00	4,675.00
Animal Control					
Animal Cases	2,320.00	2,284.00	2,659.00	3,177.00	7,414.00
Animal Licenses	3,466.00	3,303.00	4,284.00	3,373.00	11,374.00
Planning Department					
Plans and Petitions Reviewed	186.00	247.00	112.00	185.00	99.00
Comprehensive Plan Amendments	16.00	11.00	14.00	7.00	11.00

(1) Some previous year's values revised.

Source: Annual Budget

City of Port St. Lucie, Florida

**Departmental Operating Indicators
Last Ten Fiscal Years**

Function/Program	2016	2015	2014	2013	2012
City Council (1)					
Council Meetings	46.00	50.00	52.00	52.00	40.00
Boards & Committee Meetings	162.00	121.00	185.00	185.00	180.00
City Clerk					
Records Requested	1,318.00	1,356.00	1,028.00	1,560.00	1,779.00
Ordinances & Resolutions	204.00	250.00	245.00	203.00	210.00
Legal Notices Posted	325.00	275.00	295.00	325.00	330.00
Finance Department (1)					
Accounts Payable Checks	10,350.00	11,165.00	15,393.00	15,957.00	14,640.00
Wire & Electronic Transfers	5,658.00	5,592.00	535.00	582.00	471.00
Journal Entries	11,435.00	12,338.00	13,700.00	13,589.00	13,759.00
Business Tax Applications	8,300.00	9,100.00	7,600.00	8,200.00	7,587.00
Human Resources					
Empoyment Applications Processed	5,289.00	4,099.00	5,200.00	3,500.00	3,000.00
Neighborhood Services					
Housing Assistance (#of families)	20.00	40.00	74.00	96.00	58.00
Code Cases	7,898.00	8,681.00	9,582.00	12,946.00	10,000.00
Code Board Hearings	754.00	621.00	994.00	1,162.00	300.00
Information Technology (1)					
Servers Maintained (incl. virtual)	148.00	145.00	145.00	62.00	62.00
Workstations Maintained	2,686.00	2,328.00	2,373.00	1,017.00	1,092.00
Work Orders Completed	5,828.00	4,976.00	4,429.00	4,200.00	4,023.00
Management & Budget					
Budget Amendments	4.00	3.00	3.00	3.00	3.00
Procurement Management (1)					
Requests for Proposals	205.00	145.00	120.00	30.00	14.00
Contracts Maintained	4,695.00	837.00	1,700.00	1,680.00	1,500.00
Animal Control					
Animal Cases	7,138.00	7,128.00	7,496.00	6,776.00	7,529.00
Animal Licenses	11,672.00	7,010.00	9,811.00	10,626.00	10,301.00
Planning Department					
Plans and Petitions Reviewed	95.00	77.00	114.00	78.00	87.00
Comprehensive Plan Amendments	14.00	5.00	9.00	5.00	6.00

(1) Some previous year's values revised.

Source: Annual Budget

City of Port St. Lucie, Florida

Departmental Operating Indicators

Last Ten Fiscal Years

Function/Program	2021	2020	2019	2018	2017
Police Department (1)					
Arrests	1,910.00	1,954.00	2,013.00	4,483.00	3,887.00
Traffic Citations Issued	53,591.00	41,116.00	21,990.00	6,349.00	11,098.00
Calls for Service	151,153.00	154,789.00	146,498.00	129,596.00	142,023.00
Parking Tickets	116.00	134.00	198.00	262.00	726.00
Municipal Garage					
Vehicle Accidents	72.00	157.00	140.00	118.00	139.00
Parks & Recreation Department					
Parks Maintained	47.00	46.00	48.00	47.00	47.00
Recreation Programs	5,679.00	1,602.00	2,672.00	1,622.00	1,795.00
Acres maintained	1,537.00	1,557.00	4,629.00	4,616.00	4,017.00
Engineering Department (1)					
Residential Plot Plans Reviewed	5,315.00	3,917.00	3,001.00	2,234.00	1,231.00
Site Plans Reviewed	278.00	200.00	214.00	198.00	174.00
Mark & Locates	15,000.00	14,636.00	3,314.00	3,117.00	3,604.00
Public Works (1)					
Swale Improvements (linear feet)	25,000.00	25,000.00	31,065.00	53,900.00	78,610.00
Canal Drainage Mnt. (miles)	22.00	25.00	24.00	10.00	24.00
Street Paving (overlay miles)	33.00	32.00	35.00	17.00	16.00
Building Department					
Permits Issued	69,541.00	51,174.00	39,744.00	22,504.00	15,269.00
Plans Reviewed & Approved	29,707.00	18,683.00	17,617.00	14,201.00	8,985.00
Total Dwelling Units	5,235.00	3,413.00	2,200.00	2,239.00	900.00
Utility Department					
Underground Locates	48,589.00	31,186.00	28,182.00	14,192.00	12,439.00
Water Mains maintained (miles)	1,295.00	1,279.00	1,263.00	1,238.00	1,233.00
Sewer Mains Maintained (miles)	1,124.00	1,108.00	1,072.00	1,053.00	1,048.00
Water Treatment Capacity (mgd)	41.65	41.65	41.65	41.65	41.65
Sewer Treatment Plant Capacity (mgd)	18.00	18.00	18.00	18.00	16.93

(1) Some previous year's values revised.

Source: Annual Budget

City of Port St. Lucie, Florida

**Departmental Operating Indicators
Last Ten Fiscal Years**

Function/Program	2016	2015	2014	2013	2012
Police Department (1)					
Arrests	3,893.00	3,948.00	3,445.00	3,155.00	2,452.00
Traffic Citations Issued	4,434.00	9,538.00	10,881.00	10,371.00	8,864.00
Calls for Service	110,647.00	110,013.00	113,122.00	108,686.00	154,749.00
Parking Tickets	211.00	352.00	399.00	544.00	275.00
Municipal Garage					
Vehicle Accidents	81.00	89.00	83.00	97.00	90.00
Parks & Recreation Department					
Parks Maintained	46.00	36.00	36.00	34.00	34.00
Recreation Programs	1,650.00	1,588.00	1,588.00	1,812.00	1,051.00
Acres maintained	4,012.00	3,985.00	885.00	797.00	797.00
Engineering Department (1)					
Residential Plot Plans Reviewed	1,125.00	912.00	734.00	359.00	371.00
Site Plans Reviewed	163.00	222.00	144.00	113.00	132.00
Mark & Locates	2,731.00	3,015.00	3,015.00	1,794.00	1,758.00
Public Works (1)					
Swale Improvements (linear feet)	106,843.00	26,590.00	126,590.00	149,880.00	151,105.00
Canal Drainage Mnt. (miles)	33.00	31.00	31.00	39.00	26.00
Street Paving (overlay miles)	8.00	9.00	5.00	17.00	18.00
Building Department					
Permits Issued	12,675.00	10,609.00	10,609.00	3,753.00	8,112.00
Plans Reviewed & Approved	7,712.00	7,956.00	7,956.00	1,429.00	7,449.00
Total Dwelling Units	590.00	491.00	491.00	54.00	188.00
Utility Department					
Underground Locates	8,268.00	8,539.00	6,406.00	6,756.00	7,176.00
Water Mains maintained (miles)	1,230.00	1,225.00	1,220.00	1,219.00	1,214.00
Sewer Mains Maintained (miles)	1,045.00	1,038.00	1,036.00	975.00	1,035.00
Water Treatment Capacity (mgd)	41.65	41.65	41.65	41.65	41.65
Sewer Treatment Plant Capacity (mgd)	16.93	18.00	18.00	18.00	18.00

(1) Some previous year's values revised.

Source: Annual Budget

City of Port St. Lucie, Florida

**Capital Asset Statistics
Last Ten Fiscal Years**

Function/Program	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Police Department										
Stations	2	2	2	2	2	2	2	2	2	3
Police / Public Safety Vehicles	363	337	326	353	362	354	343	301	307	290
Average Total Mileage per Veh.	60,000	54,000	49,529	58,637	71,485	73,031	73,739	76,939	84,482	78,211
Municipal Garage										
Non-Public Safety Vehicles	537	433	430	381	403	386	382	358	362	374
Average Total Mileage per Veh.	60,000	67,000	65,180	70,007	72,947	71,981	73,606	74,786	77,591	71,786
Parks & Recreation Department										
Parks Maintained	47	46	48	47	47	47	46	36	36	34
Acres Maintained	1,537	1,557	1,529	4,619	4,616	4,017	4,012	3,985	885	797
Engineering										
Traffic Signals	106	105	105	162	162	161	157	158	157	150
Street Lights	3,133	3,022	3,022	6,601	6,578	6,488	6,387	6,228	5,968	5,534
Public Works										
Paved Streets (miles)	917	917	914	910	917	917	917	888	888	887
Utility Department										
Water Mains (miles)	1,295	1,279	1,263	1,245	1,238	1,233	1,230	1,225	1,220	1,219
Water Treatment Plants	2	2	2	2	2	2	2	2	2	2
Water Treatment Capacity (million gallons per day)	42	42	42	42	42	42	42	42	42	42
Wastewater Mains (miles)	1,124	1,108	1,072	1,057	1,053	1,048	1,045	1,038	1,036	975
Wastewater Treatment Plants	2	2	2	2	2	2	3	2	2	2
Wastewater Treatment Capacity (million gallons per day)	18	18	18	18	18	17	17	18	18	18
Golf Course										
Municipal Golf Course	1	1	1	1	1	1	1	1	1	1

Source: Annual Budget; Public Works and Financial Management Department

City of Port St. Lucie, Florida

**Utility System Statistics
Ten Largest Accounts FY 20 - 21**

	Customer	Account Type	Water	Sewer	Total	Percentage
1	Tropicana Manufacturing	Industrial	899,334	9,258	908,592	1.07 %
2	Wynne Development	Residential	329,105	549,032	878,137	1.04 %
3	Allied New Technologies	Industrial	694,723	-	694,723	0.82 %
4	School Board of St Lucie County	Institutional	241,153	406,475	647,628	0.77 %
5	FL Dept of Corrections	Institutional	564,697	-	564,697	0.67 %
6	Holiday Village of Sandpiper	Residential	198,055	323,114	521,169	0.62 %
7	Creative Choice Homes	Residential	139,186	218,956	358,142	0.42 %
8	KMJ Apartments	Residential	123,904	216,763	340,667	0.40 %
9	Sanctuary at Winterlakes	Residential	123,635	201,323	324,958	0.38 %
10	Cleveland Clinic/Martin Memorial	Medical	149,973	170,372	320,345	0.38 %
			<u>3,463,765</u>	<u>2,095,293</u>	<u>5,559,058</u>	<u>6.58 %</u>
	Total of others		-	-	78,988,876	93.42 %
	Total of all customers		-	-	<u>84,547,934</u>	<u>100.00 %</u>

Source: City of Port St. Lucie Utilities for the 12 months ending September 30, 2021.



Compliance Section

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Port St. Lucie, Florida, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the City of Port St. Lucie, Florida's basic financial statements, and have issued our report thereon dated June 23, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2021-001 that we consider to be a material weakness.

Compliance and Other Matters

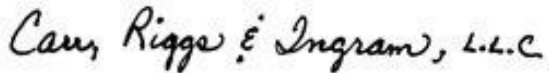
As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of Port St. Lucie, Florida's Response to Findings

The City's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Cam Riggs & Ingram, L.L.C.".

Melbourne, Florida
June 23, 2022



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

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND STATE PROJECT; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE REQUIRED BY THE UNIFORM GUIDANCE AND CHAPTER 10.550, RULES OF THE FLORIDA AUDITOR GENERAL

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

Report on Compliance for Each Major Federal Program and State project

We have audited the City of Port St. Lucie, Florida's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* and the requirements described in the Florida Department of Financial Services' State Projects *Compliance Supplement* that could have a direct and material effect on each of the City of Port St. Lucie, Florida's major federal programs and state projects for the year ended September 30, 2021. The City of Port St. Lucie, Florida's major federal programs and state projects are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal and state statutes, regulations, and the terms and conditions of its federal and state awards applicable to its federal programs and state projects.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of the City of Port St. Lucie, Florida's major federal programs and state projects based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), and Chapter 10.550, Rules of the Auditor General. Those standards, the Uniform Guidance and Chapter 10.550, require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program or state project occurred. An audit includes examining, on a test basis, evidence about the City of Port St. Lucie, Florida's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program and state project. However, our audit does not provide a legal determination of the City of Port St. Lucie, Florida's compliance.

Opinion on Each Major Federal Program and State projects

In our opinion, the City of Port St. Lucie, Florida complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2021.

Report on Internal Control over Compliance

Management of the City of Port St. Lucie is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City of Port St. Lucie's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program and state project to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance and Chapter 10.550, Rules of the Auditor General, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Port St. Lucie's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses and significant deficiencies.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program or state project will not be prevented, or detected and corrected, on a timely basis. We did identify a certain deficiency in internal control over compliance, described in the accompanying schedule of findings and questioned costs as item 2021-002, which we consider to be a material weakness.

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

A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program or state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We did identify a certain deficiency in internal control over compliance, described in the accompanying schedule of findings and questioned costs as item 2021-003, which we consider to be a significant deficiency.

The City of Port St. Lucie's response to the internal control over compliance findings identified in our audit is described in the accompanying schedule of findings and questioned costs. The City of Port St. Lucie's response was not subjected to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Cam, Riggs & Ingram, L.L.C.

Melbourne, Florida
June 23, 2022

City of Port St. Lucie, Florida
Schedule of Expenditures of Federal Awards and
State Financial Assistance
For the Years Ended September 30, 2021

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Transfers to Subrecipient
<u>FEDERAL AWARDS:</u>				
<u>Housing and Urban Development, Department of (HUD)</u>				
Direct Program:				
Community Development Block Grants/Entitlement Cluster				
Community Development Block Grants/Entitlement Grant (18-19)	14.218	B-18-MC-12-0038	26,854	-
Community Development Block Grants/Entitlement Grant (19-20)	14.218	B-19-MC-12-0038	354,607	-
Community Development Block Grants/Entitlement Grant (20-21)	14.218	B-20-MC-12-0038	851,086	-
Community Development Block Grants/Entitlement Grant (NSP-1)	14.218	B-08-MN-12-0025	263,145	-
Community Development Block Grants/Entitlement Grant (NSP-3)	14.218	B-11-MN-12-0025	214,677	-
COVID-19 - Community Development Block Grants/Entitlement Grant	14.218	B-20-MW-12-0038	1,145,479	-
CDBG Entitlement Grant Cluster Total			2,855,848	-
Total CFDA 14.218			2,855,848	-
<u>Justice, Department of (DOJ)</u>				
Direct Program:				
Edward Byrne Memorial Justice Assistance Grant (JAG) Program	16.738	2020-DJ-BX-0935	15,295	-
Pass-Through Florida Department of Law Enforcement				-
Edward Byrne Memorial Justice Assistance Grant (JAG) Program	16.738	2020-JAGC-STLU-5-5R-018	30,717	-
Edward Byrne Memorial Justice Assistance Grant (JAG) Program	16.738	2020-JAGC-STLU-2-Y5-083	32,292	-
Total CFDA 16.738			78,304	-
Public Safety Partnership and Community Policing Grant	16.710	2020CKWX0024	82,071	-
Public Safety Partnership and Community Policing Grant	16.710	2020ULWX0046	142,454	-
Total CFDA 16.710			224,525	-
Pass-Through Florida Office of the Attorney General				-
Crime Victim Assistance	16.575	VOCA-2020- City of Port St Lucie-00765	195,389	-
COVID-19 Coronavirus Emergency Supplemental Funding Program	16.034	2020-VD-BX-0924	55,463	-
<u>U.S. Small Business Administration</u>				
COVID-19 Shuttered Venue Operators Grant Program	59.075	SBAHQ21SV010898	263,923	-
Total CFDA 59.075			263,923	-
<u>Treasury, Department of the</u>				
Direct Program:				
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	SLFRP3358	111,852	-
Total CFDA 21.027			111,852	-
COVID-19 Emergency Rental Assistance Program	21.023	ERA0156	2,615,600	2,615,600
Total CFDA 21.023			2,615,600	2,615,600
Passed Through St. Lucie County:				
COVID-19 - Coronavirus Relief Fund	21.019	C20-08-444	2,928,433	-
Passed Through Florida Housing Finance Corporation:				
COVID-19-Coronavirus Relief Fund	21.019	138-2020	1,008,849	-

City of Port St. Lucie, Florida
Schedule of Expenditures of Federal Awards and
State Financial Assistance
For the Years Ended September 30, 2021

Description	CFDA/ CSFA Number	Contract Grant Number	Expenditures	Transfers to Subrecipient
Total CFDA 21.019			3,937,282	-
<u>Homeland Security, Department of (DHS)</u>				
Passed Through Executive Office of the Governor:				
Hazard Mitigation Grant Program (Grinders)	97.039	DEM-20-HM-4337-48-BF-H0431	43,043	-
Total CFDA 97.039			43,043	-
<u>Environmental Protection Agency (EPA)</u>				
Passed Through the Florida Department of Environmental Protection:				
Nonpoint Source Implementation Grants				
St. Lucie River/C-23 (McCarty Ranch Extension) Area 3 Water Quality Project	66.460	LP56030	621,558	-
Total CFDA 66.460			621,558	-
TOTAL EXPENDITURES OF FEDERAL AWARDS			11,002,787	2,615,600
<u>STATE FINANCIAL ASSISTANCE:</u>				
<u>Florida Department of Environmental Protection Agency</u>				
Florida Recreation Development Assistance Program				
Sportsman's Park Inclusive Playground	37.017	P9025	250,000	
Statewide Water Quality Restoration Projects				
Septic to Sewer Conversion Program	37.039	LPA0122	100,000	
Statewide Water Quality Restoration Projects				
St. Lucie River/C-23 (McCarty Ranch Extension) Area 3	37.039	LP56030	621,233	
<u>Florida Housing Finance Corporation:</u>				
Direct Program				
State Housing Initiatives Partnership Program (SHIP)	40.901	n/a	534,870	
<u>Florida Department of Transportation</u>				
Local Transportation Projects:				
Litter Control and Prevention	55.039	G1R96	14,875	
Transportation Regional Incentive Program				
PSL Blvd North Segment #3	55.026	G1W27	13,398	
TOTAL STATE FINANCIAL ASSISTANCE			1,534,376	
TOTAL EXPENDITURES OF FEDERAL AWARDS & STATE FINANCIAL ASSISTANCE			12,537,163	2,615,600

City of Port St. Lucie, Florida
Notes to Schedule of Expenditures of Federal Awards and
State Financial Assistance
For the Years Ended September 30, 2021

NOTE A - BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards and State Financial Assistance was prepared to summarize the activity of all federal and state awards of the City of Port St. Lucie, Florida for the year ended September 30, 2021. For purposes of this schedule, federal programs and state financial assistance included all grants entered into directly between the City and agencies and departments of the federal or state government with expenditures during the fiscal year. Federal programs and state financial assistance passed through from other government agencies are also included in the schedule. The schedule also includes reimbursements in the current year if qualifying expenditures were incurred by the City in prior years' but were determined to be qualifying for reimbursement and received in the current year. Additionally, the City did not receive any noncash assistance, federal loans, or federally funded insurance during the year ended September 30, 2021.

NOTE B - PROGRAM INCOME

The federal expenditures presented in the Schedule of Expenditures of Federal Awards and State Financial Assistance for the City of Port St. Lucie, Florida include expenditures funded by program income. The following schedule shows total grant-related expenditures and their funding source for HUD grants, as these are the only grants with program income.

Program Title	CFDA Number	
Community Development Block Grant (CDBG)	14.218	
Federal expenditures funded by program income		\$ -
Total grant-related expenditures reported on SEFA		<u>\$ 2,378,026</u>
Neighborhood Stabilization Program (NSP 1)	14.218	
Federal expenditures funded by program income		\$ 63,968
Total grant-related expenditures reported on SEFA		<u>\$ 263,145</u>
Neighborhood Stabilization Program (NSP 3)	14.218	
Federal expenditures funded by program income		\$ 49,573
Total grant-related expenditures reported on SEFA		<u>\$ 214,677</u>

NOTE C - CONTINGENCY

The grant revenue amounts received are subject to audit and adjustment. If any expenditures are disallowed by a grantor agency as a result of such audit, any claim for reimbursement to the grantor agencies would become a liability of the City. In the opinion of management, all grant expenditures are in compliance with the terms of the grant agreements and applicable federal and state laws and regulations.

NOTE D - INDIRECT COST RATE

The City did not elect to utilize the 10% de minimis indirect cost rate.

THE CITY OF PORT ST. LUCIE, FLORIDA
Schedule of Findings and Questioned Costs
Fiscal Year Ended September 30, 2021

Section I—Summary of Auditors’ Results

Financial Statements

Type of auditors’ report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? X yes no
- Significant deficiency(ies) identified? yes X none noted

Noncompliance material to financial statements noted? yes X no

Federal Awards and State Projects

Internal control over major federal programs and state projects:

- Material weakness(es) identified? X yes no
- Significant deficiency(ies) identified? X yes none noted

Type of auditors’ report issued on compliance for major federal programs and state projects: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR Part 200 of OMB Compliance Supplement and/or Chapter 10.550, Rules of the Auditor General? X yes none noted

Identification of major federal programs and state projects:

<u>Federal Assistance Listing Numbers</u>	<u>Federal Program or Cluster</u>
21.023	COVID-19 Emergency Rental Assistance Grant
21.019	COVID-19 – Coronavirus Relief Fund
59.075	COVID-19 Shuttered Venue Operator Grant Program
<u>State CSFA Numbers</u>	<u>State projects</u>
40.901	State Housing Initiatives Partnership Program
37.039	Statewide Water Quality Restoration Projects

THE CITY OF PORT ST. LUCIE, FLORIDA
Schedule of Findings and Questioned Costs (Continued)
Fiscal Year Ended September 30, 2021

Section I—Summary of Auditors’ Results (Continued)

Dollar threshold used to distinguish between type A and B programs was \$750,000 for major federal programs and \$460,313 for major state projects.

Auditee qualified as a low-risk auditee for federal purposes? ☐ yes ☒ no

Section II—Financial Statement Findings

Material Weakness

Finding Number: 2021-001: Preparation of the Schedule of Federal Awards and State Financial Assistance and Financial Reporting

Criteria: 2 CFR 200.510(b), requires the auditee to prepare a schedule of expenditures of Federal awards for the period covered by the auditee’s financial statements which must include the total Federal awards expended as determined in accordance with 2 CFR 200.502. In addition, grant revenue should be recorded in the financial statements in accordance with generally accepted accounting principles.

Condition: The City had a control weakness that resulted in management failing to comply with the requirement to prepare an accurate schedule of expenditures of federal awards and state assistance (2 CFR 200.508(b)). The following conditions drove this finding:

- Federal expenditures were understated on the schedule of expenditures of federal awards and state financial assistance by approximately \$6,500,000 related primarily to the following programs: ALN 14.218, 21.027, 21.023, and 21.019.
- One federal grant (ALN 97.039) was categorized as a state grant.
- State financial assistance was overstated on the schedule of expenditures of federal awards and state financial assistance by approximately \$4,080,000 related primarily to CSFA 55.026.
- Transfers to subrecipients were missing from the schedule of expenditures of federal awards and state financial assistance.
- Federal grant funds received under ALN 21.019 were comingled with state grant funds received under CSFA 40.901 and approximately \$1,000,000 was incorrectly categorized under CSFA 40.901.
- American Rescue Plan Act (ARPA) cash advances were incorrectly reported as revenue in the current year as the grant funds were received. Generally accepted accounting principles require grant revenue to be recognized after all eligibility criteria have been met, e.g. spent on allowable activities.

Cause: The schedule of expenditures of federal awards and state financial assistance was not reviewed by someone other than the preparer. Certain grant revenues were recorded as grant funds were received instead of when all eligibility criteria was met, which caused an overstatement of current year revenue and understatement of unavailable revenue of approximately \$14,300,000.

Effect: Failure to properly prepare the schedule affected the reconciliation of the underlying accounting records and financial statements to the schedule. In addition, revenue and unavailable revenue were incorrectly reported in the financial statements.

Recommendation: We recommend the City improve its financial reporting close process to more accurately complete and review the schedule of expenditures of federal awards and state financial assistance. This process

should also include a procedure to have someone in each department perform an independent review of their portion of the schedule. In addition, the year-end process should include reviewing grant agreements to ensure that grant funds received in advance are properly reported as revenue in the correct period.

Response: See attached Corrective Action Plan.

Section III–Federal Award Findings and Questioned Costs

Material Weakness

Finding Number: 2021-002: Grant Management

Emergency Rental Assistance, Assistance Listing Number 21.023 US Department of Treasury Award Number ERA0156, 2021 Funding

Criteria: 2 CFR 200.303a requires a nonfederal entity to establish and maintain effective internal controls over compliance. 2 CFR 200.331 requires an entity to have the proper internal controls in place to ensure that the subrecipient is following the terms and conditions of the award, and 2 CFR 200.238 requires accurate financial reporting be submitted in accordance with the terms of the grant document.

Condition: The City hired an independent third-party to review the subrecipient’s compliance with eligibility and allowable expenses, but the procedures were not designed to test period of performance. The testing indicated small differences that were not followed up to know if it was an indication of a larger problem with the processing of the applications. The reports filed did not agree to the reports the subrecipient provided for total expenditures for the year by approximately \$142,000. All three quarterly reports were due on October 29, 2021, but were not filed until November 19, 2021.

Cause: The City did hire an independent third party to review the subrecipient’s compliance with eligibility and allowable expenses; however, no follow up action was taken on the small discrepancies noted in eligibility and allowable expense testing performed by an independent third party. There was no reconciliation of reports prepared by a grant consultant prior to them being filed.

Effect: There may be unallowable expenses, and the reports submitted were late and inaccurate.

Questioned Costs: None

Perspective: There was one subrecipient for this grant for the City to monitor. There was no review for all of the monthly and quarterly reports submitted, and all three quarterly reports were submitted late.

Recommendation: The City should have a process to follow up on the subrecipients for any discrepancies during monitoring. The City should reconcile the detail reports to the underlying data from the subrecipient. Even though the City cannot resubmit any reports to the Treasury, the current reports should be adjusted to reflect accurate cumulative data. Someone other than the preparer, prior to submission, should review the reports.

Response: See attached Corrective Action Plan.

Section IV–State projects Findings and Questioned Costs

Significant Deficiency

Finding number 2021-003: Reporting

Statewide Water Quality Restoration Projects, CSFA 37.039, Grants LP 56030 and LPA 0122 Florida Department of Environmental Protection Agency, 2019 and 2021 funding

Criteria: The Award agreements specify that the grantee shall submit status report quarterly describing the work performed, problems encountered, problem resolutions, scheduled updates, and proposed work for the next

reporting period. Quarterly reports are due no later than 20 days following the completion of the quarterly reporting period.

Condition: A quarterly report was not submitted for award LPA0122 for the quarter ended June 30, 2021. The quarterly report for award LP 56030 for the quarter ended September 30, 2021 was submitted two days late. The quarterly report for award LPS0122 for the quarter ended March 31, 2021 was submitted eight days late.

Cause: The City does not have a control established to ensure the timely submission of all required reports.

Effect: Required reports were not submitted or submitted late.

Questioned Costs: None

Perspective: Seven quarterly reports were required for the City's fiscal year 2021 Statewide water quality restoration projects. We reviewed all seven reports and noted one report not submitted and two reports submitted late. The grantor did not indicate the City was out of compliance.

Recommendation: The City should develop a process for complete and timely reporting on all projects.

Response: See attached Corrective Action Plan.

Section V—Prior Findings and Questioned Costs

Prior year findings have been addressed by management.



CITY OF PORT ST. LUCIE

.....
STEPHEN OKIYE, CPA
FINANCE DIRECTOR/CITY TREASURER

In response to the audit findings for the audit completed for Fiscal Year (FY) 2020-21, I offer the following corrective action plan:

Material Weaknesses:

- 1) 2021-001 Preparation of the Schedule of Federal Awards and State Financial Assistance and Financial Reporting – The City recently hired a Grants Administrator to assist with grant reporting and financial management. The City will utilize the grant management module and the project ledger module within the City's Enterprise Resource Planning software, Tyler Munis to aide in reporting. The City will conduct additional training on grant application and reporting. All grants will be independently reviewed by the department and Finance prior to issuing the SEFA. The year-end process will be updated to include a review of the SEFA and the grant agreements. Finance will verify grant revenues are recorded in the correct period.

Anticipated Completion Date: September 30, 2022

Responsible Party: Stephen Okiye

- 2) 2021-002 Grant Management Emergency Rental Assistance – All subrecipient expenses and performance will be reconciled by the department, Finance, and an additional third party prior to issuing the SEFA. Reporting requirements will be managed and monitored by both the department and Finance to ensure timely compliance. Finance will review financial reports prior to submission and will also confirm that all grants are being accounted for in accordance with the grant agreements and GAAP. Current reports will be adjusted to reflect accurate cumulative data.

Anticipated Completion Date: September 30, 2022

Responsible Party: Stephen Okiye

Significant Deficiency:

- 3) 2021-003 – Statewide Water Quality Restoration Projects – Reporting requirements for all grants will be managed and monitored by the department and Finance to ensure all reports are filed on time according to the grant agreements.

Anticipated Completion Date: September 30, 2022

Responsible Party: Stephen Okiye

FINANCE DEPARTMENT
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INDEPENDENT AUDITORS' MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the City of Port St. Lucie, Florida, as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 23, 2022.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors' Report on Compliance for Each Major Federal Program and State project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 23, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address finding and recommendations made in the preceding audit report. Corrective actions have been taken to address all findings and recommendations made in the preceding financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authorities for the City of Port St. Lucie, Florida and its component units are disclosed in the footnotes.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and communicate the results of our determination as to whether or not the City of Port St. Lucie, Florida has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific condition(s) met. In connection with our audit, we determined that the City of Port St. Lucie, Florida did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City of Port St. Lucie, Florida. It is management's responsibility to monitor the City of Port St. Lucie, Florida's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. We recommend that management ensures quarterly review controls around health insurance claims are documented and maintained and revenue is recorded when services are provided and received.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Council members and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carly Riggs & Ingram, L.L.C.

Melbourne, Florida
June 23, 2022



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INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH LOCAL GOVERNMENT INVESTMENT POLICIES

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

We have examined the City of Port St. Lucie, Florida's (the "City") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021. Management is responsible for the City's compliance with the specified requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2021.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, LLC

Melbourne, Florida
June 23, 2022



"A City for All Ages"

CITY OF PORT ST. LUCIE

STEPHEN OKIYE, CPA, FINANCE DIRECTOR

IMPACT FEE AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Stephen Okiye, who being duly sworn, deposes and says on oath that:

1. I am the Finance Director/City Treasurer of the City of Port St. Lucie which is a local governmental entity of the State of Florida.
2. The governing body of City of Port St. Lucie adopted Ordinance No. **13-24** implementing a Public Buildings impact fee; Ordinance No. 13-25 implementing a Parks and Recreation impact fee; Ordinance No. 13-26 implementing a Road impact fee; Ordinance No. 13-27 implementing a Law Enforcement impact fee.
3. The City of Port St. Lucie has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

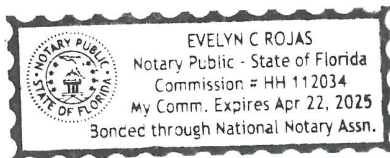
FURTHER AFFIANT SAYETH NAUGHT.

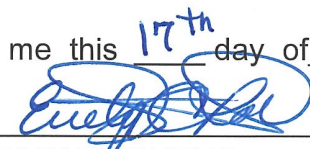


 Stephen Okiye

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SWORN TO AND SUBSCRIBED before me this 17th day of June, 2022.





 NOTARY PUBLIC
 Print Name Evelyn C. Rojas

Personally known ☒ or produced identification _____

Type of identification produced: _____

My Commission Expires: _____

FINANCE DEPARTMENT
 121 SW PORT ST. LUCIE BLVD
 PORT ST. LUCIE, FL 34984



121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984
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