St. Lucie West Services District

Board of Supervisors' Regular Board Meeting August 4, 2026 9:00 A.M.

AGENDA
ST. LUCIE WEST SERVICES DISTRICT
BOARD OF SUPERVISORS'
REGULAR BOARD MEETING

August 4, 2026
9:00 a.m.
450 SW Utility Drive
Port St. Lucie, Florida 34986
CALL IN 1-800-743-4099   PARTICIPANT CODE 11180629

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Approval of Minutes

1. July 6, 2026, Workshop
2. July 7, 2026, Regular Board Meeting

E. Public Comment

F. District Attorney

DA 1 – Status Report/Updates

G. District Engineer

DE 1 – Status Report/Updates

H. District Manager
Action Items

DM 1 – Reserve CDD Incorporation Status Update

DM 2 – Consider Authorization to Renew with Florida Blue as the District Insurance Provider

DM 3 – Consider Approval of Fountain Maintenance Agreement between St. Lucie West Commercial Association and St. Lucie West Services District

DM 4 – Consider Resolution No. 2026-05 – Establishing the Fiscal Year 2027 Workshop and Regular Meeting Schedule and Location

DM 5 – Consider Approval of the District's Holiday Schedule for the 2027 Calendar Year

DM 6 – District Manager Annual Performance 2026

DM 7 – Consider Approval of Water Treatment Plant PLC Systems ControlNet Conversion to Ethernet

DM 8 – Consider Approval of an Accord and Satisfaction Agreement

DM 9 – Consider Approval of a Partial Release of Mortgage

DM 10 – Other Items

I. Consent Agenda

CA 1 – Monthly Report on Public Works

CA 2 – Monthly Report on Utilities Operations

CA 3 – Monthly Report on Ongoing & Capital Improvement Projects

CA 4 – Monthly Reports on Billing and Customer Service

CA 5 – Public Information Officer Monthly Report

CA 6 – Financial Statements for June 2026

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

CA 8 – Surplus Items

J. Supervisors' Requests

K. Adjournment

St. Lucie West Services District
Workshop Meeting
July 6, 2026, at 9:00 a.m.

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

<u>Board Members Present</u>

Dominick Graci – Chairman – in-person
Gregg Ney – Vice Chairman – in-person
Jack Doughney – Secretary – in-person
Diane Haseltine – Supervisor – in-person
Kevin Dolan – Supervisor – in-person

<u>Staff Present</u>

Josh Miller, District Manager, St. Lucie West Services District ("SLWSD" or "SLW") – in-person
Gerard Rouse, Public Works Director/Assistant District Manager, SLWSD – in-person
TJ Bayer – Assistant Utilities Director, SLWSD – in-person
Andy Bomjardim – Public Information Officer, SLWSD – in-person
Jason Pierman, Administrative Manager, Special District Services, Inc. (SDS)
Laura Archer, Recording Secretary, SDS – via phone
Stephanie Brown, SDS – in-person

Also present were Chuck Henry of the Reserve CDD; and District resident Deane Piekara.

<u>Guests Present (Sign-In Sheet Attached)</u>

A. Call to Order

The Workshop Meeting was called to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that all 5 Supervisors were present.

D. Approval of Minutes
1. **June 1, 2026, Workshop**
2. **June 2, 2026, Regular Board Meeting**

Vice Chairman Ney requested that language in DM 3 include that the amount that the bonus was awarded for be reflected in next year's budget.

E. Public Comment

There was no public comment at this time.

F. District Attorney
DA 1 – Status Report/Updates

Mr. Miller presented the report indicating that the finalized revisions to the tariff had been completed. He also advised that the finalized Wastewater Plant Headworks Barscreen Procurement had been completed.

Mr. Miller noted that work continued on the preparation of a District policy document regarding residential repairs. A brief discussion ensued regarding this item.

Mr. Miller also noted that another item the attorneys were working on was research on the Benderson ERC credits. Mr. Miller explained that the District charged Benderson and they paid it, but they are protesting. They want to take credits from other buildings and apply it to buildings that they already own.

A brief discussion ensued.

G. District Engineer
DE 1 – Status Report/Updates

Mr. Miller presented the report indicating that it was a standard report and that communication with HR Green staff had been going well.

Mr. Miller furthered that the design build criteria discussions for the wastewater treatment plant had been held and plans were moving along well. It is hoped that the project would be awarded in October.

A question arose regarding the creation of an updated basin map within GIS. Mr. Miller explained that this was so benchmarks could be established for stormwater structures. Mr. Rouse added that creating benchmarks for each basin was for future construction work.

H. District Manager
Actions Items

DM 1 – Reserve CDD Incorporation Status Update

Mr. Miller advised that the water/sewer work under I-95 had gone out to bid.

Mr. Henry indicated that the Interconnect Schedule and Installation had gone out to bid and they had received 5 bids. Three were for the directional drill and 2 for open cut. It was his hope to award the project at the July 14, 2026, meeting. He also noted that there were no surprises in the bid amounts and that the Evaluation

Committee was expected to meet on July 7, 2026. He also indicated that he expected one company to do both jobs.

Mr. Henry advised that the refurbishment of 3 lift stations was continuing as expected and he expected completion soon.

Mr. Henry also advised that they were awaiting the City to replat the land for the sale to be completed.

Mr. Henry concluded the update on the Reserve CDD incorporation and excused himself from the Workshop at this time.

DM 2 – District Manager Fiscal Year 2026 Year-End Report

Mr. Miller presented the report indicating that this was a condition of his employment agreement. He presented a summary of the goals with the Board requesting several adjustments for future year-end reports.

The Board thanked Mr. Miller for such an informative year-end report.

DM 3 – Annual Engineering Certification of the Utility Systems

Mr. Miller presented the item indicating that this was a requirement of the Utility Series Bond and that Brian Stahl of HR Green had prepared it.

There were no questions regarding the report.

DM 4 – Consider Acceptance of Interlocal Agreement between St. Lucie West Services District and the School Board of St. Lucie County (SBSLC) for Utility Property Land Use

Mr. Miller presented the item indicating that this agreement had been previously approved by the Board at the May 5, 2026, meeting and it was subsequently sent to the SBSLC for execution.

Mr. Miller noted that the purpose of the interlocal agreement was to grant SBSLC access to use the existing SW Bethany Drive well-site property for a school bus turnaround. After staff evaluation, it has been determined that allowing SBSLC to use this property would have very little impact on the wellsite. The improvements to be made meet SLW Commercial Association standards, will improve security for the wellsite and will include better signage. The total cost will be $49,297.50 for each party. He furthered that the overall cost for the District would be higher because of the additional wellsite improvements to be made.

There was no discussion regarding this item.

DM 5 – Consider Construction of the SW Bethany Drive School Bus Turnaround

Mr. Miller presented the item indicating that they had received 3 bids to construct the school bus turnaround on the SW Bethany Drive Wellsite #1.

Mr. Miller indicated that all 3 contractors had previously worked with the District and all are capable of completing the project professionally and on time.

The bids received were as follows:

1.) PRP Construction Group in the amount of $87,155.00
2.) Armadillo Dirt Works in the amount of $142,432.05; and
3.) J&J Underground Services LLC in the amount of $170,594.00

Mr. Miller reminded the Board that this cost would be split evenly between SLW and SBSLC.

A brief discussion ensued regarding the additional improvements to be made to the wellsite.

DM 6 – Consider Acceptance of the FY 2025 Financial Report by Grau & Associates

Mr. Miller presented the item and noted it had been provided to the Board Members via e-mail.

Mr. Pierman noted that there were, again, no findings. The Board expressed their pleasure for another no findings audit.

There were no questions from the Board Members.

DM 7 - Other Items

Mr. Miller advised that the NW Bethany project had been awarded to Paving Lady and was still in the midst of planning and zoning but would start soon.

Mr. Miller distributed handouts of the Cost Savings Sharing Programs for the General Fund and the Utility Fund, noting that the goal was to encourage staff to consciously reduce District expenses. He briefly went over the divisions and where the savings occurred.

The Board thanked Mr. Miller for the thorough reporting.

Mr. Miller then advised that the Admin Building Interior Improvement Project had been awarded and would add a second Billing Specialist, which will take approximately a month to make the addition to the Customer Service Area.

That concluded Mr. Miller's updates.

I. Consent Agenda

CA 1 – Monthly Report on Public Works

CA 2 – Monthly Report on Utilities Operations

CA 3 – Monthly Report on Capital Improvement Projects

CA 4 – Monthly Report on Billing and Customer Service

CA 5 – Public Information Officer Monthly Report

CA 6 – Financial Statements for May 2026

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

Mr. Miller presented Consent Agenda Items CA 1 through CA 7. There were no questions from the Board regarding the Consent Agenda items presented.

J. Supervisor Requests

Supervisor Haseltine had nothing further.

Supervisor Dolan had nothing further.

Secretary Doughney noted Supervisor Haseltine's decision to not run for reelection and indicated that the Board would miss her.

Vice Chairman Ney noted he had an opponent for his seat and recognized the Supervisor of Elections' office for their assistance in getting his name on the ballot.

Chairman Graci thanked Supervisor Haseltine for her dedication to the community and wished her well. He also congratulated Deane Piekara on his running unopposed for Seat #1.

K. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:51 a.m. There were no objections.

Workshop Meeting Minutes Signature Page

Chairman/Vice Chairman	Secretary/Assistant Secretary

Date Approved ________________

St. Lucie West Services District
Regular Board Meeting
July 7, 2026, at 9:00 a.m.

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

Board Members Present

Dominick Graci – Chairman – in-person
Gregg Ney – Vice Chairman – in-person
Jack Doughney – Secretary – in-person
Diane Haseltine – Supervisor – in-person
Kevin Dolan – Supervisor – in-person

Staff Present

Josh Miller, District Manager, St. Lucie West Services District (SLWSD) – in-person
Gerard Rouse, Public Works Director/Assistant District Manager, SLWSD – in-person
TJ Bayer – Assistant Utilities Director, SLWSD – in-person
Lisa-Marie Beans, Human Resources Director, SLWSD – in-person
Andy Bomjardim – Public Information Officer, SLWSD – in-person
Stephen Conteaguero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – via phone
Neako Villamil, District Engineer, HR Green – in-person
Jason Pierman, Special District Services, Inc. (SDS) Administrative Manager – in-person
Stephanie Brown, SDS – in-person
Laura Archer, Recording Secretary, SDS – via phone

Also present was District resident Deane Piekara.

Guests Present (Sign-In Sheet Attached)

A. Call to Order

Chairman Graci called the Regular Board Meeting to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that all 5 Members of the Board were present.

D. Approval of Minutes

1. **June 1, 2026, Workshop**
2. **June 2, 2026, Regular Board Meeting**

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Haseltine and passed unanimously, approving the minutes of the June 1, 2026, Workshop, as amended; and the minutes of the June 2, 2026, Regular Board Meeting, as presented.

E. Public Comment

Mr. Piekara indicated his support of commercial buildings having individual meters.

F. District Attorney
DA 1 – Status Report/Updates

Mr. Conteaguero indicated that he had worked with Ms. Maldonado on the tariff revisions and it had been completed.

Mr. Conteaguero also advised that one of the pending items in the report was the preparation of a District policy document for residential repairs near or on residential property.

He also addressed the ERC charge dispute by indicating that he had been in contact with Benderson's Counsel regarding the matter and that discussions were in progress.

G. District Engineer
DE 1 – Status Report/Updates

Mr. Villamil gave an overview of his report, indicating that they were focusing on the Water Treatment Plant Expansion Design Build Criteria package. He also noted that HR Green was working on the land swap agreement with the golf course. Finally, he noted that they were continuing to work on updating the utility standards.

H. District Manager
Action Items

DM 1 – Reserve CDD Incorporation Status Update

Mr. Miller noted that Mr. Henry had given his update at yesterday's Workshop and reiterated that the Reserve CDD was expected to award the interconnect project next week. The Board was happy that things were moving forward.

Chairman Graci asked if there were any environmental issues involved to which Mr. Miller indicated that a study had been done and none were found.

Vice Chairman Ney asked about the meters used in the Reserve CDD. Mr. Miller indicated that they were the ones SLW had previously used and would be upgraded in 2 years.

DM 2 – District Manager Fiscal Year 2026 Year-End Report

Mr. Miller presented the item indicating that he will adjust going forward based on yesterday's comments from the Board.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Haseltine and passed unanimously accepting the District Manager Fiscal Year 2026 Year-End Report, as presented.

DM 3 – Annual Engineering Certification of the Utility Systems

Mr. Miller presented the Annual Engineering Certification of the Utility Systems and noted that although it was a requirement of the Utility Series Bond on a biennial basis, he requests one every year.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously accepting the Annual Engineering Certification of the Utility Systems, prepared by Brian Stahl of HR Green and dated June 23, 2026, as presented.

DM 4 – Consider Acceptance of Interlocal Agreement between St. Lucie West Services District and the School Board of St. Lucie County (SBSLC) for Utility Property Land Use

Mr. Miller presented the item and noted that the valuation was attached to the agreement. He recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously accepting the Interlocal Agreement between St. Lucie West Services District and the School Board of St. Lucie County for Utility Property Land Use, as presented.

DM 5 – Consider Construction of the SW Bethany Drive School Bus Turnaround

Mr. Miller presented the item and reiterated the 3 bids that were received as follows:

1.) PRP Construction Group in the amount of $87,155.00
2.) Armadillo Dirt Works in the amount of $142,432.05; and
3.) J&J Underground Services LLC in the amount of $170,594.00

He recommended awarding the contract to PRP Construction Group for the not to exceed price of $87,155.00.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Doughney and passed unanimously moving forward with PRP Construction Group for the school bus turnaround for the not to exceed price of $87,155.00, as presented. The Available

Project Budget being $165,117.00; This Project Cost being $87,155.00; leaving an Available Balance of $77,962.00.

DM 6 – Consider Acceptance of the FY 2025 Financial Report by Grau & Associates

Mr. Miller presented the FY 2025 Financial Report by Grau & Associates and noted that there were no findings.

Vice Chairman Ney congratulated staff and management for no findings.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Doughney and passed unanimously accepting the FY 2025 Financial Report by Grau & Associates, as presented.

DM 7 – Other Items

Mr. Miller gave a PowerPoint presentation on the Cost Savings Sharing Program for the General and Utility Funds, highlighting the following items:

Mr. Miller showed the General Fund FY 2026 Operating Budget Savings of approximately 12% and the Utility Fund FY 2026 Operating Budget Savings of approximately 14%.

Mr. Miller also outlined the General and Utility Funds FY 2027 Overall Operations Budget Reductions because of the FY 2026 Savings, comparing the proposed budget presented at the Workshop versus the final proposed budget.

Mr. Miller went on to note the areas in which reductions were made and indicated that staff were appreciative of the incentive to save the District money.

The Board congratulated Mr. Miller for the presentation and staff for realizing the different expenses that could be reduced.

Mr. Miller reiterated the Admin Building Interior Improvements of adding another Billing Specialist to the Customer Service area and indicated that they were working on a succession plan in a year or 2, as Ms. Maldonado had expressed an interest in retiring.

Mr. Miller then indicated that he had met with a representative from Indian River State College (IRSC) and was advised that they would be moving forward with construction for student housing which would accommodate 500 students for a possible sports rehab facility. There was also discussion regarding a walking trail for which the City wants 8 acres for it. Mr. Miller indicated he would keep the Board abreast of any further discussions regarding IRSC.

That concluded Mr. Miller’s updates.

I. Consent Agenda

CA 1 – Monthly Report on Public Works

CA 2 – Monthly Report on Utilities Operations

CA 3 – Monthly Report on Capital Improvement Projects

CA 4 – Monthly Report on Billing and Customer Service

CA 5 – Public Information Officer Monthly Report

CA 6 – Financial Statements for May 2026

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

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

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

J. Supervisor Requests

Supervisor Haseltine had nothing further.

Secretary Doughney had nothing further.

Supervisor Dolan indicated that it had been a pleasure working with Supervisor Haseltine and thanked her for her service.

Vice Chairman Ney brought up a recent article in the newspaper regarding water restrictions out west. He noted that the article mentioned 5 minute showers and no car washing and said it made him nervous considering our drought conditions. He recommended some contingency plans to which Mr. Miller noted that the movement was direct potable reuse.

Chairman Graci thanks staff for all their work.

That concluded Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:25 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page

______________________________	______________________________
Chairman/Vice Chairman	Secretary/Assistant Secretary

Date Approved ________________

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DA 1 Status Report/Updates

Summary

This report is provided for your review and information.

Recommendation

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

JOHN J. FUMERO
Board Certified State & Federal Government
& Administrative Practice Lawyer

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(561) 982-7114

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(561) 982-7116

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(561) 315-4595

July 20, 2026

St. Lucie West Services District
District Attorney's Report
Time Period June 20, 2026 – July19, 2026

As SLWSD Counsel for the time period identified above, I and my team completed the following matters:

Completed Work:

1) Preparation of District policy document for residential repairs
2) Reviewed and finalized Wastewater Plant Headworks Barscreen Request for Proposal notice and solicitation
3) Reviewed and finalized fountain maintenance agreement with SLW Commercial Association
4) Research on Benderson ERC credits communication

Pending Work:

5) Reviewed Water Plant bid specifications in coordination with engineering firm

Sincerely,

<u>/s/ John J. Fumero</u>
John J. Fumero, Esq.
For the firm

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St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DE 1 Status Report/Updates

Summary

This report is provided for your review and information.

Recommendation

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

MEMO

To:	St. Lucie West Services District
From:	HR Green
Subject:	Monthly Project Status Report
Project Number:	2504252
Date:	July 19th, 2026

1) General
   i) SLWSD and HR Green have regular telecons and meeting discussions that are incorporated in the project statuses below.
   ii) SLWSD to communicate with HR Green to provide direction and updates on IRSC and Reserve CDD projects.

2) Stormwater Review
   i) Status: One (1) Work Authorization has been submitted for 882 SW Grand Reserves Blvd for Canal Mitigation
   ii) Action
      a. None at this time. HR Green has initially reviewed the Work Authorization and provided Public Works feedback regarding the request. District Staff are coordinating internally on a resolution which may mitigate the submitted Work Authorization.

3) Deep Injection Well (DIW) No. 2 Civil/Site Construction
   i) Status:
      a. HR Green previously submitted Final Design Drawings for the District on November 17th for the Civil/Site Improvements associated with the new DIW-2.
      b. HR Green briefly walked and inspected the project site with no items to report or discuss.
   ii) Actions:
      a. The District is self-performing the work for the DIW-2 Civil/Site Construction. HR Green is on standby to provide any input during construction of the DIW-2 Civil/Site Improvements.

4) Water Treatment Plant Expansion Design Build Criteria Professional Services
   i) Status:
      a. HR Green met with District staff and AqueousVets on March 11th to discuss concept design for the surficial aquifer water treatment infrastructure.

b. HR Green received a proposal from AqueousVets on April 7th, 2026 and is receiving the information provided.

c. HR Geen meet with SLWSD staff to discuss approach to incorporate the surficial aquifer water treatment train into the Design Build criteria.

d. HR Green discussed with SLWSD staff the selection methodology of the Design Build firm.

e. HR Green has recently released the Bowman Consulting Group, Ltd to survey the facility and work began on June 15th.

f. As of July 15th, survey work has been completed and is being incorporated into the Design Criteria Package. HR Green is incorporating supplemental information and comments provided by the District and are targeting end of next week to complete Final Request for Qualifications (RFQ) and technical document.

ii) Actions:

a. HR Green is currently coordinating with the District in regards to incorporating all information necessary into the Design-Build project, as well as producing the final Design-Build Criteria document.

5) Wastewater Treatment Facility (WWTF) Permit Renewal

i) Status:

a. HR Green received NTP on April 8th, 2026

b. HR Green has submitted Data Request No. 1 to the District for additional information needed to prepare the necessary reports and permit application on April 16th, 2026.

c. HR Green has began collecting available data for the facility and prepared outlines for the necessary reports.

d. District has provided the information requested within Data Request No. 1 to HR Green

ii) Actions:

a. HR Green to coordinate with the District for scheduling the necessary site visit and facility walk-through in September.

b. HR Green to continue to update data from the WWTF once made available until permit submittal.

6) Other

i) Public Works has indicated to HR Green that one of the District's previous control structure 4A has significantly deteriorated and is in need of repairs. However, it appears based on field investigations that the previous and new control structure within this basin are interconnected via piping. District staff have requested HR Green review the system and investigate the potential outcomes in regards to work associated with conducting modifications/improvements at this control structure.

7) The following is a list of projects the District has expressed interest in pursuing and are ranked based on HR Green's general understanding of importance to the District with :

1. St. Lucie West Land Swap – Now
    a. The District has reached an agreement with the Golf Course in regards to conducting a land swap for the District's future well location and to correct land associated with the stormwater.
    b. This was previously discussed and approved at the Board Meeting in May.
    c. Bowman Consulting Group, Ltd is proceeding with conducting the survey work for the District under the existing ROWTP Design-Build Criteria project.
2. District Parcel Evaluation – Now
    a. Requested by the District, HR Green is preparing a draft Task Order to evaluate the current parcel at 450 SW Utility Drive.
3. Update Utility Standards – Near Future
    a. The District has expressed the desire to review and update their respective Utility Standards. HR Green is preparing a Task Order for this work.
    b. HR Green is currently waiting on follow-up from the District for further insight into the scope for this work. This is expected to be in the coming weeks.
4. St. Lucie West Services District Septic-to-Sewer Grant Funding – Near Future
    a. The District, as part of the Reserves CDD incorporation, has expressed the need to investigate, outline/plan and apply for potential funding sources to alleviate costs in converting residents in the Reserves from septic tanks to a central sanitary sewer system.
    b. HR Green is investigating similar projects to develop scope and a draft Task Order.
5. Control Structure 1D Automation – Near future
    a. District reviewing budgetary costs for consideration going into next fiscal year
6. District Survey Control Network – Near future
    a. HR Green and Bowman, Inc met with District staff on March 27th to further discuss potential project. A draft Task Order has been prepared and provided to the District for their feedback and comments.
    b. HR Green and Bowman, Inc have coordinated for budgetary costs and have been incorporated into a draft Task Order for the District's consideration and feedback.
    c. The District indicated that the original cost was above expectations and HR Green/Bowman are investigating prioritizing basins and breaking up the proposed scope.
        a) Update: Further review broke out this work into four (4) separate phases, reducing overall cost per each phase. District staff are considering options at this time. It is understood that this item may be future going into the Fiscal Year 2027
7. WTP Onsite Potable Storage Assessment - Future
8. Concept Design & Cost Estimate for the WWTF Third Train - Future

9. WWTF Grease Collection System - Future
10. SLWSD System Wide Irrigation Modeling (10 HOAs+) – Future
11. Easement Evaluation & Preparation – Future

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 1 Reserve CDD Incorporation Status Update

Summary

For your review is a Reserve CDD “RCDD” Utility Service Area Incorporation Schedule.

In early 2023, RCDD received a letter from SLWSD stating the Existing Bulk Services Agreement expires in November 2028.

Since then, SLWSD and RCDD have been working together to incorporate the RCDD water and sewer service area into SLWSD as retail customers.

The attached schedule has been created and will be updated monthly moving forward.

- Update from Reserve CDD Chairman
- Reserve CDD Lift Stations Rehabilitation Update
- Reserve CDD Interconnect Schedule and Installation Update

Recommendation

District Manager: Joshua Miller

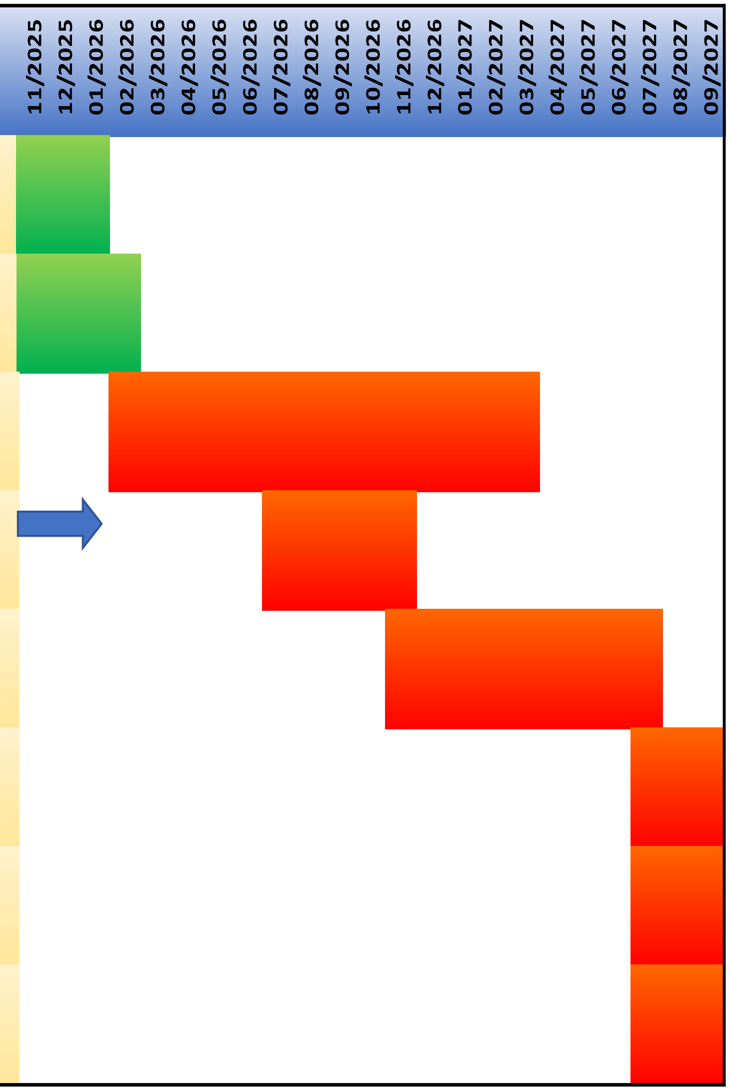
Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

	RESERVE CDD INCORPORATION	PROJECT TOTAL DURATION= ONGOING			
COMPANY	**TASK**	**START DATE**	**END DATE**	**DURATION**	**STATUS**
RCDD	LIFT STATIONS SITE SURVEYS	11/11/2025	1/13/2026	63	Completed
RCDD	RFP LIFT STATION REHAB AWARD	11/11/2025	2/1/2026	82	Completed
SLWSD/RCDD	LIFT STATION REHAB WORK	2/1/2026	3/28/2027	420	Pending
SLWSD/RCDD	NEW INTERCONNECTS RFP,AWARD AND INSTALL	7/14/2026	11/11/2026	120	Pending
SLWSD/RCDD	LEGAL/OPERATING TURNOVER PROCEDURES	11/11/2026	7/17/2027	248	Pending
SLWSD	OPERATING SERVICE AREA	7/17/2027	9/15/2027	60	Pending
RCDD	PROVIDE CONCEPTUAL DESIGNS FOR SEPTIC	7/17/2027	9/15/2027	60	Pending
RCDD	PROVIDE FUNDING FOR FOR ANY REMAINING IMPROVEMENTS	7/17/2027	9/15/2027	60	Pending



CRITICAL PATH : NEW INTERCONNECTS MUST BE INSTALLED AND TESTED

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 2 Consider Authorization to Renew with Florida Blue as the District Insurance Provider

Summary

Staff received a proposal for the renewal of our employee health insurance.

After working with Mary Leighton from Benefits Ability and evaluating this proposal from Florida Blue, staff recommend moving forward with the renewal of our existing policies with Florida Blue.

This proposal reflects an increase in health insurance costs in the amount of $60,351.24 or 4.35%. This increase is below the proposed FY2027 budgeted amount of 10.0%.

If approved, the next rendition of the FY2027 Budget will reflect these savings.

Florida Blue Proposal for FY 2027 is attached.

Recommendation

Staff recommend approval to sign with Florida Blue for the Fiscal Year 2027.

District Manager: *Joshua Miller*
Public Works Director/ Assistant District Manager: *Gerard Rouse*

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

BenefitAbility
Affordable health solutions...dedicated support.

St. Lucie West Services District
2026 Medical Coverage

Carrier Name	Florida Blue		Florida Blue	
	Current		Final Negotiated Renewal	
Effective Date	September 1, 2025		September 1, 2026	
Type of Plan	BlueOptions 3559	BlueOptions 5786	BlueOptions 3559	BlueOptions 5786
Network Access	In-Network	In-Network	In-Network	In-Network
PCP Election	No	No	No	No
Specialists	Open Access	Open Access	Open Access	Open Access
Coinsurance	80%	100%	80%	100%
Office Services				
PCP Office Visit	$20	$25	$20	$25
Specialists Office Visit	$40	$45	$40	$45
Preventive Care	No charge	No charge	No charge	No charge
Hospital / Facility Services				
In-Patient	$600	$500 Per Day / $1500 Max	$600	$500 Per Day / $1500 Max
Out-Patient Hospital / Surgical	$100	$150	$100	$150
Physician Services at Hospital & ER	20% after $500 ded	No charge after $1000 ded	20% after $500 ded	No charge after $1000 ded
MRI, CT Scans, PET Scans / X-Ray	$150 / $50	$350 / $50	$150 / $50	$350 / $50
Independent Lab	No charge	No charge	No charge	No charge
Emergency Care (waived if admitted)	$100	$250	$100	$250
Urgent Care	$45	$50	$45	$50
Pharmacy				
Tier I	$10	$10	$10	$10
Tier II	$30	$30	$30	$30
Tier III / Tier IV	$50	$50	$50	$50
Mail Order Pharmacy	2.5x Copay	2.5x Copay	2.5x Copay	2.5x Copay
Calendar Year Deductible				
Individual	$500	$1,000	$500	$1,000
Family	$1,500	$3,000	$1,500	$3,000
Annual Out of Pocket				
Includes Deductibles	Yes	Yes	Yes	Yes
Individual	$2,500	$4,000	$2,500	$4,000
Family	$5,000	$8,000	$5,000	$8,000
Lifetime Maximum	Unlimited	Unlimited	Unlimited	Unlimited
Out-of Network Deductible	$750/$2250 ded	$2000/$6000 ded	$750/$2250 ded	$2000/$6000 ded
Out-of-Network Out-of-Pocket	$5,000 / $10,000	$8,000 / $16,000	$5,000 / $10,000	$8,000 / $16,000
Mix				
Employee	13	12	13	12
Employee + Spouse	7	3	7	3
Employee + Child(ren)	3	5	3	5
Family	7	11	7	11
Rates				
Employee	$969.16	$936.20	$998.87	$966.11
Employee + Spouse	$2,209.68	$2,134.54	$2,277.43	$2,202.74
Employee + Child(ren)	$1,938.32	$1,872.41	$1,997.75	$1,932.22
Family	$3,101.31	$2,995.85	$3,276.30	$3,168.85
Monthly Total	$55,590.97	$59,954.42	$57,854.67	$62,719.99
Annual Total	$667,091.64	$719,453.04	$694,256.04	$752,639.88
Combined Monthly Total	$115,545.39		$120,574.66	
Combined Annual Total	$1,386,544.68		$1,446,895.92	
% Over / Under Current Rates	--		4.35%	
Annual Premium Increase / Decrease	--		$60,351.24	

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 3 Consider Approval of Fountain Maintenance Agreement between St. Lucie West Commercial Association and St. Lucie West Services District

Summary

For your review and consideration is a Fountain Maintenance Agreement between St Lucie West Commercial Association "SLWCA" and the District. This Agreement was drafted by District Counsel and accepted by the SLWCA.

This agreement was created at the request of the SLWCA, as the fountain is in our maintenance jurisdiction.

This agreement replaces a "handshake" agreement that was made by the previous District Manager.

Recommendation

Staff recommend approval of the Fountain Maintenance Agreement with St Lucie West Commercial Association.

District Manager: ***Joshua Miller***
Public Works Director/ Assistant District Manager: ***Gerard Rouse***

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

FOUNTAIN MAINTENANCE AGREEMENT

THIS FOUNTAIN MAINTENANCE AGREEMENT (the "Agreement"), made and entered into as of the ___________ day of ________, 2026 (the "Effective Date"), by and between the St. Lucie West Services District, a Florida community development district created pursuant to Chapter 190, Florida Statutes, as amended, whose address is c/o District Manager, 450 SW Utility Drive, Port St. Lucie, Florida 34986 (the "District"), and St. Lucie West Commercial Association, a Florida not-for-profit Corporation, whose address is 100 SW Albany Avenue, Suite 100, Stuart, FL 34994 (the "Association").

RECITALS:

WHEREAS, the Association is a Florida not-for-profit Corporation established for the operation of the community known as St. Lucie West Commercial Association, Inc. (the "Property"), subject to the Declaration of Covenants, Conditions, And Restrictions for St. Lucie West Prima Vista Association, Inc., recorded in the Official Records of St. Lucie County, Florida in Official Records Book 636, Page 1688, Articles of Incorporation, its By-laws, and its Rules and Regulations as amended from time to time (the "Governing Documents"); and

WHEREAS, on a portion of the Association property there are two (2) fountains which the Association owns: one situated within the boundaries of a parcel of real property owned by the Florida Department of Transportation, having parcel identification number 3326-231-0001-000-7 and one situated within the boundaries of a parcel of real property owned by the City of Port Saint Lucie, having parcel identification number 3323-600-0015-000-1 according to the Saint Lucie County Property Appraiser records (the "Fountains"); and

WHEREAS, District has equipment and expertise required to perform maintenance on the Fountains; and

WHEREAS, the District and the Association desire and agree it is in their mutual best interest for the District to perform maintenance and repairs on the Fountains pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in exchange for valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the Parties agree to be bound as follows:

TERMS:

PREFACE. The foregoing recitals are true and correct and are hereby incorporated as if fully set forth herein. The District and the Association may collectively be referred to as the "Parties" and individually as "Party" when the context so requires.

1. **Maintenance.** Pursuant to the terms and conditions set forth herein, the District agrees to maintain and repair the Fountains as set forth in the Maintenance and Repair Cost Schedule attached hereto as **Exhibit "A"** and incorporated herein by reference.

2. **Term.** The term of this Agreement shall continue on a year-to-year basis from the Effective Date unless and until terminated pursuant to the below paragraphs.

(a) **Termination Upon Mechanical Infeasibility.** The District may terminate this Agreement upon sixty (60) days prior written notice to the Association if, in the reasonable judgment of the District, subject to commercially reasonable standards, the Fountains have sustained mechanical damage or deterioration such that they cannot be restored to functional operation through repair, or have otherwise reached the end of their mechanical service life.

(b) **Termination Upon Financial Infeasibility.** Either Party may terminate this Agreement upon thirty (30) days prior written notice if the projected cost of any single repair, or the cumulative repair costs within a single fiscal year, are expected to exceed One Hundred Fifty percent (150%) of the annual maintenance cap then in effect and neither Party elects in writing to fund the excess within the notice period. As of the Effective Date, the annual maintenance cap in effect is Two Thousand Dollars ($2,000.00).

(c) **Voluntary Termination.** Either Party may terminate this Agreement upon ninety (90) days prior written notice to the other Party.

(d) **Effect of Termination.** Upon termination, the District's obligations shall cease as of the termination date, and the Association shall assume full responsibility for the Fountains' disposition, removal, or replacement. The District shall have no liability for the condition of the Fountains following termination.

3. **Compensation; Adjustments; Payment: Minimum Charge.**

(a) The Association agrees to pay the District for the maintenance as provided in **Exhibit "A"**.

(b) In the event of an increase in the District's cost of maintaining the Fountains subsequent to the effective date of this Agreement, then the cost of maintenance under this Agreement then the District shall inform the Association in writing of the increase, and the Association must consent to the increase in writing prior to District increasing the costs of maintenance. Failure of District to acquire advance written consent of the Association shall not obligate the Association to pay or otherwise reimburse the District.

(c) The Association shall be solely responsible for all costs associated with electrical service to the Fountains. The District shall have no financial obligation for electricity costs under any circumstances. The Association's failure to maintain electrical service may result in suspension of the District's maintenance obligations under this Agreement.

4. **Binding Effect of Agreement.** This Agreement shall be binding upon and shall inure to the benefit of the District, the Association, and their respective assigns and successors by merger, consolidation, conveyance, or otherwise.

5. **Notice.** Until further written notice by either party to the other, all notices provided for in this Agreement shall be in writing and transmitted by messenger, by certified mail, or by e-mail, and, if to the District, shall be mailed, delivered, or e-mailed to the District at:

District Manager
St. Lucie West Services District
450 SW Utility Drive
Port St. Lucie, Florida 34986
jmiller@slwsd.org
grouse@slwsd.org

With a copy to:

John J. Fumero
Nason Yeager Gerson Harris & Fumero, P.A.
110 E. Broward Blvd, Suite 1010
Fort Lauderdale, FL 33301
jfumero@nasonyeager.com
sconteaguero@nasonyeager.com

If to the Association, at:

St. Lucie West Commercial Association
c/o NAI Southcoast
100 SW Albany Avenue, Second Floor
Stuart, FL 34994
info@slwca.com

With a copy to: The registered agent as set out in the Florida Department of State, Division of Corporations.

Notice shall be considered effective upon receipt or, if refused, as of the date offered for receipt.

6. **Force Majeure.** The performance of this Agreement may be suspended and the obligations of either party excused in the event of and during the period that such performance is prevented or delayed by a force majeure occurrence "Force Majeure" shall mean:

(a) An act of God, including hurricanes, tornadoes, landslides, lightning, earthquakes, fire, flood, explosion, sabotage or similar occurrence, acts of a public enemy, extortion, war, blockade or insurrection, riot, or civil disturbance.

(b) The order or judgment of any federal, state, or local court, administrative agency or governmental body having jurusdiction over this Agreement (excluding decisions of federal courts interpreting federal tax laws, and decisions of state courts interpreting state tax laws).

(c) The failure to issue suspension, termination, interruption, denial, or failure of renewal of any permit or approval essential to the operation of the District.

(d) A change in state or federal Law.

(e) The failure of any appropriate federal, state, county, or local public agency or private utility or similar entity having operational jurisdiction in the area in which the Association is located, to provide and maintain utilities, services, transportation or similar function and power transmission lines which are required for and essential to the operation of the Association.

(f) The condemnation, taking, seizure, involuntary conversion, or requisition of title to or use of the designated facility or any material portion or part thereof taken by the action of any federal, state or local governmental agency or authorities. As a condition precedent to the right to claim excuse of performance, the party experiencing a Force Majeure event shall:

i) Promptly notify the other Party verbally; and

ii) As soon as practical, but in no event more than ten (10) days thereafter, prepare and deliver to the other Party a written notice with a written description of (1) the commencement of the Force Majeure event, (2) its estimated duration and impact on the party's obligations, under this Agreement. Whenever a Force Majeure occurs, the parties shall, as quickly as possible, to the extent reasonable, eliminate the cause and resume performance under this Agreement. Additionally, either Party shall provide prompt notice to the other of the cessation of a Force Majeure event.

7. **Indemnification; Sovereign Immunity.** The Association agrees to indemnify, defend, and hold harmless the District, its officers, employees, and agents from and against all liabilities, claims, damages, losses, costs, and expenses (including reasonable attorney's fees) arising out of or resulting from the Association's performance or failure to perform under this Agreement, including but not limited to any acts, errors, omissions, or negligence of the Association, its officers, employees, agents, or subcontractors.

8. **Indemnification; Association.** District agrees to defend, indemnify, and hold harmless Association, its officers, directors, members, and committee members, from any liabilities, damages, costs, penalties, injuries, fines, fees, losses, suits, demands, causes of action, judgments, obligations, claims and expenses including, but not limited to, reasonable attorneys' fees, costs, and expenses including appeals, if any, as well as attorneys' fees, costs, and expenses incurred in determining or quantifying the amount of recoverable attorneys' fees and costs to the extent arising out of or related to any negligent, wrongful, reckless, improper and/or unlawful act(s) and/or omission(s) of District. However, to the extent the District has insurance then the District's obligation to indemnify, defend and hold harmless Association shall be limited to the maximum coverage amounts available payable under any applicable insurance policies maintained by District. Nothing in this Agreement extends, or shall be construed to extend, the District's liability beyond that provided in Section 768.28, Florida Statutes. Nothing in this Agreement is a consent, or will be construed as consent, by the Parties to be sued by third parties in any matter arising out of this Agreement. This section shall survive the natural expiration or earlier termination of the Agreement.

9. **Failure to Indemnify.** In the event either Party fails to indemnify the other Party, pursuant to this section, the Party who failed to indemnify shall fully indemnify the other Party,

for their attorneys' fees, costs, and expenses (including appeals, if any, as well as attorneys' fees, costs, and expenses incurred in determining the amount of recoverable attorneys' fees) in enforcing the terms of the Agreement arising out of the Party's challenge to the enforceability of its right to be indemnified as set out in this section. This section shall survive the natural expiration or earlier termination of the Agreement.

10. **Further Assurances.** Whenever approvals of any nature are required by either Party to this Agreement, such approvals shall not be unreasonably withheld or delayed. Failure to insist upon strict compliance of any of the terms, covenants, or conditions in this Agreement shall not be deemed a waiver of such terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder at any one time or times be deemed a waiver or relinquishment of such right or power at any other time or times.

11. **Default.** In the event of a breach or a default by either Party to this Agreement, the other Party shall have all rights to enforce the terms and conditions of this Agreement that are available at law as a remedy for such breach or default.

12. **Miscellaneous Terms.** *(a)* The prevailing Party in any action arising under this Agreement shall be entitled to recover its reasonable attorneys' fees, costs, and expenses, including appeals (if any), as well as any fees incurred in determining or quantifying the amount of recoverable attorneys' fees and costs; *(b)* This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Florida; *(c)* All legal proceedings arising under this Agreement shall be conducted in the courts situated in St. Lucie County, Florida, which courts shall have exclusive venue and jurisdiction; *(d)* If any provision of this Agreement is held invalid or illegal, such provision shall be null and void, and the remainder of this Agreement shall not be affected by such invalidity or illegality; *(e)* Waiver of one or more terms or conditions of this Agreement by either Party shall not be deemed a modification or waiver of any other provisions of this Agreement; *(f)* The failure or delay of either Party at any time to require performance by the other Party of any provision of this Agreement shall not affect the right of such party to require performance of that or any other provision hereunder; *(g)* This Agreement may only be altered or amended by an instrument in writing properly executed by all Parties; *(h)* This Agreement embodies the entire Agreement of the Parties hereto and no representation, inducements, or Agreements, oral or otherwise, between the Parties not contained and embodied herein shall be of any force and effect; *(i)* The Parties acknowledge that each of them has reviewed this Agreement and has had the opportunity to have it reviewed by their respective attorneys and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement; *(j)* Facsimile and other electronic signatures on counterparts of this Agreement are hereby authorized and shall be acknowledged as if such signatures were an original execution; *(k)* This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument; *(l)* This Agreement constitutes the sole understanding and working arrangement between the Parties hereto with respect to the subject matter hereof; *(m)* Headings are for reference only and shall not be used to interpret this Agreement; *(n)* No part of this Agreement shall be void due to an incorrect reference to an Official Record Book number or Page number. Rather, the Agreement shall be interpreted as if the correct Official Record Book number and Page number were provided; *(o)* If a document is referenced in

this Agreement for which an Official Record Book number and Page number exist, but were not provided for herein, this Agreement shall be interpreted as if the Official Record Book number and Page number were set forth herein; *(p)* Wherever the context shall so require, all words herein in the masculine gender shall be deemed to include the feminine or neuter gender, all words herein in the feminine gender shall be deemed to include the masculine or neuter gender, and all words herein in the neuter gender shall be deemed to include the masculine or feminine gender; *(q)* All singular words shall include the plural, and all plural words shall include the singular; *(r)* The term "shall" as used herein means "must" and "mandatory" and in no event can a permissive meaning be ascribed to such term; *(s)* This Agreement shall be binding upon, and shall inure to the benefit of, the Parties hereto and their respective successors, assigns, heirs, executors, administrators, and legal representatives; *(t)* All of the exhibits, if any, attached to this Agreement are incorporated herein, and made a part of, this Agreement; *(u)* Time shall be of the essence for each and every provision hereof, unless otherwise provided; and *(v)* The "Effective Date" of this Agreement shall be the date that this Agreement is executed by the last party to sign this Agreement.

IN WITNESS WHEREOF, the District and the Association have executed or have caused this Agreement to be duly executed in several counterparts, each of which counterpart shall be considered an original executed copy of this Agreement.

AS TO THE ASSOCIATION:

St. Lucie West Commercial Association

(Sign)

By: Mark Sedelnik
(Print)

Its: Vice - President
(Title)

AS TO THE DISTRICT:

St. Lucie West Services District, a Florida community development district created pursuant to Chapter 190, Florida Statutes

Dominick Graci, Chairman,
Board of Supervisors

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, District Attorney

EXHIBIT "A"
MAINTENANCE AND REPAIR COST SCHEDULE

Maintenance:
To be performed once per year consisting of:
1. Clean first and secondary screen systems along with calcium removal of motors & pumps.
2. Remove cooling sleeves and screens to service pumps - clean wear rings & shaft systems.
3. Clean fountain light lenses and adjust.
4. Inspect controls & adjust controls as needed (timers/control boxes, etc.).

Maintenance Cost:
Not to exceed $2,000.00 per year as substantiated by District cost records, including, but not limited to, third-party agreements and time and material records.
Maintenance does NOT include Acts of God, including, but not limited to, vandalism, civil unrest, power surges, inclement weather, and pandemic. District will not be responsible for any maintenance cost resulting from Acts of God that may surpass the $2,000.00 per year as agreed upon in the previous paragraph.

Repair:
To be performed as-needed.

Repair Cost:
Any repairs over $2,000.00 within the current fiscal year will be made by the Association at its discretion.
See the Term paragraph of this Agreement for the conditions and procedures governing termination, including termination upon mechanical infeasibility and financial infeasibility.

All maintenance and repair to be performed by St. Lucie West Services District or its designated subcontractor.

Exclusions:
Association shall be solely responsible for all costs associated with electrical service to the fountains.
Association's failure to maintain electrical service may result in suspension of the District's maintenance obligations under this Agreement.

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 4 Consider Resolution No. 2026-05 Establishing the Fiscal Year 2027 Workshop and Regular Meeting Schedule and Location

Summary

Provided for your review and consideration is the Adoption of Resolution 2026-05 setting a workshop and regular meeting schedule, location, and time for the district meetings for the fiscal year 2027.

Recommendation

Staff recommend approval of Resolution 2026-05 Setting the Fiscal Year 2027 Workshop and Regular Board Meeting Schedule and Location.

District Manager: *Joshua Miller*
Public Works Director/ Assistant District Manager: *Gerard Rouse*

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS it is necessary for the St. Lucie West Services District ("District") to establish a regular meeting schedule for fiscal year 2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2027 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 4th day of August, 2026.

ATTEST: | **ST. LUCIE WEST SERVICES DISTRICT**

By: ______________________________ | By: ______________________________

Secretary/Assistant Secretary | Chairman/Vice Chairman

ST. LUCIE WEST SERVICES DISTRICT
FISCAL YEAR 2027 WORKSHOP &
REGULAR BOARD MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the St. Lucie West Services District ("District") will conduct Workshops and Regular Board Meetings of the Board of Supervisors ("Board") for the purpose of conducting the business of the District that may properly come before the Board. The purpose of conducting Workshops is to discuss agenda items to be considered at the Regular Board Meetings. The purpose of Regular Board Meetings is to conduct the business of the District that may properly come before the Board. The following meetings will be held at 9:00 a.m. at the offices of the St. Lucie West Services District located at 450 SW Utility Drive, Port St. Lucie, Florida 34986 on the following dates:

WORKSHOPS	REGULAR BOARD MEETINGS
October 5, 2026	October 6, 2026
November 2, 2026	November 3, 2026 **(Election Day)**
December 7, 2026	December 8, 2026
January 4, 2027	January 5, 2027
February 1, 2027	February 2, 2027
March 1, 2027	March 2, 2027
April 5, 2027	April 6, 2027
May 3, 2027	May 4, 2027
June 7, 2027	June 8, 2027
July 12, 2027	July 13, 2027
August 2, 2027	August 3, 2027
August 30, 2027	August 31, 2027

The Workshops and Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Workshops and/or Meetings may be continued to a date, time and place to be specified on the record. A copy of the agendas for the Workshops and/or Meetings may be obtained from the District's website or from the District Manager's office located at 450 SW Utility Drive, Port St. Lucie, Florida 34986.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that any interested person may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these Workshops and/or Meetings because of a disability or physical impairment should contact the District Office at (772) 340-0220 at least five calendar days prior to the Workshop and/or Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a Workshop and/or Meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Joshua Miller, District Manager
ST. LUCIE WEST SERVICES DISTRICT
www.slwsd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/21/26

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 5 Consider Approval of the District's Holiday Schedule for the 2027 Calendar Year

Summary

Provided for your approval is the District's Holiday schedule for the 2027 calendar year.

Recommendation

Staff recommend approval of the District's Holiday Schedule for the 2027 Calendar Year.

District Manager: *Joshua Miller*
Public Works Director/ Assistant District Manager: *Gerard Rouse*

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

St. Lucie West Services District
450 SW Utility Drive, Port St. Lucie, FL 34986
Tel: (772)340-0220 Fax: (772)871-5771
www.slwsd.org

2027 HOLIDAY SCHEDULE

New Year's Day……………………………………………………….......……Friday, January 1

Martin Luther King Jr. Day……………………………………………..……..Monday, January 18

Memorial Day…………………………………………………….....…………Monday, May 31

Independence Day (Observed)………………………………………….....…..Monday, July 5

Labor Day………………………………………………………..…………Monday, September 6

Veterans Day……………………………………………………..…………Thursday, November 11

Thanksgiving Day……………………………………………………..…....Thursday, November 25

Day after Thanksgiving……………………………………………..…....Friday, November 26

Christmas Eve……………………………………………………..……...Friday, December 24

Christmas Day (Observed)…………………………………....…………Monday, December 27

New Years Eve………………………………………………..…………..Friday, December 31

Two (2) Floating Holidays accrued on January 1st & July 1st of every calendar year.

* The Holiday Schedule is subject to change in the event that the Governor of Florida designates additional days as holidays for one-time observance.

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 6 District Manager Annual Performance 2026

Summary

Condition 13 of the District Manager's employment agreement stipulates that the Board of Supervisors discuss whether the District Manager's performance is satisfactory overall.

Attached are the condition requirements for your review and comments.

Recommendation

If the Board determines that the District Managers overall performance is satisfactory, the District Manager shall be eligible for a pay increase pursuant to the conditions set forth in subparagraph 4(b) of this Agreement and the Board of Supervisors will decide whether to extend the term of the employment agreement according to subparagraph 14(a) or 14(b) or 14(c).

District Manager: ***Joshua Miller***

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by:	Seconded by:	Action Taken:

13. Goals: Evaluation: Board Member Discussions District Action.

(a) Goals and Objectives. No later than July 1st of each year during the term of this Agreement, the Employee shall recommend prescriptive goals and performance objectives to be achieved or worked toward by the Employee and his staff. The Board shall review and either accept or modify such prescriptive goals and performance objectives.

(b) Referrals to District Manager. The Board will promptly refer to the Employee for his study and recommendation all criticisms, complaints, and suggestions called to its attention or to the attention of an individual Board member.

(c) Annual Evaluation. No later than August 1st of each year during the term of this Agreement, the Employee shall report to the Board his progress in meeting prescriptive goals and performance objectives established as provided in subparagraph 13(a) above, and such matters as he deems relevant to his performance under this Agreement. Between August 1st and August 31st, Board members may review with the Employee his progress in such goals and objectives, and the working relationships among the Employee, the Board, the staff, and the community. Each individual member of the Board may prepare and present a written or oral evaluation of the Employee's performance. The Employee shall prepare and recommend revisions to such procedure and form from time to time or when requested by the Board. Any evaluation, whether written or oral, that indicates that the performance of the Employee has not been overall satisfactory shall include in writing the incidences or areas of unsatisfactory performance. The Employee shall be entitled to provide a written response to any written unsatisfactory evaluations.

(d) Procedure for Discussions with Board Members. Each Board member may meet individually with the Employee to review his performance and progress in light of the Board's policy decisions and objectives. Such meetings shall consist of full and frank exchanges between the Employee and the individual Board members but shall not involve the discussion of foreseeable future Board actions nor the disclosure by the Employee to a Board member of another Board member's views.

(e) Board Action. Following the opportunity for discussions as provided in subparagraphs 13(c) and (d) above, the Board at a public meeting on or about September 1st, will discuss whether the Employee's performance is overall satisfactory. If the Board determines that the Employee's overall performance is satisfactory, the Employee shall be eligible for a pay increase pursuant to the conditions set forth in subparagraph 4(b) of this Agreement. If the Board determines that the Employee's performance is unsatisfactory, the Board shall inform the Employee of specific goals and areas where his performance must improve.

14. Agreement Renewal. At a public meeting on or about September 1st of each year during the term of this Agreement, the Board will decide whether to extend the term of this Agreement by:

(a) Taking no action, in which event the term of this Agreement shall be automatically extended for one additional year beyond its then-current term.

(b) Taking action to extend this Agreement for one additional year beyond its then-current term; or

(c) Taking action declining to extend this Agreement beyond its then-current term.

15. Termination for Just Cause. Aside from the Board's absolute right to terminate the Employee's employment for disability, as provided in Paragraph 12, the Board may terminate this Agreement for just cause. Just cause shall include but not be limited to any conduct proscribed by the policies of the Board; any other personal or professional conduct seriously prejudicial to the interests of the Board and the District; professional incompetence; and failure to comply with any provision of this Agreement. If any charge is brought under this paragraph, the Employee shall have the right to receive written notice of such charge, written notice of hearing, and a fair hearing before the Board prior to termination. At any such hearing before the Board, the Employee shall have the right to be present and to be heard, to be represented by counsel of his own choosing and at his own expense, and to present, through witnesses, any testimony relevant to the issues. If the Employee is terminated for just cause he shall be entitled to no further compensation under this Agreement except terminal pay in accordance with subparagraph 8(d), and in particular he shall not be entitled to receive severance pay, as defined in Section 215.425, Florida Statutes.

16. Release from Agreement.

(a) Action by District. Notwithstanding any other provision of this Agreement, the Board reserves the right at any time at its sole discretion for any reason to terminate the Employee's employment. In such event, for a period of four (4) months from the date of official notice of the termination or for the term remaining on this Agreement, whichever is less, the Employee would continue to receive (i) his monthly base salary as described in subparagraph 4(a) and (ii) his insurance benefits as described in subparagraph 7(a), but he would not be eligible for any other benefit provided under this Agreement except terminal pay in accordance with subparagraph 8(d). If the Employee obtains other employment while still receiving monthly payments under this paragraph, then the payment from the District shall be reduced by the amount of such payments from other employment. The Employee agrees that the Board shall have the sole and absolute discretion to decide upon such termination under this paragraph and that in the event of such termination the Employee waives all rights to contest or challenge the Board's decision and will accept the payments provided in this paragraph in full satisfaction of the District's obligations under this Agreement and in full release

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 7 Consider Approval of Water Treatment Plant PLC Systems ControlNet Conversion to Ethernet

Summary

Provided for your review and consideration is a proposal from Integration Services, Inc (ISI) for the conversion of the existing 25-year-old ControlNet network to Ethernet. This includes the installation of new PLC equipment and other supporting equipment for the ControlNet conversion to Ethernet.

This equipment is used for all the controls and monitoring of the water treatment plant.

ISI has been the District's SCADA Integrator since 1998. SCADA stands for Supervisory Control and Data Acquisition. ISI provided this proposal on the recommendation of HR Green, the District Engineer.

These upgrades are necessary as part of the Water Treatment Plant Redundancy Improvements Project and are recommended to be completed prior to construction of the new infrastructure associated with the WTP Improvements Project.

Recommendation

Staff recommend the approval of the proposal #2026-29 from Integration Services Inc. for the not-to-exceed price of $94,586.00.

District Manager: *Joshua Miller*
Assistant Utilities Director: *TJ Bayer*
Chief Water Treatment Plant Operator: *Rick Riniolo*

Budget Impact

Project Number: **SW098**	Available Project Budget: $26,838,624.50
ORG Number: **5-38015**	This Project: $94,586.00
	Available Balance: $26,744,038.50

Board Action

Moved by: Seconded by: Action Taken:

Integration Services, Inc.
Advanced Process Automation

1806 Asher Road
Lakeland FL 33813

Phone: (863) 647-3133
Fax: (863) 647-3133

July 17, 2026

To:	St. Lucie West Services 450 SW Utility Dr. Port St. Lucie, FL 34986
Reference:	**St Lucie West Services District** **R/O Plant PLC Systems** **A/B ControlNet to Ethernet I/O Upgrades**
Scope:	Process Controls and Instrumentation
Engineer:	*No hard I&C specification, Upgrades to existing systems, owner managed.*
Bid Date:	7/17/2026
ISI Project:	2026-29, R/O Water Plant Programmable Logic Controller system remote I/O network upgrade from ControlNet to Ethernet Communication.

Gentlemen:

Integration Services, Inc. (ISI) is pleased to offer this proposal for system Integration services that meet the requirements as discussed with the owner's representative and defined in the scope section of this proposal for the supply of PLC system remote I/O network upgrades from ControlNet based to Ethernet based communications.

It should be noted that the current installed hardware base is running version 32 firmware, The Allen Bradley factory is currently shipping version 39 firmware installed on new current hardware offerings. The reasons to go to Ethernet based remote I/O communications is to support the current factory shipped Hardware and Firmware versions greater than version 32. Also, because ControlNet communication is no longer supported or the hardware available to expand the existing remote I/O network during the future expansion of the system under the R/O Plant expansion project.

ISI is currently the owner's systems integrator and as such has previously developed all the PLC, HMI, computer-based reporting and software configuration standards at the Districts Utility Plants and distributed assets. ISI will implement this project employing the standards already installed and accepted by the district.

This proposal is confidential to Integration Services, Inc. for the express purpose of proposing the subject project. The information herein may not be disclosed to any other parties without the prior written permission of Integration Services, Inc. Integration Services, Inc. "Services Contract Terms and Conditions" apply to this proposal.

Proposed Scope:

The scope of service outlined in this proposal will provide for hardware upgrades and instillation of the new Allen Bradley ControLogix PLC system ethernet based remote I/O communication network. The equipment to be supplied is an Allen Bradley ethernet communication cards (1756-EN2TR x 11), Hirschmann ethernet network Switch (BRS20-4TX/2SFP x 10), ethernet network 10/100 Mbs SFP LC duplex fiber modules (SFP-FASTY-MM/LC EEC SFP x 18) and LC duplex to ST duplex two-meter fiber patch cords FCDUS54v172 x 18) for the R/O Plant PLC system.

The existing PLC control program that run the R/O Water Plant processes will be reconfigured to use the new ethernet based remote I/O network. ISI will us the existing R/O plant control program as the starting point. The PLC program will be loaded on a 1756-L71 PLC processor in ISI's shop. ISI personnel will reconfigure the existing program to use the new ethernet network interfaces on a I/O rack by I/O rack basis. Each I/O rack will be converted and verified until all of the existing remote I/O rack and ethernet cards have been re-configured in the existing control program.

After successful testing of the new ethernet based remote I/O configuration in the ISI's shop, ISI will then install the new Hirschmann BRS20 network switches and fiber jumpers in each existing remote I/O panel in the field system. After all of the new BRS20 network switches have been installed and verified we will schedule with the R/O Plant operations staff for a six-hour minimum shutdown to replace the existing ControlNet modules in each remote I/O rack with the new 1756-EN2TR ethernet modules. After installation of the new ethernet interface cards each remote I/O rack will be verified agents the modified PLC control program for proper configuration and operation of the I/O network.

This scope of supply assumes that each existing remote I/O and PLC processor panel has 24Vdc power readily available to use as the supply power to the new Hirschmann ethernet network switches defined in this proposal.

After the remote I/O network is installed and tested ISI will update all of the existing remote I/O panel drawings and network diagram drawings to reflect the new ethernet based remote I/O network as built in the field.

Equipment:

This is a hardware, engineering labor and field services only scope of supply to upgrade the existing R/O Plant PLC program and its remote I/O network infrastructure to ethernet based remote I/O.

Panel Equipment

The new remote I/O network equipment to be supplied is:

- CP-0 & 1, R/O Plant redundant PLCs & Remote Rack #1.
    - Three 1756-EN2TR/D Ethernet cards.
    - Two Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.
    - Four Hirschmann SFP-FAST-MM/LC ECC SFP Modules.
    - Two FCDUS54v172 ST to LC duplex 2 meter fiber jumpers.
    - One FCDUS275v9253, LC to LC 1 Meter fiber jumper.

- CP-13, R/O Motor Control Center Remote Rack #2.
  - One 1756-EN2TR/D Ethernet cards.
  - One Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.
  - Two Hirschmann SFP-FAST-MM/LC ECC SFP Modules.
  - Two FCDUS54v172 ST to LC duplex 2 meter fiber jumpers.

- CP-10, R/O Infeed Well No.1 Remote Rack #3.
  - One 1756-EN2TR/D Ethernet cards.
  - One Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.
  - One Hirschmann SFP-FAST-MM/LC ECC SFP Modules.
  - One FCDUS54v172 ST to LC duplex 2 meter fiber jumpers.

- CP-14, R/O Skid No.3 Remote Rack #4.
  - One 1756-EN2TR/D Ethernet cards.
  - One Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.
  - Two Hirschmann SFP-FAST-MM/LC ECC SFP Modules.
  - Two FCDUS54v172 ST to LC duplex 2 meter fiber jumpers.

- CP-15, R/O Skid No.4 Remote Rack #5.
  - One 1756-EN2TR/D Ethernet cards.
  - One Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.
  - Two Hirschmann SFP-FAST-MM/LC ECC SFP Modules.
  - Two FCDUS54v172 ST to LC duplex 2 meter fiber jumpers.

- CP-18, R/O Skid No.2 Remote Rack #8.
  - One 1756-EN2TR/D Ethernet cards.
  - One Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.
  - Two Hirschmann SFP-FAST-MM/LC ECC SFP Modules.
  - Two FCDUS54v172 ST to LC duplex 2 meter fiber jumpers.

- CP-17, R/O Potable Water Tanks Remote Rack #6.
  - One 1756-EN2TR/D Ethernet cards.
  - One Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.
  - Two Hirschmann SFP-FAST-MM/LC ECC SFP Modules.
  - Two FCDUS54v172 ST to LC duplex 2 meter fiber jumpers.

- CP-16, R/O Waste Injection Well, Remote Rack #7.
  - One 1756-EN2TR/D Ethernet cards.
  - One Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.
  - One Hirschmann SFP-FAST-MM/LC ECC SFP Modules.
  - One FCDUS54v172 ST to LC duplex 2 meter fiber jumpers.

- Spare Parts.
  - One 1756-EN2TR/D Ethernet cards.
  - One Hirschmann BRS20-4TX/2SFP Ethernet to Fiber network Switches.

Process Instrumentation Equipment There is no new process instrumentation equipment included…

Engineering Integration Services Engineering, configuration and deployment services.

Integration Services (ISI) will be suppling, configuring and installing the new Allen Bradley PLC ethernet remote I/O communication equipment.

The engineering services and software configuration service to be supplies are:

Markup existing R/O Plant PLC system control panel and network diagram drawings to reflect all of the new equipment, power and network connection for each PLC & I/O control panel location. Have all of the changes added to the existing CAD drawing files and supplied to the owner in printed and electronic form.

ISI will provide a hardware submittal with revised control panel drawings and manufactures cut sheet data for all new hardware included in this scope of supply. Upon approval of the hardware submittal ISI will procure all of the required hardware and field installation materials to build the new Remote I/O network.

Setup new equipment in ISI's shop using the newly purchased hardware and various sizes of ControLogix I/O racks barrowed from the owner's spare parts stores. Re-configure the existing R/O Plant PLC control program to utilize the existing Tag/IO addresses via the new ethernet network instead of via the existing ControlNet network.

Test each I/O rack agents the new configuration to verify all of the ethernet cards are configured properly and communicate with the PLC processor and its program using all of the existing address assignments by racks.

Install all of the new ethernet equipment in the existing R/O Plant PLC system control panels in the field. Schedule with the owner to cut the existing PLC system remote I/O network over to the new ethernet remote I/O network. Perform the system cut over and verify proper communication with all of the existing Remote I/O cards and I/O points on a rack-by-rack basis. Assists operation with the initial startup of the plant on the new ethernet remote I/O network.

1) Warranty services for a period of 12 months after installation
    a) Warranty and Maintenance service. Parts and labor for replacement of defective manufactures parts and or correction of installation or programming errors.

This proposal shall be valid for ninety (90) days from proposal date.

Service Notes

The new hardware defined in this proposal will be purchased under this project. ISI will be upgrading, configuring, testing and validating the owners existing R/O Plant PLC control program as it currently exist in the field process control system referenced in this proposal. The new hardware will be provided preconfigured on a control panel by control panel basis. ISI and the owner will meet and determine the best approach and in what order the field system is converted.

It is important to note that the owner will be responsible for storage of the pre-configure and tested hardware till such time that it is needed to convert each control panel in the field.

MISCELLANEOUS:
The following items are ***not included*** in this proposal and shall be the responsibility of others:

General Exclusions

- Furnishing of any equipment specified to be provided other than those specifically included within this proposal.
- Installation of panels or concrete mounting pads.
- Field installation of equipment including furnishing of stands, brackets, mounting hardware, etc.
- Jobsite storage of equipment.
- Bonding cost and/or sales taxes (if applicable).

TERMS:	Net 30 days after date of invoice. Invoicing shall be progressive and include payment for submittals and equipment properly stored. A schedule of values will be provided to establish progressive equipment and service values.
FREIGHT:	Shipment is F.O.B. factory - full freight allowed to jobsite.
TAXES:	SALES TAXES ARE NOT INCLUDED IN THE ABOVE PRICES.
SHIPMENTS:	All partial equipment shipments will be invoiced as shipped with payment terms as stated above.

Our price for configuration, testing, validation and field installation services required to upgrade all of the district's R/O Plant Control Logix based PLC system to Ethernet based remote I/O is......

TOTAL PRICE: $ 94,586.00 .

Should you have any questions or concerns relating to this proposal, please contact me, ***Brian Callahan at 863-510-6340***.

Thank you for considering our equipment and services for your project.

Very truly yours,
Integration Services, Inc.
Brian K. Callahan

Brian K. Callahan
Sr. Systems Engineer

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 8 Consider Approval of an Accord and Satisfaction Agreement

Summary

Provided for your review and consideration is an agreement that shall be used for residential repairs that may be needed because of District work that was performed.

District Counsel and Staff drafted the attached Accord and Satisfaction Agreement primarily to minimize liability for the District, particularly relating to driveway repairs.

This agreement is similar to the agreement the City of Port St Lucie uses.

Recommendation

Staff recommend the approval of the Accord and Satisfaction Agreement.

District Manager: *Joshua Miller*
Assistant Utilities Director: *TJ Bayer*

Budget Impact

Project Number:	Available Project Budget: $
ORG Number:	This Project: $
	Available Balance: $

Board Action

Moved by:	Seconded by:	Action Taken:

450 SW Utility Drive
Port St. Lucie, FL 34986
(772) 340-0220

Parcel ID: _______________

ACCORD AND SATISFACTION

I, _______________________________________ ("**Owner**") who own the property with an address of ____ more particularly described in the attached **Exhibit A** (hereinafter, the "**Property**") hereby enter into this Accord and Satisfaction ("**Agreement**") with the St. Lucie West Services District, a Florida dependent special district and its officers, agents, employees, directors, contractors, and designees (the "**District**") based on the premises set forth herein. Owner and District include their respective heirs, successors, and assigns and may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, on ____________________(month), ________(day) __________ (year), District staff or contractors responded to a service call or performed utility maintenance work (the "**Work**");

WHEREAS, in the course of performing said Work, District staff or contractors impacted the Owner's driveway and other improvements on the Property.

WHEREAS, to complete the necessary restoration to the impacts cause by the Work, the District desires to authorize the Owner to hire a licensed contractor directly to perform driveway or related repairs to the Owner's Property (the "**Repairs**")

WHEREAS, the Owner agreed to hire a licensed and insured contractor of its own choosing to perform the Repairs; and

WHEREAS, certain contractors provided quotes to make the Repairs (attached hereto and incorporated herein as **Exhibit "B"**); and

WHEREAS, the District has agreed to issue a check to the Owner in exchange for a release of all claims related to the Property with respect to the Work and Repairs as detailed herein;

NOW THEREFORE, the Parties both being competent to enter into this Agreement, and having read and fully understood the terms associated herewith, hereby mutually agree to settle this and prior, related existing disputes relating to the Work and Repairs by entering into this Agreement, thereby causing the Owner to effectively discharge the District for any and all claims related to the Work and Repairs, whether currently known or unknown by the Owner,

KNOW ALL MEN BY THESE PRESENTS:

1. The Parties agree that the foregoing "Whereas" clauses are hereby incorporated herein as forming the intent and purpose of this Agreement.

2. The Owner acknowledges that the Work and Repairs may present risks, and Owner agrees to hold the District harmless from any claims, whether known or unknown, related to the Work and the Repairs, except to the extent caused by the District's negligence or willful misconduct.

3. Owner acknowledges that its receipt of a settlement draft made payable to the Owner is payment in full, and Owner effectively and fully releases the District of any and all claims, causes of action, and demands, as they relate to the Work and Repairs.

4. Should the District be required to take any legal action and prevail in a court of law, the District shall be entitled to its attorney's fees and costs.

5. The Owner has had the opportunity to have this Agreement reviewed by counsel of their choosing.

6. This Agreement may be recorded in the public records of St. Lucie County at the Owner's expense.

7. This Agreement shall run with the land, and be binding upon the Owner's heirs, successors, and assigns.

8. District Indemnification. The District shall be responsible for and shall indemnify, defend, and hold harmless Owner from and against any and all claims, demands, damages, losses, costs, and expenses (including reasonable attorney's fees and costs) arising out of or resulting from the negligent or wrongful acts or omissions of the District, its employees, agents, contractors, or representatives in the performance of the Work on the Property, to the extent permitted by applicable Florida law, subject to and limited by the provisions of Section 768.28, Florida Statutes, which govern the waiver of sovereign immunity for governmental entities. Nothing herein shall be construed as a waiver of the District's sovereign immunity beyond the limits established by Section 768.28, Florida Statutes.

9. Owner acknowledges and understands that the Repairs may be located in a utility easement, and Owner is responsible for ensuring the easement remains accessible to the applicable utility for continued maintenance, repair, or related work.

10. Owner agrees to comply with applicable codes, laws, rules, regulations, and statutes, including permitting requirements, while performing any Repairs to the Property.

11. Owner hereby agrees to release and extinguish all claims which Owner may have had to proceed against the District, its employees, directors, officers, agents, contractors, and all insurers providing coverage for the District, in exchange for the consideration of the sum of:
____ (spelled out)
____ (numerical)

I HAVE READ AND AGREE WITH THE TERMS OF THIS AGREEMENT. I understand that by accepting this settlement draft, I hereby waive, remise, hold harmless, and release the District for any and all claims related to the subject matter of this Agreement. This Agreement supersedes and replaces any and all prior agreements, written or verbal, between the Parties in regard to the subject matter as it pertains to the Work, the Repairs, and related matters.

By signing this Agreement, I certify that I am hereby authorized to execute this Agreement on behalf of my respective Party.

Signed by the DISTRICT on this ____ day of _____________________, ___________:

By:________________________________
District Manager or designee of St. Lucie
West Services District

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _______ day of _______________, _________, by the District Manager or ______________________________ St. Lucie West Services District who is personally known to me.

[NOTARIAL SEAL]

____
NOTARY PUBLIC, State of Florida

By signing this Agreement, I certify that I am hereby authorized to execute this Agreement on behalf of my respective Party.

Signed on this ____ day of _______________ __________ by the Owner(s).

OWNER	**ADD'L OWNER (if applicable)**
________________________________	________________________________
(Sign)	**(Sign)**
By: ______________________________	By:______________________________
(Print Name)	**(Print Name)**
Its: ______________________________	Its: _____________________________
(Print Title or write "N/A")	**(Print Title or write "N/A")**

STATE OF ___________________

COUNTY OF ______________________

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _________________ ________, by _______________________________________ [and] ____ who is/are personally known to me or has produced _______________________ as identification.

[NOTARIAL SEAL]

____
NOTARY PUBLIC, State of Florida

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
QUOTES FOR REPAIRS

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 9 Consider Approval of a Partial Release of Mortgage

Summary

Provided for your review and consideration is a Partial Release of Mortgage for 350 SW Lake Forest Way, located in the Lake Forest Subdivision.

This property is being sold and upon this process it was discovered that St Lucie West Services District is a named on the deed for this property.

This should have been captured during the original purchase by the current owner when this property was purchased from the developer, but it was not.

Staff recommend approval of this Partial Release of Mortgage.

There are no outstanding fees or monies owed to the District.

Recommendation

Staff recommend the approval of this Partial Release of Mortgage for 350 SW Lake Forest Way and recommend authorizing the District Manager to approve any future similar releases.

District Manager: *Joshua Miller*
Public Works Director/Assistant District Manager: *Gerard Rouse*

Budget Impact

Project Number:	Available Project Budget: $
ORG Number:	This Project: $
	Available Balance: $

Board Action

Moved by: Seconded by: Action Taken:

Prepared by:
Stephen L. Conteagüero, Esq.
Nason Yeager Gerson Harris &
Fumero, P.A.
110 E. Broward Blvd, Suite 1010
Fort Lauderdale, FL 33301

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

Parcel Identification Number: 3323-951-0017-000-4
Address: 350 SW Lake Forest Way,
Port St. Lucie, Florida 34986

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

PARTIAL RELEASE OF MORTGAGE

KNOW ALL PERSONS BY THESE PRESENTS that ST. LUCIE WEST SERVICES DISTRICT, a community development district established pursuant to Chapter 190, Florida Statutes ("Mortgagee"), being the owner and holder of that certain Mortgage Deed executed by HOMES BY KENNEDY, LTD., a Florida limited liability company ("Mortgagor"), in favor of Mortgagee, dated December 10, 2001, and recorded on December 21, 2001, in Official Records Book 1470, Page 187, of the Public Records of St. Lucie County, Florida, as corrected and amended by that certain Amendment to Mortgage Deed dated February 3, 2003, and recorded on March 4, 2003, in Official Records Book 1667, Page 2074, of the Public Records of St. Lucie County, Florida (collectively, the "Mortgage"), does hereby release and discharge from the lien and encumbrance of the Mortgage the following described real property situated in St. Lucie County, Florida (the "Released Parcel"):

> *Lot 17 in Block C, as shown on Plat entitled ST. LUCIE WEST PLAT NO. 139 Lake Forest at St. Lucie West – Phase III, according to the Plat thereof recorded in Plat Book 39, Pages 39 and 39A-C of the Public Records of St. Lucie County, Florida.*

This Partial Release applies solely to the Released Parcel described above and shall not release, discharge, or otherwise affect the lien and encumbrance of the Mortgage as to any other property described therein or encumbered thereby, all of which shall remain in full force and effect.

This Partial Release is given in consideration of the payment to Mortgagee of all connection fees and other sums due and owing under the Mortgage with respect to the Released Parcel, the receipt and sufficiency of which are hereby acknowledged.

IN WITNESS WHEREOF, Mortgagee has caused this Partial Release of Mortgage to be executed by its duly authorized officer as of the _______ day of _________________, 2026.

Witness 1 Signature:

____

Printed Name:

____

Address:
____

____

Witness 2 Signature:

____

Printed Name:

____

Address:

____

____

ST. LUCIE WEST SERVICES DISTRICT,
a Florida community development district created pursuant to Chapter 190, Florida Statutes

____
Dominick Graci, Chair,
Board of Supervisors

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _______ day of _________________, 2026, by ________________________________, as ________________________________ of ST. LUCIE WEST SERVICES DISTRICT, a community development district, on behalf of the district, who is □ personally known to me or □ produced _________________________ as identification.

____
Notary Public, State of Florida
Print Name: ______________________________
My Commission No.: _______________________
My Commission Expires: ___________________

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

DM 10 Other Items

Summary

Discussion/Update items:

Recommendation

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

CA 1 Monthly Report on Public Works

Summary

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

Recommendation

Budget Impact

Project Number:	Available Project Budget: $0.00
ORG Number:	This Project: $0.00
	Available Balance: $0.00

Board Action

Moved by:	Seconded by:	Action Taken:

St. Lucie West Services District
Public Works Department
June 2026

Division	Service Orders*	Work Orders**
Aquatics	73	6
Exotic Plant Removal	41	9
Storm Water	14	164
Vac Truck	3	0
Dredge Barge	0	0
Video Ray	2	0
Shop	203	0
Grand Total	336	179

Aquatics Division:

Operations & Maintenance:

Type	Service Orders	Work Orders
Algae	23	1
Injection Treatments	6	0
Hydrilla Treatments	10	0
Midge Fly Treatments	4	0
Harvester Removal	0	0
Surface Plant Treatments	6	0
Wetland & Upland Treatments	3	0
Debris Removal	14	0
Miscellaneous	7	5

Scheduled Maintenance

- Lake Cleaning Schedule - Available Upon Request

Exotic Plant Removal Division:

Operations & Maintenance:

Type	Service Orders	Work Orders
Encroaching Preserves	9	9
Lygodium Treatments	1	0
Exotic Vegetation Treatments	25	n/a
Tree Removals	0	0
Preserves Maintenance	0	n/a
Vine Management	2	0
Miscellaneous	4	n/a

Scheduled Maintenance

- None

Storm Water Division:

Operations & Maintenance:

Type	Service Orders	Work Orders
Locates	n/a	155
Street Flooding	2	0
Grate Cleaning	8	0
Improved Landscaping & Mowing	3	n/a
Miscellaneous	1	9

Storm Water Division Cont'd:

Scheduled Maintenance

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

Storm Water Division / Vac Truck:

Operations & Maintenance:

Type	Service Orders	Work Orders
Cleaning Out Pipes	1	n/a
Cleaning Out Structures	1	n/a
Miscellaneous	1	n/a

Scheduled Maintenance

- None

Other Information

- 200 Estimated Footage Cleaned
- 0
- none

Storm Water Division / Dredge Barge:

Operations & Maintenance:

Type	Service Orders	Work Orders
Dredging Pipes	0	n/a
Miscellaneous	0	n/a

Scheduled Maintenance

- None

Other Information

- 0 Estimated Yardage Cleaned
- None
- None

Storm Water Division / Video Ray:

Operations & Maintenance:

Type	Service Orders	Work Orders
Viewing Pipes	1	n/a
Miscellaneous	1	n/a

Scheduled Maintenance

- None

Shop Division :

Operations & Maintenance:

Type	Service Orders	Work Orders
Vehicle Repair	36	n/a
Equipment Repair	96	n/a
Other Repair	71	n/a
Total Repairs	203	n/a

Scheduled Maintenance

- None

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

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

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

CA 2 Monthly Report on Utilities Operations

Summary

This report is provided for your review and information as an update on the day-to-day Utilities operations of the St. Lucie West Services District and will be provided once a month.

St. Lucie West Services District Monthly Utilities Operations Report

Summary			**ERC Water/Wastewater Update**		
	WATER				
	Commercial Accounts		**532**		
	Residential Accounts		**6,319**		
	Total Plant Capacity Based on 3.6 MGD		14,400.00	ERC's (Factor 250 gpd)	
	Water ERC's sold as of October 1st		12,346.00		
	Current ERC(use) including the Reserve CDD		9,285.00	ERC's (MAX over 12 Months)	
	The Reserve Commitment for 2026		0.00	ERC's	
	Unsold Water ERC's as of October 1st		2,054.00		
	Sold in FY 2026 (see water table below)		55.00	ERC's	
	Total Unsold Capacity for Water		**1,999.00**		
	Total Unused Capacity for Water		**5,060.00**		
WATER		**RESIDENTIAL**	**COMMERCIAL**	**THE RESERVE**	**WATER FEES COLLECTED**
ERC's sold in	Oct-25	0.0	10.6	0	$ 29,521.00
ERC's sold in	Nov-25	0.0	0.0	0	$ -
ERC's sold in	Dec-25	0.0	0.0	0	$ -
ERC's sold in	Jan-26	0.0	0.0	0	$ -
ERC's sold in	Feb-26	0.0	44.4	0	$ 123,654.00
ERC's sold in	Mar-26	0.0	0.0	0	$ -
ERC's sold in	Apr-26	0.0	0.0	0	$ -
ERC's sold in	May-26	0.0	0.0	0	$ -
ERC's sold in	Jun-26	0.0	0.0	0	$ -
ERC's sold in	Jul-26	0.0	0.0	0	$ -
ERC's sold in	Aug-26	0.0	0.0	0	$ -
ERC's sold in	Sep-26	0.0	0.0	0	$ -
Total Water ERC's sold for FY 2026		**0.0**	**55.0**	**0**	**$ 153,175.00**
	WASTEWATER				
	Commercial Accounts		**477**		
	Residential Accounts		**6,319**		
	Total Plant Capacity Based on 2.60 MG/TMADF		10,400.00	ERC's (Factor 250 gpd) TMADF	
	Wastewater ERC's sold as of October 1st		9,876.80		
	Current ERC(use) including the Reserve CDD		6,447.00	ERC's (MAX over 12 Months)	
	The Reserve Commitment for 2026		0.00	ERC's	
	Unsold Wastewater ERC as of October 1st		523.20		
	Sold in FY 2026 (see W.Water table below)		55.00	ERC's	
	Total Unsold Capacity for Wastewater		**468.20**		
	Total Unused Capacity for Wastewater		**3,898.00**		
WASTEWATER		**RESIDENTIAL**	**COMMERCIAL**	**THE RESERVE**	**WASTEWATER FEES COLLECTED**
ERC's sold in	Oct-25	0.0	10.6	0	$ 23,850.00
ERC's sold in	Nov-25	0.0	0.0	0	$ -
ERC's sold in	Dec-25	0.0	0.0	0	$ -
ERC's sold in	Jan-26	0.0	0.0	0	$ -
ERC's sold in	Feb-26	0.0	44.4	0	$ 99,900.00
ERC's sold in	Mar-26	0.0	0.0	0	$ -
ERC's sold in	Apr-26	0.0	0.0	0	$ -
ERC's sold in	May-26	0.0	0.0	0	$ -
ERC's sold in	Jun-26	0.0	0.0	0	$ -
ERC's sold in	Jul-26	0.0	0.0	0	$ -
ERC's sold in	Aug-26	0.0	0.0	0	$ -
ERC's sold in	Sep-26	0.0	0.0	0	$ -
Total Wastewater ERC's sold for FY 2026		**0.0**	**55.0**	**0**	**$ 123,750.00**
New Connections in June:		-	ERC's		
18 Month Payment Plans (1)- Little Italy (11 of 18)					

St. Lucie West Services District Monthly Utilities Operations Report

June-26

Water Treatment Facility

Total Finished Water Produced for June was	61.86	MG
The Finished Water Produced for the Previous Twelve Months was	734.26	MG
The Average Daily Flow of Finished Water for June was	2.06	MG
The Annual Average Daily Flow of Finished Water for June was	2.01	MG
The Three Month Average Daily Flow of Finished Water for June was	2.09	MG
The Water Treatment Plant Capacity is Operating at	57.3%	
The Water Plant Annual Withdrawal Capacity per SFWMD WUP is at	81.8%	

Water Treatment Plant Projects for June:

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

Wastewater Treatment Facility

Total Influent Wastewater flow for June was	41.36	MG
Total Effluent Wastewater flow for June was	39.92	MG
The Average Daily Flow of Influent Wastewater for June was	1.38	MG
The Average Daily Flow of Effluent Wastewater for June was	1.33	MG
The Annual Average Daily Flow of Influent Treated for June was	1.47	MG
The Three Month Average Daily Flow of Influent Treated for June was	1.49	MG
The Wastewater Plant Capacity is Operating at	57.1%	

Wastewater Treatment Plant Projects for June:

- Performed 3D Image Mapping of BNRs
- Drained and Inspected Clarifier #2

Underground Utilities Division
Work Task and Service Order Monthly Report

Month/Year: **June-2026**

Count	Description
68	New Service/Connect/Disconnect/occupant change
0	Install Permanent Meter
0	Remove Permanent Meter
0	Install Temporary Meter
1	Remove Temporary Meter
2	Lock off/non payment office
0	Lock off Return payment
6	Lock Off Temporary
42	Lock Off Non-Payment
40	Reconnection "No Fee"
23	Reconnection "Regular Hours"
3	Reconnection "After Hours"
0	Reconnection "Inspection"
10	Check for Leak "No Leak Found"
10	Check for Leak "Customers Responsibility"
22	Check for Leak "Districts Responsibility"
0	Meter Reading Exception
0	Meter Maintenance
1	Read Meter pull Data Office Request
82	Meter Box
0	Follow up "Meter Swap"
0	Complaint
0	AMI Lock off Leak
0	Meter Change Out
0	Fire Hydrant
0	Irrigation "Checking for Leaks and Turning on Or Shutting Off Valves"
81	Sewer "Backups, Sewer Caps, or Breaks"
0	Lock off failed ARR
4	Read Meter Office Request
157	Locates
8	Complaints "Water Quality, Pressure, etc..."
23	Follow up "Incomplete Task by District or Contractor from Previous Service Orders"
0	Read Meter pull Data Customer Request
0	Miscellaneous
1	Liftstations "Private"
0	Liftstations "District"
18	Door Hanger
0	Service Action
86	AMI Leak Alarm
5	Vactor Lift Stations 11,32,48,30,50
26	Commercial FOG Inspections (Utilities Field Inspector)

UGU CONSTRUCTION CREW PROJECTS:

- ASPHALT REPAIRS- (2) Kings Isle, (1) Cascades
- SIDEWALK REPAIRS -(1) Heatherwood
- IRRIGATION BLOWOFFS- (2)Lake Charles
- CONCRETE PADS- (1)Lake Charles, (1) lake Forest, (2) Cascades, (4) Commercial
- LIFT STATION REPAIRS- Completed SLWSD Rehabilitation Project (#32)
- LIFT STATION REPAIRS- Continuing Reserve CDD Rehabilitation Projects (#10,#14,#15)

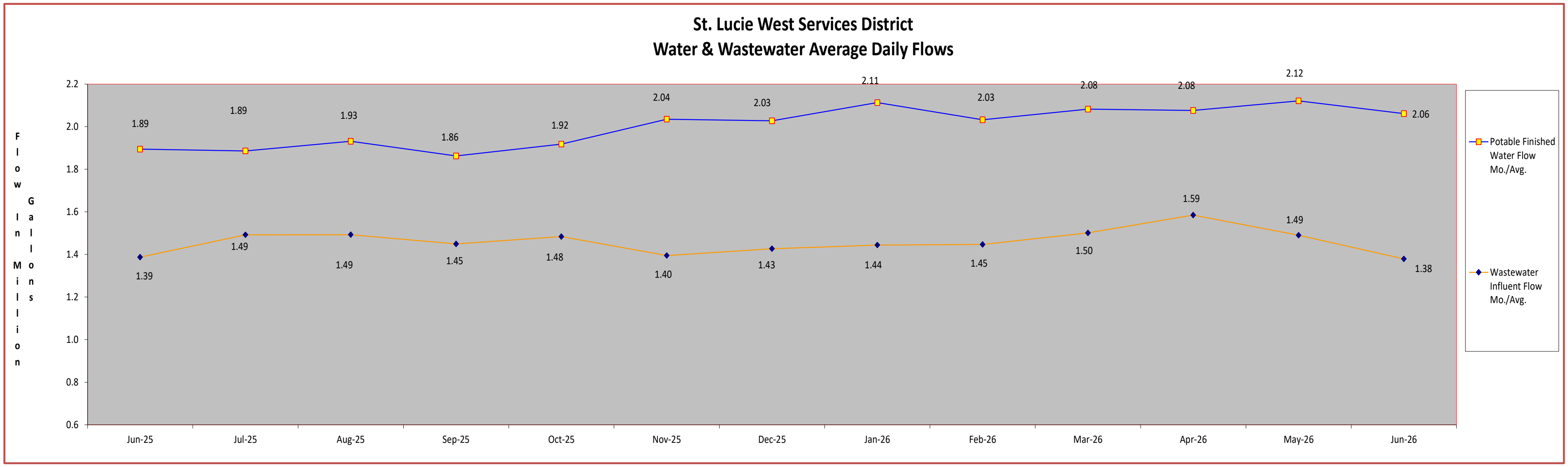
IRRIGATION MONTHLY REPORT- JUNE 2026

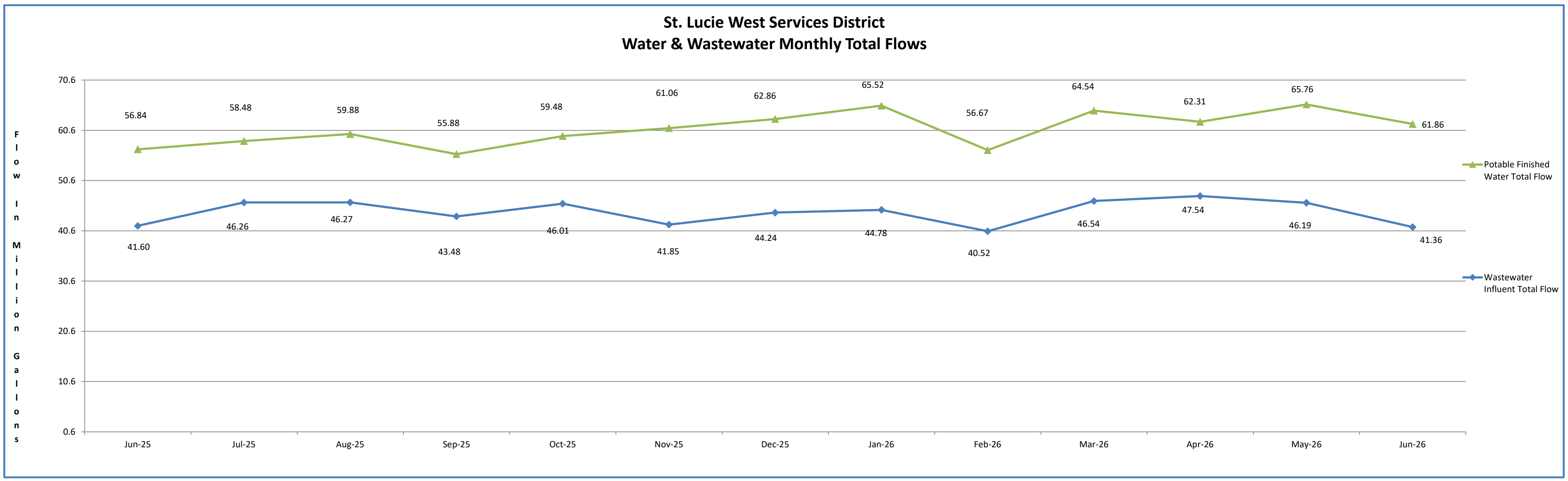
SERVICE ORDERS	
S/O DESCRIPTION	**TOTAL**
* CHECK FOR LEAK & OPERATE VALVES	28
IQ FOLLOW UP (ANGEL)	2
ACREAGE MEASUREMENT	0
COMPLAINTS	5
TIMER CHANGE REQUEST	0
ADDITIONAL TIME REQUEST NEW PLANTINGS	2
* Also reported un UGU MOR	

IRRIGATION FLOWS			
SOURCE	**TOTAL (MG)**	**ADF (MG)**	**MAX DAY (MG)**
LK ERNIE	33.752	1.125	2.454
MAIN PUMP STATION	51.479	1.716	3.760
STORM WATER TRANSFER	8.578	0.286	2.213
SURFICIAL WELLS	0.024	0.001	0.011
BRACKISH WELLS	0.751	0.025	0.054
GOLF COURSE	6.396	0.213	0.640

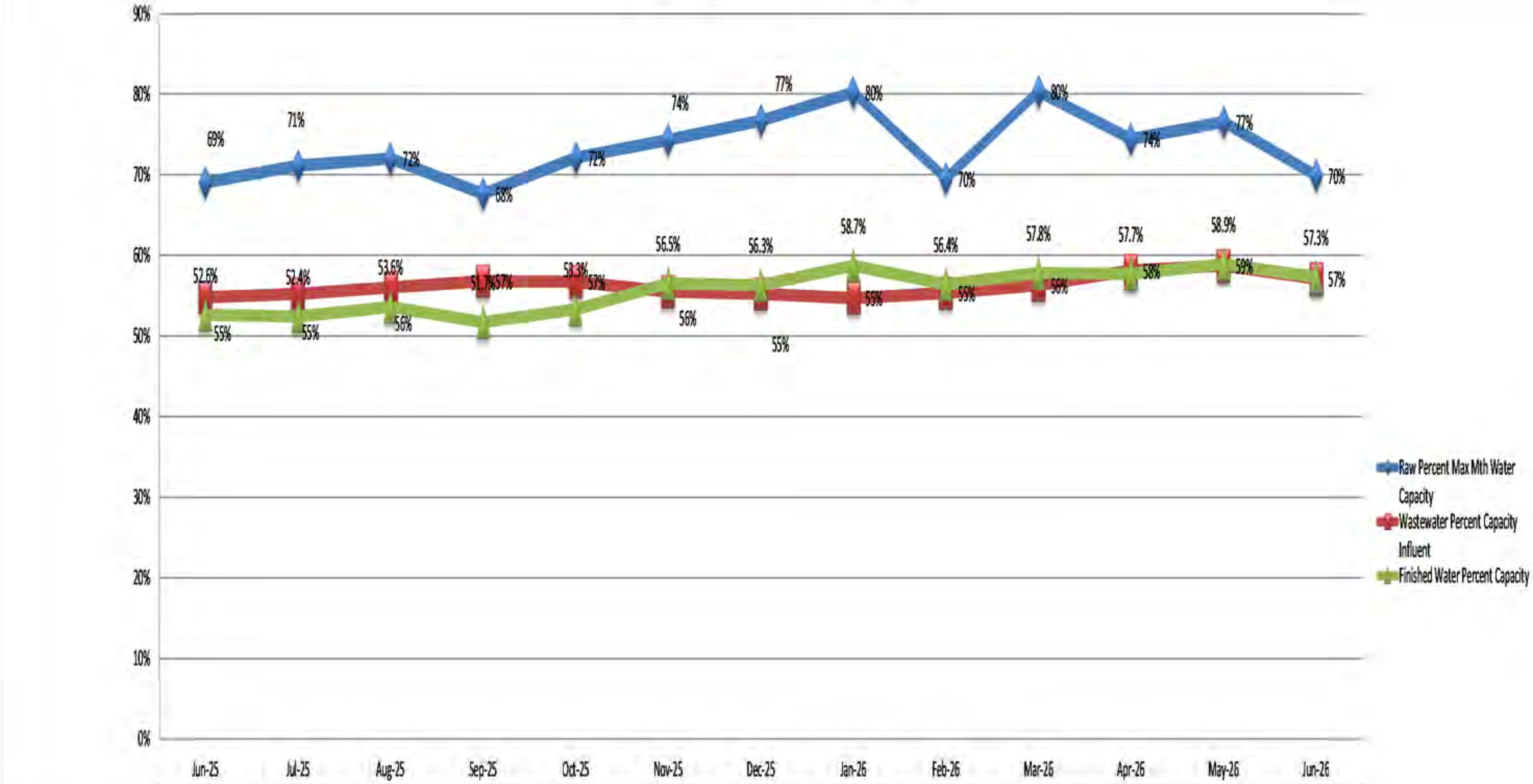
FLOWS (CATEGORIZED)			
	TOTAL (MG)	**%**	**MAX DAY (MG)**
REUSE	39.915	48.53%	1.470
STORMWATER	42.330	51.47%	
WELLS (ALL)	0.775	0.94%	
TOTAL	82.245	100.94%	

PROJECTS
Mets Stadium began using District Irrigation 6/30/2026 - 30-day approval.

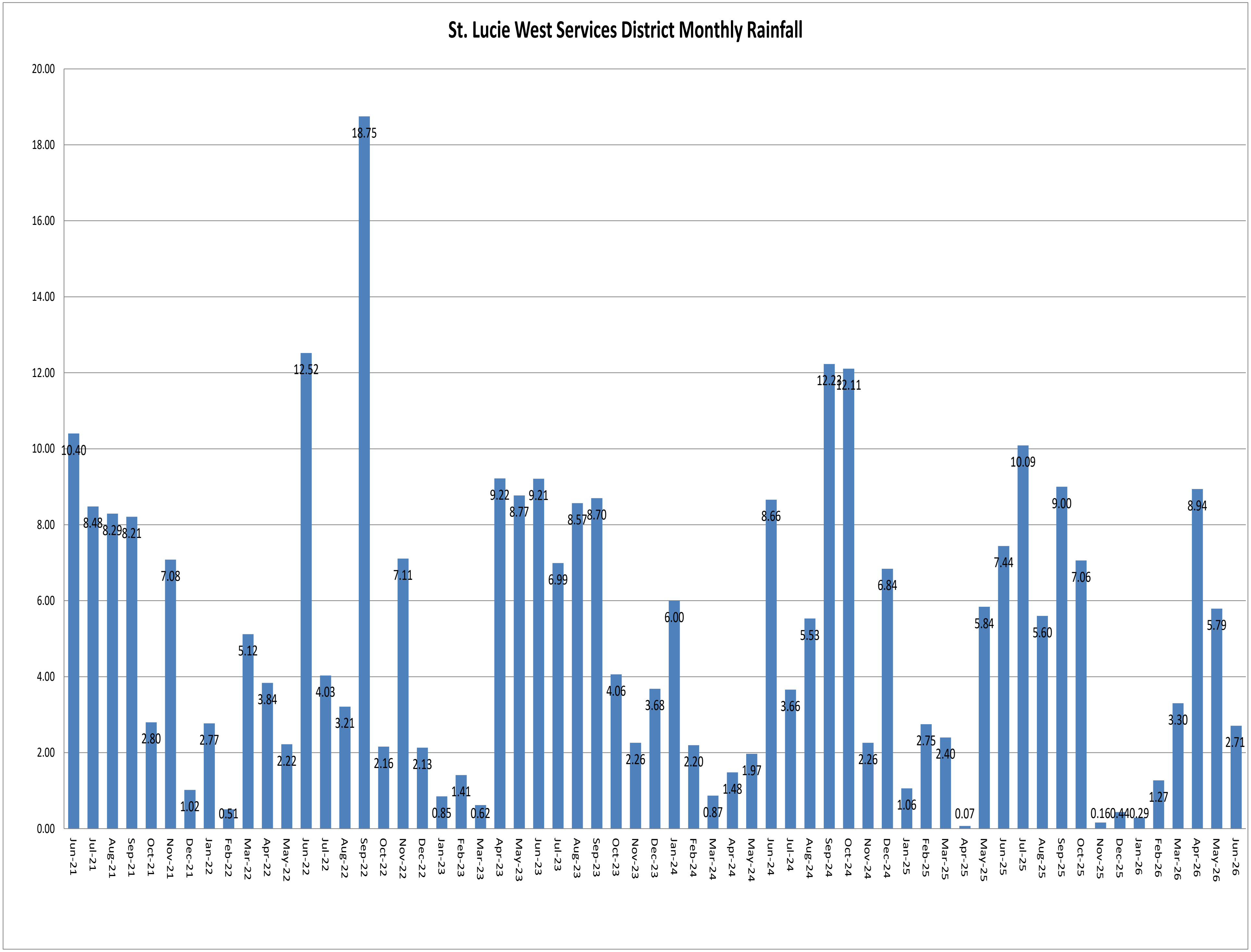

St. Lucie West Services District
Water & Wastewater Average Daily Flows
Flow In Million Gallons
2.2
2.0
1.8
1.6
1.4
1.2
1.0
0.8
0.6
1.89
1.89
1.93
1.86
1.92
2.04
2.03
2.11
2.03
2.08
2.08
2.12
2.06
1.39
1.49
1.49
1.45
1.48
1.40
1.43
1.44
1.45
1.50
1.59
1.49
1.38
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Potable Finished Water Flow Mo./Avg.
Wastewater Influent Flow Mo./Avg.


St. Lucie West Services District
Water & Wastewater Monthly Total Flows
Flow In Million Gallons
70.6
60.6
50.6
40.6
30.6
20.6
10.6
0.6
56.84
58.48
59.88
55.88
59.48
61.06
62.86
65.52
56.67
64.54
62.31
65.76
61.86
41.60
46.26
46.27
43.48
46.01
41.85
44.24
44.78
40.52
46.54
47.54
46.19
41.36
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26
Potable Finished Water Total Flow
Wastewater Influent Total Flow

St. Lucie West Services District
Water and Wastewater Percent Capacity



	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
Raw Percent Max Mth Water Capacity	69%	71%	72%	68%	72%	74%	77%	80%	70%	80%	74%	77%	70%
Wastewater Percent Capacity Influent	55%	55%	56%	57%	57%	56%	55%	55%	55%	56%	58%	59%	57%
Finished Water Percent Capacity	52.6%	52.4%	53.6%	51.7%	53.3%	56.5%	56.3%	58.7%	56.4%	57.8%	57.7%	58.9%	57.3%


St. Lucie West Services District Monthly Rainfall
20.00
18.00
16.00
14.00
12.00
10.00
8.00
6.00
4.00
2.00
0.00
10.40
8.48
8.29
8.21
2.80
7.08
1.02
2.77
0.51
5.12
3.84
2.22
12.52
4.03
3.21
18.75
2.16
7.11
2.13
0.85
1.41
0.62
9.22
8.77
9.21
6.99
8.57
8.70
4.06
2.26
3.68
6.00
2.20
0.87
1.48
1.97
8.66
3.66
5.53
12.23
12.11
2.26
6.84
1.06
2.75
2.40
0.07
5.84
7.44
10.09
5.60
9.00
7.06
0.16
0.44
0.29
1.27
3.30
8.94
5.79
2.71
Jun-21
Jul-21
Aug-21
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Jan-26
Feb-26
Mar-26
Apr-26
May-26
Jun-26

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

CA 3 Monthly Report on Ongoing & Capital Improvement Projects

Summary

This report is provided for your review and information as an update on the Ongoing & Capital Improvement Projects for the St. Lucie West Services District.

SW066 WWTF Filters and Effluent Piping Painting Project Completed

SW085 Lakes Irrigation Valve Replacement Project Completed

SW098 WTP Expansion Injection Well #2 Construction Completed

SW098 WTP Expansion Design Underway

SW099 Wastewater Emergency Storage Bypass Ongoing

PROJECT TRACKER - St Lucie West Services District (Ongoing)

Project No.	Project Engineer	Project Manager	Contractor / Vendor	Approved Capital Budget Funds in Dollars	Encumbered / Actual Cost of Project in Dollars	Available 2026 Budget	Ongoing % Compl.	FY % Completion	Project	Oct-2025	Nov-2025	Dec-2025	Jan-2026	Feb-2026	Mar-2026	Apr-2026	May-2026	Jun-2026	Jul-2026	Aug-2026	Sep-2026		
WM001	HR GREEN	GR		353,987	286,657	67,330	60%	81%	Stormwater Emergency Repairs														4B Gate Project, Pipe Lining & Repairs
SW001		JM/TB		215,833	75,532	140,301	25%	35%	Lift Station Renewal & Replacement														Pump and Equipment Replacements
SW037		JM/TB		250,000	84,893	165,107		34%	Emergency Renewal and Replacement Projects														
SW047		JM/TB		33,660	1,405	32,255		4%	Structural Repairs Manholes														
SW049		JM/TB		29,700	-	29,700		0%	Protective Coating Manholes														
SW064		JM/TB		55,000	34,783	20,217	60%	63%	Replacement Meters														Second Antenna Tower/Collector Installed
SW066		JM/TB		100,000	42,000	58,000	5%	42%	WWTF Plant Painting & Sealing of Tanks														Chlorine Contact Chambers 1 & 2 Piping & Filter Tanks
SW084		JM/TB		5,000	-	5,000		0%	UGU Potable Water Flushing Devices														
SW085		JM/TB		16,538	13,096	3,442	50%	79%	Emergency (Assoc. Irr.) R&R Projects														
SW091		JM/TB		5,000	-	5,000		0%	IRR Water Flushing Devices														
			Total	$ 1,064,718	538,366	526,352																	
									ONGOING CAPITAL R&R PROJECTS	10	10	10	10	10	10	10	10	10					

PROJECT TRACKER - St Lucie West Services District (Capital Projects)

Project No.	Project Engineer	Project Manager	Contractor / Vendor	Approved Capital Budget Funds in Dollars	Encumbered / Actual Cost of Project in Dollars	Available 2026 Budget	Ongoing % Compl.	FY % Completion	Project	Oct-2025	Nov-2025	Dec-2025	Jan-2026	Feb-2026	Mar-2026	Apr-2026	May-2026	Jun-2026	Jul-2026	Aug-2026	Sep-2026		
SW092		JM/GR		35,000	18,529	35,000	35%	53%	Repaving Utility Site														Patchwork in Progress
SW095		JM/TB		500,000	-	500,000	5%	0%	Step Screen Replacement														WWTF Headworks RFP Advertised
SW098	HR GREEN	JM/TB		26,000,000	495,000	25,505,000	30%	30%	WTP Expansion-Design/Build														Design Criteria to Bid by 10/1/26
SW098	HR GREEN	JM/TB	YOUNGQUIST	10,000,000	8,500,000	1,500,000	72%	85%	WTP Expansion-IW 2 Construction														INJ WELL #2 Construction Complete-Connection Underway
SW099	HR GREEN	JM/TB		150,000	15,704	134,296	10%	30%	Wastewater Emergency Storage Bypass														Old Discharge Piping Removed; New Bypass Line Installed
			Total	$ 36,685,000	9,029,233	27,674,296																	

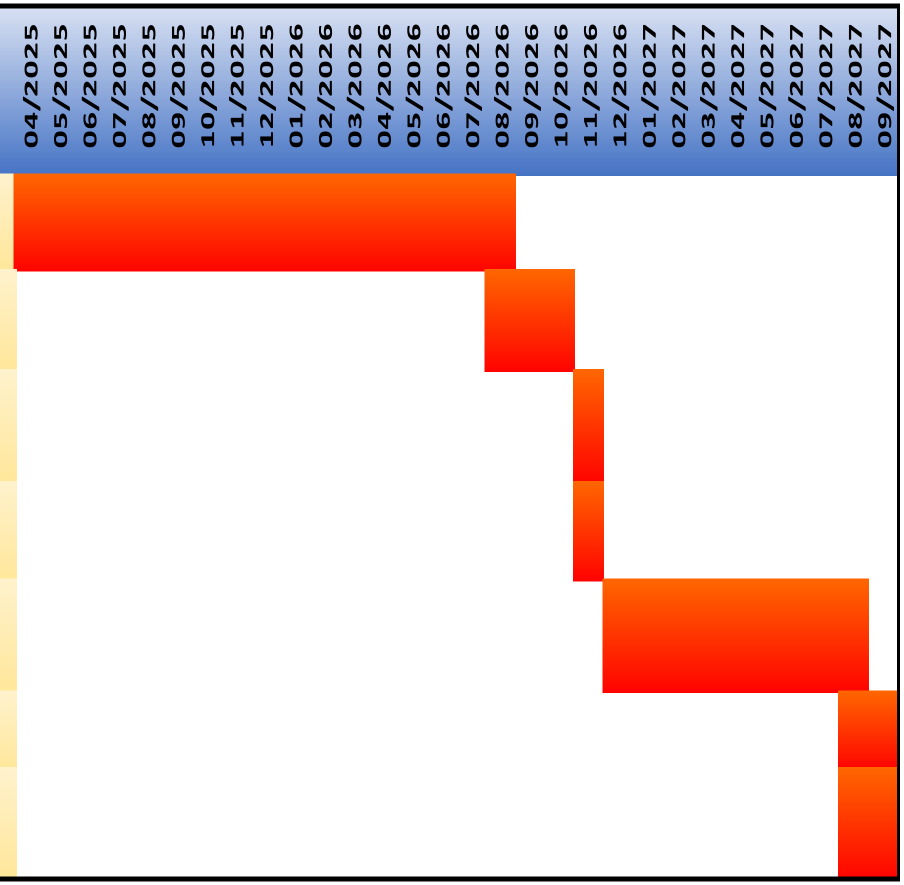
TOTAL PROJECTS IN PROGRESS OR COMPLETE	5	5	5	5	5	5	5	5	5			
PROJECTS IN DESIGN PHASE	4	4	4	4	4	3	1	1	1			
PROJECTS IN BID PHASE	0	0	0	0	0	0	1	1	1			
PROJECTS IN CONSTRUCTION PHASE	1	1	1	1	1	3	3	3	3			
PROJECTS COMPLETED	0	0	0	0	0	0	0	0	0			

Available Budget Amounts Listed in RED are Over Budget
Available Budget Amounts Listed in Blue are At or Under Budget

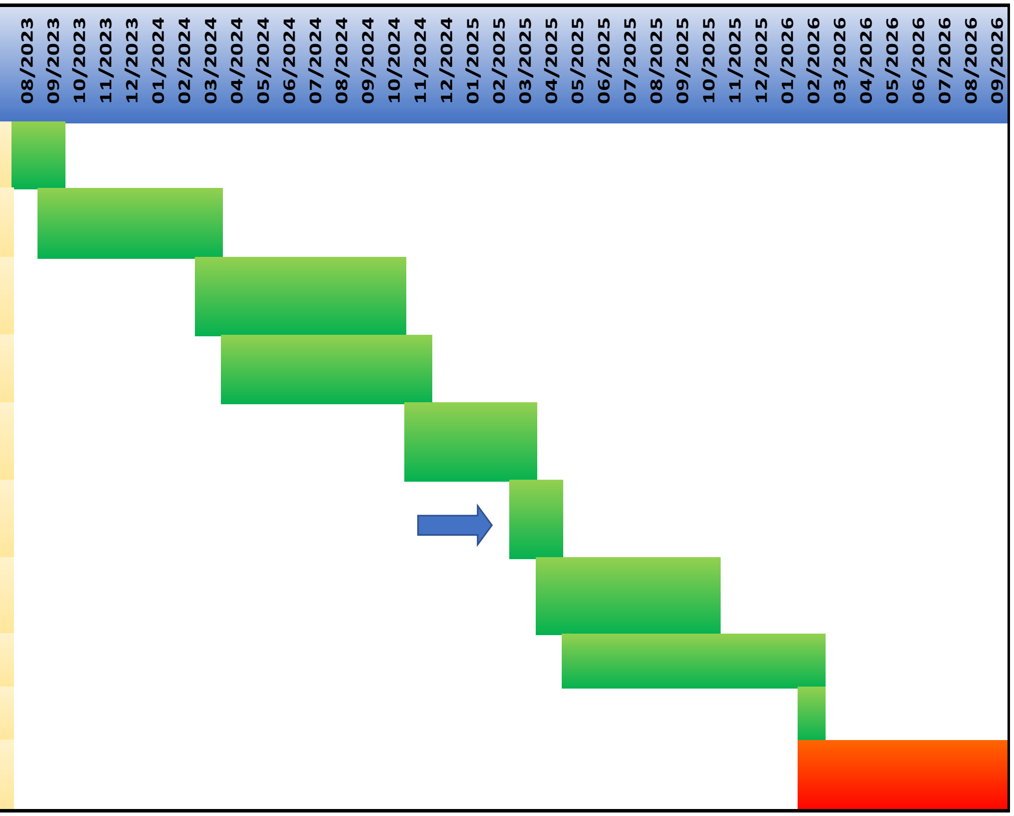
Major Project(s) Update

The schedules below are provided for your review and information as an update on the Capital Improvement Projects for the St. Lucie West Services District and will be updated and provided once a month.

SW098	WTP EXPANSION	PROJECT TOTAL DURATION= ONGOING			
COMPANY	TASK	START DATE	END DATE	DURATION	STATUS
HR GREEN	WTP DESIGN CRITERIA	4/8/2025	8/11/2026	490	Pending
SLWSD	DESIGN/BUILD BIDDING	8/11/2026	10/30/2026	80	Pending
SLWSD	PROJECT AWARD/PURCHASE ORDER ISSUANCE	11/3/2026	11/10/2026	7	Pending
CONTRACTOR/TBD	NTP/MOBILIZATION	11/3/2026	12/4/2026	31	Pending
CONTRACTOR/TBD	CONSTRUCTION	12/4/2026	8/21/2027	260	Pending
CONTRACTOR/TBD	FINAL CLOSEOUT	8/21/2027	9/20/2027	30	Pending
HR GREEN	PERMITTING CLOSEOUT	8/21/2027	9/20/2027	30	Pending



SW098	WTP EXPANSION-INJ WELL #2	PROJECT TOTAL DURATION= ONGOING			
COMPANY	**TASK**	**START DATE**	**END DATE**	**DURATION**	**STATUS**
SLWSD	DESIGN AWARD/PURCHASE ORDER ISSUANCE	8/30/2023	9/1/2023	2	Completed
HYDRODESIGNS	DESIGN ENGINEERING/FDEP PERMIT APP SUBMITTAL	9/1/2023	3/24/2024	205	Completed
FDEP	INJ WELL PERMIT ISSUANCE PROCEDURE	3/24/2024	10/15/2024	205	Completed
SLWSD	ACQUIRE FUNDING/BOND ISSUANCE	3/27/2024	11/7/2024	225	Completed
SLWSD	PROJECT BIDDING	11/7/2024	3/12/2025	125	Completed
SLWSD	PROJECT AWARD/PURCHASE ORDER ISSUANCE	3/12/2025	4/8/2025	27	Completed
ISS	DESIGN INJ WELL #2 SYSTEM CONNECTION	4/8/2025	10/15/2025	190	Completed
YOUNGQUIST	NEW WELL INSTALLATION	5/6/2025	2/16/2026	286	Completed
HYDRODESIGNS	WELL TESTING/PERMIT CLOSEOUT	2/6/2026	2/16/2026	10	Completed
ISS/TBD	WELL #2 CONNECTION	2/16/2026	9/4/2026	200	Pending



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

St. Lucie West Services District

Board Agenda Item
Tuesday August 5, 2026

Item

CA 4 Monthly Reports on Billing and Customer Service

Summary

This report is provided for your review and information as an update on the monthly Billing and Customer Service Operations.

The following are the totals from the accounts receivable reports.

1. Actual Consumption

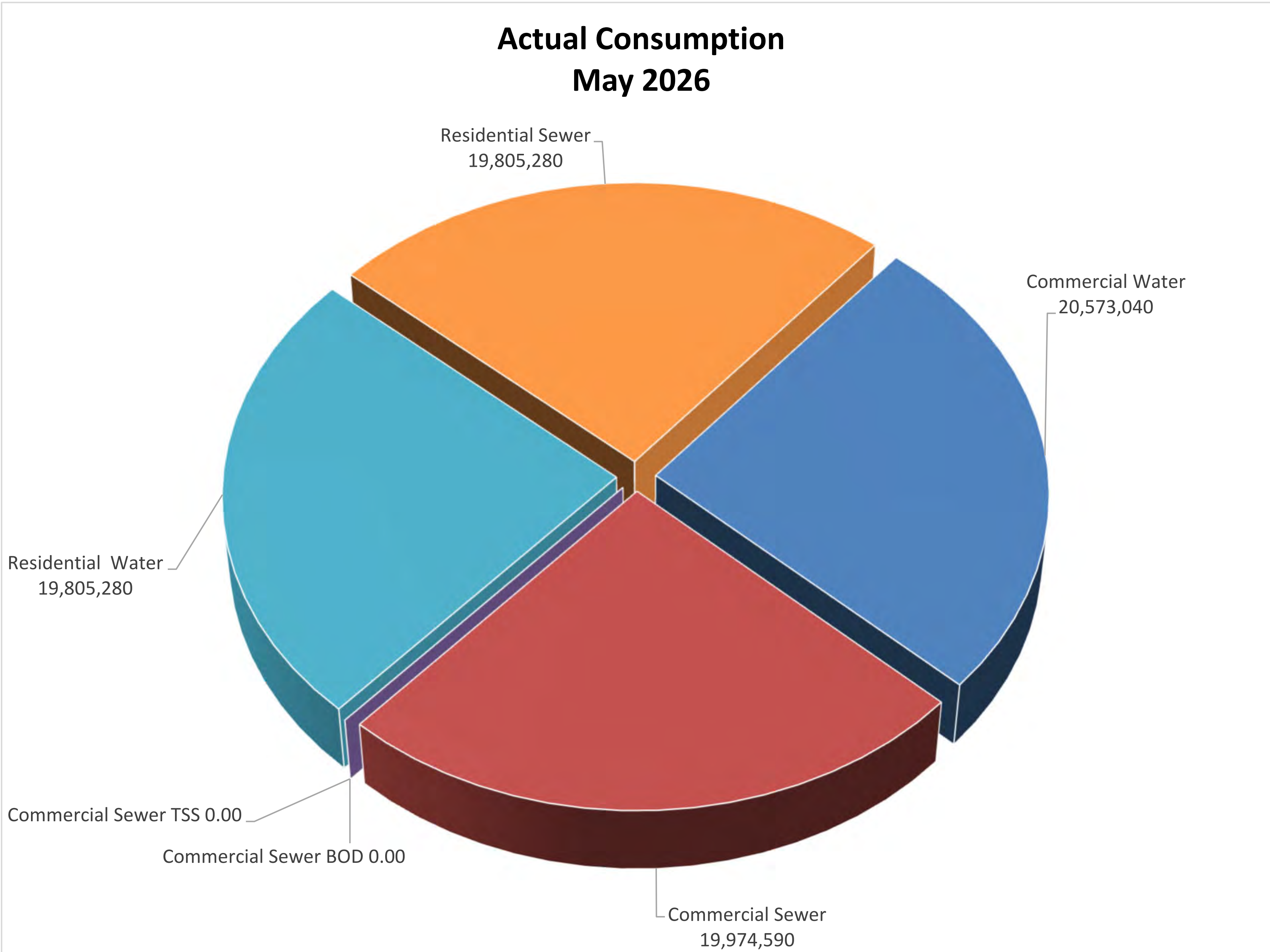
Water	40,378,320	Gallons
Sewer	39,779,870	Gallons
Sewer BOD	0.00	Gallons
Sewer TSS	0.00	Gallons

2. Amount Billed

Total Water	$363,404.37
Total Sewer	$421,289.61
Total Irrigation	$200,491.10

3. Billing

Total Water	6,851
Total Sewer	6,796
Total Irrigation	6,473


Actual Consumption
May 2026
Residential Sewer
19,805,280
Commercial Water
20,573,040
Residential Water
19,805,280
Commercial Sewer TSS 0.00
Commercial Sewer BOD 0.00
Commercial Sewer
19,974,590

CONSUMPTION BY GALLONS	
Commercial:	
Water	20,573,040
Sewer	19,974,590
Sewer- BOD	0.00
Sewer- TSS	0.00
Multi:	
Water	2,684,810
Sewer	2,684,810
Single:	
Water	17,120,470
Sewer	17,120,470
AMOUNT BILLED/TOTAL CHARGES:	
Commercial:	
Water	$146,845.20
Sewer	$162,657.86
IQ	$58,296.89
TOTAL:	$367,799.95
Multi:	
Water	$34,489.29
Sewer	$41,478.34
IQ	$17,164.04
TOTAL:	$93,131.67
Single	
Water	$182,069.88
Sewer	$217,153.41
IQ	$125,030.17
TOTAL:	$524,253.46
TOTAL BILL COUNT	
Commercial:	
Water	532
Sewer	477
IQ	249
Multi:	
Water	1,111
Sewer	1,111
IQ	1,017
Single:	
Water	5,208
Sewer	5,208
IQ	5,207

CONSUMPTION	
Water	40,378,320
Sewer	39,779,870
Sewer- BOD	0.00
Sewer- TSS	0.00
AMOUNT BILLED	
Water	$363,404.37
Sewer	$421,289.61
IQ	$200,491.10
BILLS	
Water	6,851
Sewer	6,796
IQ	6,473

St. Lucie West Services District

Month/Year Jun - 2026

Monthly Deposited Daily Form

Day	Date	WSI Total Deposit /Daily	Misc. Total Deposit/Daily
Mon	6/1/2026	$ 78,165.96	$ -
Tues	6/2/2026	$ 40,054.64	$ -
Wed	6/3/2026	$ 62,752.71	$ -
Thur	6/4/2026	$ 413,469.90	$ -
Fri	6/5/2026	$ 25,225.83	$ -
	Total - Week	$ 619,669.04	$ -
Mon	6/8/2026	$ 17,132.47	$ 408.00
Tues	6/9/2026	$ 2,359.60	$ -
Wed	6/10/2026	$ 7,259.56	$ -
Thur	6/11/2026	$ 2,675.22	$ -
Fri	6/12/2026	$ 4,294.77	$ -
	Total - Week	$ 33,721.62	$ 408.00
Mon	6/15/2026	$ 100,138.88	$ -
Tues	6/16/2026	$ 16,859.08	$ -
Wed	6/17/2026	$ 10,023.26	$ 251.54
Thur	6/18/2026	$ 12,033.55	$ 238.30
Fri	6/19/2026	$ 11,022.20	$ -
	Total - Week	$ 150,076.97	$ 489.84

Day	Date	WSI Total Deposit /Daily	Misc. Total Deposit/Daily
Mon	6/22/2026	$ 16,683.81	$ -
Tues	6/23/2026	$ 11,868.90	$ -
Wed	6/24/2026	$ 23,298.72	$ -
Thur	6/25/2026	$ 60,381.51	$ -
Fri	6/26/2026	$ 38,135.59	$ -
	Total - Week	$ 150,368.53	$ -
Mon	6/29/2026	$ 81,254.45	$ -
Tues	6/30/2026	$ 40,990.29	$ -
Wed		$ -	$ -
Thur		$ -	$ -
Fri		$ -	$ -
	Total - Week	$ 122,244.74	$ -

	WSI	MISC
Total Month Receivables	$ 1,076,080.90	$ 897.84

ST. LUCIE WEST SERVICES DISTRICT
ACCOUNTS BILLED AND MONTLY RECEIVABLES

REPORT # 1 ACTIVE COMPANY | **MONTH END SUMMARY** | **6/1/2026 - 6/30/2026**

						BALANCE TOTALS
					BEGINNING BALANCE AS OF	6/1/2026
GENERAL LEDGER					TOTAL BEGINNING BAL.	$ 637,470.13
CHARGES	DESCRIPTION	BILL COUNT	BILLED AMOUNT			
	BASE CHARGES					
5-04109	IRRIGATION BASE	6473	$ 198,446.82			$ 835,916.95
5-04107	SEWER BASE	6796	$ 223,202.05			$ 1,059,119.00
5-04106	WATER BASE	6851	$ 179,233.08			$ 1,238,352.08
5-04046	DISPENSED/BULK WATER BASE	19	$ 1,731.07			$ 1,240,083.15
5-04014	WHOLESALE WATER BASE	1	$ 948.50			$ 1,241,031.65
5-04014	WHOLESALE WATER BASE	1	$ -			$ 1,241,031.65
	TOTAL CHARGE		$ 603,561.52			
	CONSUMPTION CHARGES			CONSUMPTION BY		
5-04009	IRRIGATION		$ 2,044.28	7,301,000		$ 1,243,075.93
5-04007	SEWER		$ 198,087.56	39,779,870		$ 1,441,163.49
5-04007	SEWER-BOD EXCESS		$ -	0.00		$ 1,441,163.49
5-04007	SEWER-TSS EXCESS		$ -	0.00		$ 1,441,163.49
5-04006	WATER		$ 184,171.29	40,378,320		$ 1,625,334.78
	AVERAGE DAYS			30.82		
5-04046	TANKER TRUCK WATER		$ 1,070.04	236,210		$ 1,626,404.82
5-04014	WHOLESALE WATER		$ 53,863.64	14,797,704		$ 1,680,268.46
5-04021	WHOLESALE WASTEWATER		$ 41,511.00	10,275,000		$ 1,721,779.46
5-04014	WHOLESALE WATER		$ -	0		$ 1,721,779.46
5-04021	WHOLESALE WASTEWATER		$ -	0		$ 1,721,779.46
	TOTAL CHARGE		$ 480,747.81			
	DEPOSIT CHARGE		$ -			$ 1,721,779.46
	TOTAL CHARGES					
	IRRIGATION CHARGE		$ 200,491.10			
	SEWER CHARGE		$ 462,800.61			
	WATER CHARGE		$ 421,017.62			
	TOTAL CHARGE		$ 1,084,309.33			
ADJUSTMENTS	DESCRIPTION			REVENUE	WRITE OFF	
	TOTAL REVENUE CHANGES			$ (2,460.19)		$ 1,719,319.27
	TOTAL WRITE OFFS				$ (1.10)	$ 1,719,318.17
PENALTY CHARGES	DESCRIPTION		AMOUNT			
5-04010	TOTAL PENALTY		$ 6,044.49			$ 1,725,362.66
MISCELLANEOUS CHARGES	DESCRIPTION		AMOUNT			
5-04012	TOTAL MISCELLANEOUS		$ 1,000.00			$ 1,726,362.66
5-04047	BACK FLOW CHARGES		$ -			
5-04047	BACK FLOW OPT OUT CHARGES		$ -			
METER SET FEES	DESCRIPTION		AMOUNT			
5-04018	METER FEE		$ -			
5-04012	INITIAL CONNECTION METER FEE		$ -			
	TOTAL METER FEES		$ -			$ 1,726,362.66
IMPACT FEES	DESCRIPTION		AMOUNT			
5-04033	WATER IMPACT (AFPI)		$ 83.68			$ 1,726,446.34
5-04035	SEWER IMPACT (AFPI)		$ 59.41			$ 1,726,505.75
	TOTAL IMPACT (AFPI)		$ 143.09			

ST. LUCIE WEST SERVICES DISTRICT
ACCOUNTS RECEIVABLE SUMMARY

REPORT # 2 ACTIVE COMPANY | **MONTH END SUMMARY 6/1/2026 - 6/30/2026**

GENERAL LEDGER					**BALANCE TOTALS**
					CONTINUED BALANCE REF.
				$	1,726,505.75
PAYMENTS	**DESCRIPTION**		**AMOUNT**		
5-01025	WATER CONSUMPTION	$	173,949.94	$	1,552,555.81
5-01025	WATER BASE	$	172,631.74	$	1,379,924.07
5-01025	IRRIGATION	$	191,986.31	$	1,187,937.76
5-01025	SEWER CONSUMPTION	$	187,253.44	$	1,000,684.32
5-01025	SEWER BASE	$	214,305.48	$	786,378.84
5-01025	DISPENSED WATER	$	526.18	$	785,852.66
5-01025	PENALTY	$	5,633.67	$	780,218.99
5-01025	MISCELLANEOUS	$	317.62	$	779,901.37
5-01025	C-MISCELLANEOUS	$	946.57	$	778,954.80
	CREDIT BALANCE CHANGE	$	28,667.06	$	750,287.74
5-04047	BACK FLOW CHARGES	$	-	$	750,287.74
5-04048	BACK FLOW OPT OUT CHARGES	$	-	$	750,287.74
5-04049	BACK FLOW OPT OUT CHARGES	$	-	$	750,287.74
	BILL ADJUSTMENT	$	-	$	750,287.74
	SUBTOTAL	$	976,218.01		
5-04014	WHOLESALE WATER (Month)	$	53,863.64	$	696,424.10
5-04014	WHOLESALE WATER BASE (Month)	$	948.50	$	695,475.60
5-04021	WHOLESALE WASTEWATER (Month)	$	41,511.00	$	653,964.60
5-04014	WHOLESALE WATER (Month)	$	-	$	696,424.10
5-04014	WHOLESALE WATER BASE (Month)	$	-	$	696,424.10
5-04021	WHOLESALE WASTEWATER (Month)	$	-	$	696,424.10
5-04033	WATER IMPACT (AFPI)	$	83.68	$	653,880.92
5-04035	SEWER IMPACT (AFPI)	$	59.41	$	653,821.51
5-04018	METER FEE	$	-	$	653,821.51
5-04012	INITIAL CONNECTION METER FEE	$	-	$	653,821.51
	TOTAL PAYMENTS	$	1,072,684.24		
REVERSE PAYMENTS	**DESCRIPTION**				
	POSTING ERRORS	$	-		
5-01025	REVERSE PAYMENT/BAL TRANSFER	$	3,369.83		
	RETURN PAYMENTS	$	2,112.43		
	TOTAL	$	5,482.26	$	659,303.77
REVERSE	**DESCRIPTION**				
5-01025	REVERSE PENALTIES	$	(839.47)	$	658,464.30
BILL ADJUSTMENT	**DESCRIPTION**				
5-01025	BILL - VOID/ADJUSTMENT/REVERSAL			$	658,464.30
DEPOSIT REFUNDS	**DESCRIPTION**				
	DEPOSIT REFUNDS	$	(7,050.00)	$	651,414.30
	DESCRIPTION			$	-
REVERSE DEPOSIT	REVERSE DEPOSIT	$	-	$	651,414.30

ST. LUCIE WEST SERVICES DISTRICT
ACCOUNTS RECEIVABLE SUMMARY

REPORT # 2 ACTIVE COMPANY			**MONTH END SUMMARY**		**6/1/2026**	**-**	**6/30/2026**
REFUNDS	**DESCRIPTION**	**COUNT**		**AMOUNT**			
	TOTAL REFUND CHECKS	7	$	784.85		$	652,199.15
TRANSFER BALANCE	**DESCRIPTION**			**NET AMOUNT**			
	RECEIVABLES ADJUSTED		$	(2,633.76)		$	649,565.39
	RECEIVABLES RE-APPLIED		$	2,633.76		$	652,199.15
DEPOSIT ACTIVITY	**DESCRIPTION**			**AMOUNT**			
	BEGINNING DEPOSIT BALANCE		$	176,500.00			
	BILLED DEPOSITS		$	-			
5-02030	NEW DEPOSITS		$	5,300.00		BALANCE AS OF	
	REFUNDS		$	(7,050.00)		**6/30/2026**	
	REVERSE REFUNDS		$	-		$	652,199.15
	REVERSE DEPOSITS		$	-	unpaid Reserve invoice	$	-
	TOTAL DEPOSIT ENDING BALANCE		$	174,750.00	**Total Ending Balance**	$	652,199.15
						$	-
MISC. PAYMENTS	**DESCRIPTION**						
	MISCELLANOUS PAYMENTS RECEIVED		$	897.84			

ST LUCIE WEST SERVICES DISTRICT AGED DEBT SUMMARY

MONTH/YEAR	Current Amount 1-30 DAYS	Amount 31-60 DAYS	Amount 61-90 DAYS	Amount 91-120 DAYS	Amount > 120 DAYS	BALANCE
June 2024	$ 584,425.36	$ 3,451.01	$ 1,376.29	$ 452.34	$ 4,833.27	$ 594,538.27
July 2024	$ 585,513.06	$ 4,613.24	$ 2,179.21	$ 823.49	$ 5,188.18	$ 598,317.18
August 2024	$ 547,475.24	$ 13,266.22	$ 1,058.46	$ 627.67	$ 5,902.91	$ 568,330.50
September 2024	$ 515,792.07	$ 5,200.34	$ 1,277.70	$ 568.63	$ 6,466.13	$ 529,304.87
October 2024	$ 493,866.60	$ 1,990.03	$ 1,142.61	$ 568.95	$ 5,062.50	$ 502,630.69
November 2024	$ 548,637.28	$ 13,005.51	$ 1,509.20	$ 594.22	$ 3,906.22	$ 567,652.43
December 2024	$ 483,615.55	$ 9,645.80	$ 2,099.91	$ 484.01	$ 4,302.03	$ 500,147.30
January 2025	$ 562,044.87	$ 8,877.71	$ 993.45	$ 780.17	$ 4,145.98	$ 576,842.18
February 2025	$ 584,098.76	$ 9,013.04	$ 1,566.59	$ 555.27	$ 4,679.53	$ 599,913.19
March 2025	$ 548,067.13	$ 7,083.59	$ 1,056.88	$ 487.71	$ 5,182.90	$ 561,878.21
April 2025	$ 631,629.02	$ 5,529.91	$ 1,245.25	$ 686.13	$ 5,517.44	$ 644,607.75
May 2025	$ 567,568.35	$ 26,494.62	$ 1,988.43	$ 294.45	$ 6,356.97	$ 602,702.82
June 2025	$ 643,341.14	$ 1,769.21	$ 1,093.96	$ 566.08	$ 6,635.85	$ 653,406.24
July 2025	$ 523,758.08	$ 4,979.25	$ 1,509.51	$ 808.80	$ 6,573.31	$ 537,628.95
August 2025	$ 545,317.42	$ 6,851.54	$ 1,241.61	$ 890.14	$ 6,992.71	$ 561,293.42
September 2025	$ 582,088.08	$ 2,025.73	$ 929.07	$ 844.07	$ 7,795.36	$ 593,682.31
October 2025	$ 591,182.95	$ 1,208.71	$ 515.90	$ 835.50	$ 8,639.43	$ 602,382.49
November 2025	$ 642,958.41	$ 18,179.34	$ 2,923.91	$ 916.27	$ 6,936.68	$ 671,914.61
December 2025	$ 633,164.22	$ 13,783.36	$ 3,447.37	$ 1,445.15	$ 7,568.35	$ 659,408.45
January 2026	$ 431,011.91	$ 4,097.25	$ 2,122.35	$ 2,058.89	$ 7,873.37	$ 447,163.77
February 2026	$ 672,196.74	$ 2,450.82	$ 2,726.27	$ 792.27	$ 8,016.85	$ 686,182.95
March 2026	$ 606,100.71	$ 8,727.37	$ 1,289.29	$ 1,340.06	$ 7,818.73	$ 625,276.16
April 2026	$ 627,332.13	$ 4,608.82	$ 2,076.12	$ 691.28	$ 8,817.58	$ 643,525.93
May 2026	$ 619,540.41	$ 6,708.15	$ 1,720.83	$ 1,084.12	$ 8,416.62	$ 637,470.13
June 2026	$ 636,215.58	$ 5,211.25	$ 598.08	$ 1,094.43	$ 9,079.81	$ 652,199.15
						$ -

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

CA 5 Public Information Officer Monthly Report

Summary

This report is provided for your review and information as an update on the public information of the St. Lucie West Services District and will be provided once a month.

St. Lucie West Services District Monthly Public Information Report

June's Public Information Office activities focused on expanding community engagement, strengthening public outreach, and providing timely, accurate information to residents through multiple communication channels. Key efforts included launching the District's first annual hurricane preparedness educational event, participating in regional outreach initiatives, ensuring compliance with the annual Water Quality Report distribution requirements, and maintaining consistent communications through the District website, newsletter, and GovDelivery platform. These initiatives supported the District's commitment to keeping residents informed, promoting emergency preparedness, and enhancing transparency and public awareness of District services and operations.

External Engagement & Media Relations

1) **"Storm Ready" Lunch & Learn – Jun. 4**
    a. Hosted a successful Lunch & Learn educational event in the SLWSD Board Meeting Room, attended by approximately 50 of the 60 invited guests. The event featured presentations from the National Weather Service, the City of Port St. Lucie and St. Lucie County Emergency Management, local homeowners' insurance representatives, and SLWSD Public Works staff. As the District's first Hurricane & Storm Preparedness Lunch & Learn, it established a new annual event that will be held prior to the City of Port St. Lucie's Hurricane Expo.
    b. Moving forward, SLWSD plans to host Lunch & Learn events on a semiannual basis. The next session will focus on Water Utilities & Billing, with the goal of securing event sponsors to provide lunch for attendees.
2) **City of PSL Hurricane Expo – Jun. 6**
    a. Participated in the City of Port St. Lucie's annual Hurricane Expo. SLWSD staffed an information booth and distributed educational materials to attendees. Resident participation from St. Lucie West was minimal, and attendance will be evaluated when determining whether to participate in next year's event.
3) **City Public Board Meetings**
    a. Attended City of Port St. Lucie Council meetings on behalf of SLWSD, to monitor matters affecting the district.

Internal & External Communications

- **Water Quality Report (2025 Reporting Year)**
    - The 2025 Reporting Year SLWSD Water Quality Report was mailed to all residents on June 22, 2026, ahead of the July 1 deadline. The digital version was published on the District website and emailed to all subscribers on June 6, 2026.
    -
- **SLWSD.ORG Website**
    - <u>Monthly tasks:</u> Updated various website pages with new and updated data, such as employment postings, visuals, important water utility notices, and others.
    - <u>Website Analytics:</u> Website generated 2.5k visits during the reporting period, representing approximately 36% of the District's customers (service connections).

- 2k new users (The number of users who interacted with our site for the first time)
- Most visited sections of the website:
  1. Homepage (Pay My Bill)
  2. Water Quality
  3. Employment opportunities
  4. Accounts & Billing

- **SLWSD June Newsletter -** topics covered:
  - (Informational article) *"Hurricane Season Preparedness: Know Your Zone, Make Your Plan."* The article features important city and county website locations that SLW residents can retrieve emergency preparedness information, such as flooding zones, evacuation routes, etc. These are common questions asked during meetings and events with SLW residents.
  - (Steb-by Step Tutorial) "How to Sign Up for Online Billing & Manage Alerts."
  - (Notices) Notice of mailing of Water Quality Report.
  - (Notices) Board of Supervisors upcoming meeting date.
- **Email/Text Message (GovDelivery) Marketing Analytics:**
  - GovDelivery subscriber base for June: +23 new subscribers.
  - Overall GovDelivery engagement rate reached 80.8% (of total subscribers).
  - Total messages delivered: 33,211.
  - Mass email/text messages sent to residents through our *GovDelivery* e-mail marketing platform in May:

CATEGORY | Title	**Date Sent**	**Message Method**	**Number of Contacts Reached**
BULLETIN | **Event Notice:** Blood Drive at SLWSD – Friday, June 26 (8 am to Noon)	Jun. 23	Email	5,382
BULLETIN | **Holiday Hours' Notice:** SLWSD Office Closure Notice – Independence Day Holiday	Jun. 17	Email	5,371
BULLETIN | **Event Notice:** Routine Sewer Smoke Testing – June 22-26 (The Club at SLW and Kings Isle)	Jun. 16	Email & text	11,720
BULLETIN | **News:** The Latest Water Quality Report Is Now Available	Jun. 8	Email	5,368
NEWSLETTER | **News:** June 2026 Newsletter - Hurricane Season Preparedness	Jun. 5	Email	5,370

St. Lucie West Services District

Board Agenda Item

Tuesday, July 7, 2026

Item

CA 6 Financial Statements for June 30, 2026

Summary

Attached for your review are the Financial Reports for the period ending June 30, 2026.

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

Recommendation

No Action Required.

Budget Impact

None.

Board Action

Moved by:	**Seconded by:**	**Action Taken:**

St Lucie West Service District (General Fund)

Income Statement Budget vs. Actual

June 2026

	Oct 25-Jun 26	Budget YTD	$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
1-04000 · GF SLWSD GENERAL FUND REVENUE	4,305,766.60	4,113,202.53	192,564.07	104.68%	4,348,675.04
Total Income	4,305,766.60	4,113,202.53	192,564.07	104.68%	4,348,675.04
Gross Income	4,305,766.60	4,113,202.53	192,564.07	104.68%	4,348,675.04
Expense					
1-05000 · GF BOARD OF DIRECTORS	10,165.99	11,824.47	-1,658.48	85.97%	15,765.96
1-06000 · GF DISTRICT MANAGER	8,645.17	32,204.97	-23,559.80	26.84%	42,939.96
1-07000 · GF FINANCE	177,913.41	221,908.06	-43,994.65	80.17%	237,476.08
1-12000 · GF GRANT MANAGEMENT	0.00	1,144.53	-1,144.53	0.0%	1,526.04
1-13000 · GF CLERK TO THE BOARD	7,205.07	11,994.03	-4,788.96	60.07%	15,992.04
1-14000 · GF AQUATICS DIVISION-PERSNL	215,543.84	335,244.06	-119,700.22	64.3%	446,992.08
1-15000 · GF ADMINISTRATION DIV-PERSNL	853,596.25	947,298.69	-93,702.44	90.11%	1,263,064.92
1-16000 · GF STORM WATER MGMT-PERSNL	371,753.92	459,562.50	-87,808.58	80.89%	612,750.00
1-17000 · GF EXOTIC PLNT RMVL DIV-PERSNL	214,436.56	281,495.88	-67,059.32	76.18%	375,327.84
1-18000 · GF SHOP OPERATIONS-PERSNL	51,308.42	73,572.66	-22,264.24	69.74%	98,096.88
1-19000 · GF GENERAL COUNSEL	8,512.50	24,898.50	-16,386.00	34.19%	33,198.00
1-23000 · GF SPECIAL COUNSEL	0.00	4,587.75	-4,587.75	0.0%	6,117.00
1-26000 · GF ENGINEERING	45,632.00	69,597.72	-23,965.72	65.57%	92,796.96
1-29000 · GF POLLUTION CONTROL	0.00	2,090.25	-2,090.25	0.0%	2,787.00
1-31000 · GF AQUATICS DIVISION-OPERATING	65,487.93	127,833.03	-62,345.10	51.23%	170,444.04
1-33000 · GF ADMINISTRATION DIV-OPERATING	167,033.67	235,836.81	-68,803.14	70.83%	314,449.08
1-34000 · GF STORM WATER MGMT-OPERATING	251,868.67	294,791.00	-42,922.33	85.44%	355,388.00
1-35000 · GF EXOTIC PLANT RMVL-OPERATING	40,921.11	66,692.94	-25,771.83	61.36%	83,923.92
1-36000 · GF SHOP OPERATIONS-OPERATING	27,339.61	52,570.94	-25,231.33	52.01%	60,927.92
1-46000 · GF RENEWAL & REPLACEMENT	332,591.21	333,987.00	-1,395.79	99.58%	333,987.00
Total Expense	2,849,955.33	3,589,135.79	-739,180.46	79.41%	4,563,950.72
Net Ordinary Income	1,455,811.27	524,066.74	931,744.53	277.79%	-215,275.68
Net Income	**1,455,811.27**	**524,066.74**	**931,744.53**	**277.79%**	**-215,275.68**

St Lucie West Service District (WMB DS)
Income Statement Budget vs. Actual
June 2026

	Oct 25 - Jun 26	Budget YTD	$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
2-04000 · WB WTR MGMT BEN SRS 1999A REV	1,464,259.90	1,547,823.72	-83,563.82	94.6%	1,742,015.96
2-07000 · DS WMB OTHER INCOME	0.00	0.00	0.00	0.0%	0.00
Total Income	1,464,259.90	1,547,823.72	-83,563.82	94.6%	1,742,015.96
Gross Income	1,464,259.90	1,547,823.72	-83,563.82	94.6%	1,742,015.96
Expense					
2-05000 · WB WTR MGMT BEN SRS 1999A DS	1,561,129.55	1,555,322.91	5,806.64	100.37%	1,761,388.88
Total Expense	1,561,129.55	1,555,322.91	5,806.64	100.37%	1,761,388.88
Net Ordinary Income	-96,869.65	-7,499.19	-89,370.46	1,291.74%	-19,372.92
Net Income	**-96,869.65**	**-7,499.19**	**-89,370.46**	**1,291.74%**	**-19,372.92**

St Lucie West Service District (WMB CAP)
Income Statement Budget vs. Actual
June 2026

	Oct 25 - Jun 26	Budget YTD	$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
4-04000 · CP WMB CAP PROJECTS REVENUE	5,314.26	3,749.94	1,564.32	141.72%	5,000.00
4-07000 · CP WMB OTHER INCOME	0.00	0.00	0.00	0.0%	0.00
Total Income	5,314.26	3,749.94	1,564.32	141.72%	5,000.00
Gross Income	5,314.26	3,749.94	1,564.32	141.72%	5,000.00
Expense					
4-06000 · CP WMB CAPITAL PROJECT EXPENSES	0.00	0.00	0.00	0.0%	0.00
Total Expense	0.00	0.00	0.00	0.0%	0.00
Net Ordinary Income	5,314.26	3,749.94	1,564.32	141.72%	5,000.00
Net Income	**5,314.26**	**3,749.94**	**1,564.32**	**141.72%**	**5,000.00**

St Lucie West Service District (Water & Sewer Fund)
Income Statement Budget vs. Actual
June 2026

	Oct 25-Jun 26	Budget YTD	$ +/- of Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
5-04000 · WS SLWSD WATER & SEWER REVENUE	8,834,292.20	9,119,551.81	-285,259.61	96.87%	13,488,502.20
Total Income	8,834,292.20	9,119,551.81	-285,259.61	96.87%	13,488,502.20
Gross Income	8,834,292.20	9,119,551.81	-285,259.61	96.87%	13,488,502.20
Expense					
5-05000 · WS BOARD OF DIRECTORS	10,119.19	11,641.50	-1,522.31	86.92%	15,522.00
5-06000 · WS DISTRICT MANAGER	531.84	23,698.53	-23,166.69	2.24%	31,598.04
5-07000 · WS FINANCE	380,283.33	487,903.47	-107,620.14	77.94%	522,378.96
5-09000 · WS PROPERTY CONTROL	9,723.87	38,866.50	-29,142.63	25.02%	51,822.00
5-11000 · WS UTILITY RATE CONSULTANT	22,858.75	19,312.47	3,546.28	118.36%	25,749.96
5-13000 · WS CLERK TO THE BOARD	10,583.02	16,587.81	-6,004.79	63.8%	22,117.08
5-14000 · WS ADMIN DVSN-PERSNL	1,241,822.15	1,388,799.72	-146,977.57	89.42%	1,851,732.96
5-15000 · WS WATER TRTMNT PLANT-PERSNL	364,546.59	410,262.03	-45,715.44	88.86%	547,016.04
5-16000 · WS WASTEWATER TRTMT PL-PERSNL	334,532.48	405,398.43	-70,865.95	82.52%	540,531.24
5-17000 · WS UNDERGROUND UTIL-PERSNL	783,822.07	926,786.16	-142,964.09	84.57%	1,235,714.88
5-18000 · WS IRRIGATION DIV-PERSNL	49,585.11	58,365.81	-8,780.70	84.96%	77,821.08
5-40000 · WS SHOP DIV - PERSNL	129,497.95	145,688.94	-16,190.99	88.89%	194,251.92
5-19000 · WS GENERAL COUNSEL	22,477.50	32,742.72	-10,265.22	68.65%	43,656.96
5-23000 · WS SPECIAL COUNSEL	0.00	6,575.22	-6,575.22	0.0%	8,766.96
5-26000 · WS ENGINEERING	32,379.80	78,979.50	-46,599.70	41.0%	105,306.00
5-27000 · WATER & SEWER DEBT SERVICE	1,217,958.50	1,212,958.50	5,000.00	100.41%	4,330,917.00
5-28000 · WS WATER & SEWER SERVICES	435,950.28	435,950.28	0.00	100.0%	581,267.04
5-29000 · WS ADMIN DIV-OPERATING	273,173.97	588,133.31	-314,959.34	46.45%	782,511.08
5-30000 · WS WATER TRTMNT PLANT-OPER	574,368.14	901,869.44	-327,501.30	63.69%	1,185,825.92
5-31000 · WS WASTEWATER TRTMT PL-OPER	472,065.30	703,047.69	-230,982.39	67.15%	937,396.92
5-32000 · WS UNDERGROUND UTIL-OPERATING	949,451.89	749,088.91	200,362.98	126.75%	935,451.88
5-33000 · WS IRRIGATION DIV-OPERATING	118,111.19	271,640.34	-153,529.15	43.48%	362,187.12
5-41000 · WS SHOP DIV - OPER	28,346.95	55,135.94	-26,788.99	51.41%	64,347.92
Total Expense	7,462,189.87	8,969,433.22	-1,507,243.35	83.2%	14,453,890.96
Net Ordinary Income	1,372,102.33	150,118.59	1,221,983.74	914.01%	-965,388.76
Net Income	**1,372,102.33**	**150,118.59**	**1,221,983.74**	**914.01%**	**-965,388.76**

St Lucie West Service District (W&S Capital Outlay)
Income Statement Budget vs. Actual
June 2026

	Oct 25-Jun 26	Budget YTD	$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
5-36000 · WS CAP REVENUES					
5-36001 · INTEREST - R&R	27,408.93				
5-36002 · INTEREST - WWCF	2,973.87				0.00
5-36003 · INTEREST - BOND CONST	637,075.53				0.00
5-36004 · INTEREST - WCF	12,640.11				0.00
5-36005 · WATER IMPACT FEES	3,916.01	2,873.97	1,042.04	136.26%	3,831.96
5-36006 · WW IMPACT FEES	3,123.18	2,156.94	966.24	144.8%	2,875.92
5-36007 · R&R TRANS FROM W&S OPERATING	435,950.28	435,950.19	0.09	100.0%	581,266.92
Total 5-36000 · WS CAP REVENUES	1,123,087.91	440,981.10	682,106.81	254.68%	587,974.80
Total Income	1,123,087.91	440,981.10	682,106.81	254.68%	587,974.80
Gross Income	1,123,087.91	440,981.10	682,106.81	254.68%	587,974.80
Expense					
5-37000 · WS RENEWAL & REPLACEMENT CIP					
5-37004 · CAPITAL PROJECTS SW049	18,146.75	29,700.00	-11,553.25	61.1%	29,700.00
5-37006 · CAPITAL PROJECTS SW064	34,146.47	55,000.00	-20,853.53	62.08%	55,000.00
5-37007 · CAPITAL PROJECTS SW001	90,963.17	215,833.00	-124,869.83	42.15%	215,833.00
5-37009 · CAPITAL PROJECTS SW037	124,145.16	250,000.00	-125,854.84	49.66%	250,000.00
5-37013 · CAPITAL PROJECTS SW047	13,862.25	33,000.00	-19,137.75	42.01%	33,000.00
5-37020 · CAPITAL PROJECTS SW066	41,929.00	100,000.00	-58,071.00	41.93%	100,000.00
5-37028 · CAPITAL PROJECTS SW078	0.00	20,000.00	-20,000.00	0.0%	20,000.00
5-37031 · CAPITAL PROJECTS SW084	0.00	5,000.00	-5,000.00	0.0%	5,000.00
5-37032 · CAPITAL PROJECTS SW085	13,096.56	16,538.00	-3,441.44	79.19%	16,538.00
5-37034 · CAPITAL PROJECTS SW087	0.00	40,000.00	-40,000.00	0.0%	40,000.00
5-37038 · CAPITAL PROJECTS SW091	0.00	5,000.00	-5,000.00	0.0%	5,000.00
5-37039 · CAPITAL PROJECTS SW092	18,529.93				0.00
5-37042 · CAPITAL PROJECTS SW095	0.00	260,000.00	-260,000.00	0.0%	260,000.00
5-37045 · CAPITAL PROJECTS SW048	0.00	20,000.00	-20,000.00	0.0%	20,000.00
5-37047 · CAPITAL PROJECTS SW099	15,704.26				0.00
Total 5-37000 · WS RENEWAL & REPLACEMENT CIP	370,523.55	1,050,071.00	-679,547.45	35.29%	1,050,071.00
5-38000 · WS WATER CONNECT FEE CIP					
5-38015 · CAPITAL PROJECTS SW098	5,420,393.92	0.00	0.00	0.0%	0.00
Total 5-38000 · WS WATER CONNECT FEE CIP	5,420,393.92	0.00	5,420,393.92	100.0%	0.00
5-39000 · WS WASTEWATER CONNECT FEE CIP					
5-39010 · CAPITAL PROJECTS SW067	0.00	0.00	0.00	0.0%	0.00
Total 5-39000 · WS WASTEWATER CONNECT FEE CIP	0.00	0.00	0.00	0.0%	0.00
Total Expense	5,790,917.47	1,050,071.00	4,740,846.47	551.48%	1,050,071.00
Net Ordinary Income	-4,667,829.56	-609,089.90	-4,058,739.66	766.36%	-462,096.20
Net Income	**-4,667,829.56**	**-609,089.90**	**-4,058,739.66**	**766.36%**	**-462,096.20**

St Lucie West Service District
Check Register
As of June 30, 2026

Date	Num	Name	Memo	Credit
ASSETS				
Current Assets				
Checking/Savings				
1-00001 · TRUIST (GF operating) #1363				
06/04/2026	13947	TRUIST CARD SERVICES		19,913.10
06/04/2026	13948	AT & T	ACCT#341533839	203.30
06/04/2026	13949	CINTAS CORPORATION		838.42
06/04/2026	13950	CITY ELECTRIC SUPPLY CO.	INV#PSL/288368	852.52
06/04/2026	13951	ELPEX TIRE	INV#213998	746.36
06/04/2026	13952	HELENA CHEMICAL CO	INV#24311788	3,170.00
06/04/2026	13953	LOUIE'S AIR CONDITIONING SERVICE, INC.	INV#49068	510.00
06/04/2026	13954	MULLINAX OF VERO BEACH	INV#166389	552.10
06/04/2026	13955	NAPA AUTO SUPPLY OF PORT ST. LUCIE	ACCT#5508	2,046.21
06/04/2026	13956	NASON YEAGER GERSON HARRIS & FUMER...	INV#503935	2,565.00
06/04/2026	13957	NATURE'S KEEPER INC.		1,860.00
06/04/2026	13958	PALMDALE OIL COMPANY, INC	INV#SI-250546	2,001.51
06/04/2026	13959	PAXIS TECHNOLOGIES	INV#20983	855.00
06/04/2026	13960	RICHMOND HYDRAULICS	INV#14037	495.61
06/04/2026	13961	ST LUCIE CO BALING & RECYCLING	ACCT#396	2,922.21
06/04/2026	13962	SUNSHINE STATE ONE CALL OF FLORIDA, I...	INV#PS-INV1061595	70.38
06/04/2026	13963	WEX BANK	INV#112949602	14,187.06
06/10/2026		Florida Dept of Fin Svcs Deferred Comp	PR Check Date 06/10/26 (05/23/26-06/05/26) - d...	21,188.37
06/11/2026	13964	CINTAS CORPORATION		801.73
06/11/2026	13965	FPL	5685005356	52,208.18
06/11/2026	13966	HELENA CHEMICAL CO		5,935.00
06/11/2026	13967	LOWE'S	ACCT#8729	3,053.57
06/11/2026	13968	NATIONAL LIFT TRUCK SERVICE	INV#03S8863490	1,700.93
06/11/2026	13969	NATURE'S KEEPER INC.	INV#48796	229.60
06/11/2026	13970	SAM'S CLUB MASTERCARD	ACCT#5653	329.42
06/11/2026	13971	SOUTHEAST FIELD SERVICES LLC	INV#1535	290.00
06/11/2026	13972	TREASURE COAST MOWERS, LLC		1,068.65
06/11/2026	13973	VERIZON WIRELESS	INV#6144716266	1,479.21
06/11/2026	13974	VERO CHEMICAL DISTRIBUTORS INC	ACCT#STLUWE	16,571.29
06/11/2026	13975	TRUIST CARD SERVICES	S. MILLIGAN MAY 2026	1,075.76
06/18/2026	13976	ATLANTIC PIPE SERVICES, LLC	INV#29145	1,852.80
06/18/2026	13977	CINTAS CORPORATION		688.50
06/18/2026	13978	MD NOW	INV#FE1324-4084195	75.00
06/18/2026	13979	PALMDALE OIL COMPANY, INC	INV#SI-260543	1,951.37
06/18/2026	13980	PITNEY BOWES-PURCHASE POWER	INV#8000-9000-0280-5368	250.47
06/18/2026	13981	SHENANDOAH GENERAL CONSTRUCTION	INV#116309	3,040.00
06/18/2026	13982	SITEONE LANDSCAPE SUPPLY, LLC	INV#167608287-001	366.37
06/18/2026	13983	SUN LIFE	PLAN NUMBER: 960974-0001 JULY 2026	3,787.90
06/18/2026	13984	TREASURE COAST MOWERS, LLC		986.25
06/18/2026	13985	VERIZON WIRELESS	INV#6145739308	858.05
06/18/2026	13987	ST LUCIE COUNTY TAX COLLECTOR	TAX ROLL POSTAGE 2025/2026	290.61
06/18/2026	13986	VOIDED CHECK	voided	
06/23/2026		Florida Dept of Fin Svcs Deferred Comp	PR Check Date 06/24/26 (06/06/26-06/19/26) De...	18,574.28
06/25/2026	13988	ADP, LLC	INV#723893319	1,746.60
06/25/2026	13989	CINTAS CORPORATION		821.65
06/25/2026	13990	EVERGLADES EQUIPMENT GROUP	INV#P0879196	214.19
06/25/2026	13991	FCC ENVIRONMENTAL SERVICES, LLC	INV#FCCFL/26/1033382	474.23
06/25/2026	13992	FLORIDA BLUE	HEALTH INSURANCE-GROUP NO. 41965 JULY...	114,609.19
06/25/2026	13993	GUARDIAN	GROUP ID 00-563384 JULY 2026	5,583.64
06/25/2026	13994	HELENA CHEMICAL CO		12,608.75
06/25/2026	13995	HOME DEPOT CREDIT SERVICES	ACCT#6035 3225 3921 0744	2,606.67
06/25/2026	13996	INFRASTRUCTURE SOLUTION SERVICES	INV#203624	1,187.50
06/25/2026	13997	INTEGRATION SERVICES, INC.	INV#I2025-19-05	40,623.84
06/25/2026	13998	PARKS RENTAL	INV#3-8047233	376.00
06/25/2026	13999	TREASURE COAST MOWERS, LLC		362.36
Total 1-00001 · TRUIST (GF operating) #1363				373,656.71
1-00002 · TRUIST (GF R&R Fund) # 3968				
Total 1-00002 · TRUIST (GF R&R Fund) # 3968				

Date	Num	Name	Memo	Credit
5-00002 · TRUIST (WS Operating) #7918				
06/04/2026	15042	CASCADES AT ST. LUCIE WEST	CUSTOMER REFUND 8 TEMP METER	674.68
06/04/2026	15043	EQUITY ONE (FLORIDA PORTFOLIO) INC	CUSTOMER REFUND 920 SW ST LUCIE WES...	431.79
06/04/2026	15044	JARYXA HEREDIA	CUSTOMER REFUND 511 SW HAMPTON CT	9.58
06/04/2026	15045	JOANN GRINDLER	CUSTOMER REFUND 506 SW LAKE MANATEE...	3.45
06/04/2026	15046	KATHRYN NANNERY	CUSTOMER REFUND 1062 NW TUSCANY DR	12.32
06/04/2026	15047	PATRICIA COMPERE	CUSTOMER REFUND 126 SW HIDDEN COVE ...	18.18
06/04/2026	15048	RODRIGO QUASNEY	CUSTOMER REFUND 413 NW TUSCANY CT	194.75
06/04/2026	15049	VIVIAN CALIGUIRE	CUSTOMER REFUND 890 NW SARRIA CT	114.78
06/11/2026	15050	ENCLAVE PROPERTIES LLC	CUSTOMER REFUND 209 SW SANDY WAY	46.45
06/11/2026	15051	SHARON WILCHER	WATER CONSERVATION REBATE FY 2025-26 ...	100.00
06/25/2026	15052	ANTONIO DASILVA	CUSTOMER REFUND 475 SW TALQUIN LN	9.63
06/25/2026	15053	ASAF ALON	CUSTOMER REFUND 806 SW ROCKY BAYOU ...	10.59
06/25/2026	15054	DON C POWELL	CUSTOMER REFUND 379 SW LAKE FOREST ...	147.03
06/25/2026	15055	ENCLAVE PROPERTIES LLC	CUSTOMER REFUND 359 SW SANDY WAY	134.50
06/25/2026	15056	GEMINI THEILMAN	CUSTOMER REFUND 406 SW FAIRWAY LNDG	154.07
06/25/2026	15057	GLORIA NEUMANN	CUSTOMER REFUND 1217 B NW SUN TERRA...	52.07
06/25/2026	15058	GUSTAVO PEREZ MOLINA	CUSTOMER REFUND 547 SW LAKE MANATEE...	61.96
06/25/2026	15059	HOWARD E KLEINSMITH III	CUSTOMER REFUND 581 NW CORTINA LN	46.30
06/25/2026	15060	JOSEPH VAFEADES	CUSTOMER REFUND 568 SW NEWCASTLE CV	56.71
06/25/2026	15061	JUDITH FINNAN	CUSTOMER REFUND 600 NW TREVES CT	34.75
06/25/2026	15062	KELLY PALLIN	CUSTOMER REFUND 371 SW SANDY WAY	16.49
06/25/2026	15063	MICHAEL R RICHARDS JR	CUSTOMER REFUND 313 SW PERDIDO KEY ST	13.87
06/25/2026	15064	STELLA PRESNAL	CUSTOMER REFUND 788 SW ST CROIX CV	126.60
06/25/2026	15065	JOHN CHESLIK	WATER CONSERVATION REBATE FY2025-26 28	100.00
06/25/2026	15066	NILDA CLAVET	WATER CONSERVATION REBATE FY2025-26 27	100.00
Total 5-00002 · TRUIST (WS Operating) #7918				2,670.55
Total Checking/Savings				376,327.26
Total Current Assets				376,327.26
TOTAL ASSETS				**376,327.26**
LIABILITIES & EQUITY				
TOTAL LIABILITIES & EQUITY				

St Lucie West Service District
Checks Over $35,000
As of June 30, 2026

Date	Num	Name	Memo	Credit
ASSETS				
Current Assets				
Checking/Savings				
1-00001 · TRUIST (GF operating) #1363				
06/11/2026	13965	FPL	5685005356	52,208.18
06/25/2026	13992	FLORIDA BLUE	HEALTH INSURANCE-GROUP NO. 41965 JULY 2026	114,609.19
06/25/2026	13997	INTEGRATION SERVICES, INC.	INV#I2025-19-05	40,623.84
Total 1-00001 · TRUIST (GF operating) #1363				207,441.21
5-00002 · TRUIST (WS Operating) #7918				
Total 5-00002 · TRUIST (WS Operating) #7918				
Total Checking/Savings				207,441.21
Total Current Assets				207,441.21
TOTAL ASSETS				**207,441.21**
LIABILITIES & EQUITY				
TOTAL LIABILITIES & EQUITY				

St Lucie West Service District
Balance Sheet
As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-15,081.44
D-ACCNT	-3,896.67
xxx	0.06
1-00001 · TRUIST (GF operating) #1363	2,831,560.35
1-00002 · TRUIST (GF R&R Fund) # 3968	520,483.69
5-00001 · TRUIST (WS Deposit) #1355	39,029.57
5-00002 · TRUIST (WS Operating) #7918	7,174,829.37
Total Checking/Savings	10,546,924.93
Other Current Assets	
1-02000 · GF SLWSD GENERAL ASSETS	417,245.11
2-01000 · WB WTR MGMT BEN 1999A ASSETS	224,262.05
5-01000 · WS SLWSD WATER & SEWER ASSETS	83,179,229.96
Total Other Current Assets	83,820,737.12
Total Current Assets	94,367,662.05
Other Assets	
000000 · Journal Entry Exchange	2,465.25
Total Other Assets	2,465.25
TOTAL ASSETS	**94,370,127.30**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-1,425.71
Total Accounts Payable	-1,425.71
Other Current Liabilities	
1-03000 · GF SLWSD GENERAL LIAB	175,415.18
5-02000 · WS SLWSD WATER & SEWER LIAB	55,526,308.47
Total Other Current Liabilities	55,701,723.65
Total Current Liabilities	55,700,297.94
Total Liabilities	55,700,297.94
Equity	
1-01000 · GF SLWSD GENERAL FND BAL	827,947.27
2-03000 · WB WTR MGMT BEN 1999A FND BAL	3,364,957.58
3-03000 · CB CASCADES SRS 1998 FND BAL	352,271.63
32000 · Retained Earnings	23,175,071.80
4-02000 · CP WMB CAP PROJECTS FUND BAL	3,188,817.19
5-03000 · WS SLWSD WATER & SEWER FND BAL	9,725,133.02
Net Income	-1,964,369.13
Total Equity	38,669,829.36
TOTAL LIABILITIES & EQUITY	**94,370,127.30**

ST LUCIE WEST SERVICE DISTRICT
ACCOUNT RECONCILIATION SUMMARY
FOR MONTH END JUNE 2026

G/L #	Account Name	Bank	Account #	Statement EOM Balance	In Transit	Reconciled Statement Balance	G/L Balance		Reconciled
				OPERATING					
1-00001	Operating Checking	TR	1000104111363	3,226,308.26	(1,747,201.95)	1,479,106.31	1,479,106.31	*	Yes
1-00002	Operating Checking R&R Fund	TR	1000104113968	520,483.69	400,000.00	920,483.69	920,483.69	*	Yes
1-00002	Operating Checking Escrow Fund	TR	1000104118740	-	-	-	-		Yes
1-02022	Surplus Funds - SBA	SBA	271912	7,902.58		7,902.58	7,902.58		Yes
				TOTAL OPERATING	**$**	**2,407,492.58**	**$ 2,407,492.58**		
				WATER MANAGEMENT BOND FUNDS					
2-01060	Revenue Fund-WMB 2013	US	203823000	-		-	-		Yes
2-01061	Interest Account-WMB 2013	US	203823001	-		-	-		Yes
2-01062	Sinking Account-WMB 2013	US	203823002	-		-	-		Yes
2-01063	Redemption Account-WMB 2013	US	203823003	-		-	-		Yes
2-01064	Reserve Fund-WMB 2013	US	203823004	-		-	-		Yes
2-01065	COI Fund-WMB 2013	US	203823005	-		-	-		Yes
2-01070	Revenue Fund-WMB 2014	US	213449000	24,262.05		24,262.05	24,262.05		Yes
2-01071	Interest Account-WMB 2014	US	213449001	-		-	-		Yes
2-01072	Sinking Account-WMB 2014	US	213449002	-		-	-		Yes
2-01073	Redemption Account-WMB 2014	US	213449003	-		-	-		Yes
2-01074	Reserve Fund-WMB 2014	US	213449004	200,000.00		200,000.00	200,000.00		Yes
2-01075	Acquasition Fund-WMB 2014	US	213449005	-		-	-		Yes
2-01076	COI Fund-WMB 2014	US	213449006	-		-	-		Yes
2-01080	Revenue Fund-WMB 2021	US	242655000	-		-	-		Yes
2-01081	Interest Account-WMB 2021	US	242655001	-		-	-		Yes
2-01082	Sinking Account-WMB 2021	US	242655002	-		-	-		Yes
2-01083	Prepayment Account-WMB 2021	US	242655003	-		-	-		Yes
2-01085	Cap I Fund-WMB 2021	US	242655005	-		-	-		Yes
4-03048	Acq & Con Fund-WMB 2021	US	242655004	-		-	-		Yes
4-03049	COI Fund-WMB 2021	US	242655006	-		-	-		Yes
				WATER MANAGEMENT BOND FUNDS TOTAL	**$**	**224,262.05**	**$ 224,262.05**		
				WATER AND SEWER ACCOUNTS					
5-00001	Water & Sewer Cash Depositary	TR	1000104111355	149,134.81	431,600.94	580,735.75	580,735.75	*	Yes
5-00002	Water & Sewer Operating Checking	TR	1000104117918	7,207,214.65	(329,724.33)	6,877,490.32	6,877,490.32	*	Yes
	Reserve Escrow	ES	Reserve Escrow	1,000,000.00		1,000,000.00	1,000,000.00		Yes
5-01101	Revenue Fund	TR	7998197	96,870.24		96,870.24	96,870.24		Yes
5-01102	Rate Stabilization	TR	7998203	672,192.84		672,192.84	672,192.84		Yes
5-01103	Renewal & Replacement	TR	7998207	1,416,834.13		1,416,834.13	1,416,834.13		Yes
5-01104	Wastewater Connection	TR	7998208	107,510.98		107,510.98	107,510.98		Yes
5-01105	Operating/Maintenance	TR	7998209	359.99		359.99	359.99		Yes
5-01106	Interest	TR	7998210	1,123,249.65		1,123,249.65	1,123,249.65		Yes
5-01107	Principal Account	TR	7998213	1,457,910.37		1,457,910.37	1,457,910.37		Yes
5-01108	Redemption Account	TR	7998214	-		-	-		Yes
5-01109	Water Connection	TR	7998215	616,919.24		616,919.24	616,919.24		Yes
5-01110	Surplus Fund	TR	7998216	3,183,629.07		3,183,629.07	3,183,629.07		Yes
5-01111	Rebate Fund	TR	7998217	-		-	-		Yes
5-01112	Construction Fund	TR	7998218	29,313,456.87		29,313,456.87	29,313,456.87		Yes
5-01113	Transaction Cost Fund	TR	7998219	14,244.17		14,244.17	14,244.17		Yes
5-01042	Surplus Funds - SBA	SBA	271911	612.39		612.39	612.39		Yes
				WATER AND SEWER ACCOUNTS TOTAL	**$**	**45,462,016.01**	**$ 45,462,016.01**		
				GRAND TOTAL	**$**	**48,093,770.64**	**$ 48,093,770.64**		

* Note: These checking accounts (1363, 3968, 1355, & 7918) are reconciled to 7/27/26, not to the end of the month, due to the software's "in transit" calculation.

COMPLETED BY: [signature]

Michael McElligott - Assistant Finance Director

DATE: 7/27/26

St. Lucie West Services District

Board Agenda Item

Tuesday, July 7, 2026

Item

CA 7 Consider Approval to Transfer Funds for the R&R Account and UC Account Requisitions for Fiscal Year 2026

Summary

Attached for your review and approval is a request to transfer funds from the Renewal & Replacement Account (R&R) and Utility Construction Account (UC) for expenses that are previously budgeted project-related expenses for FY 2026 and have been previously approved by the Board to be funded from one of the afore mentioned accounts.

All of the expenditures are appropriate for payment from the UC Account Requisitions. All expenditures are in compliance with the District's policy where the cost exceeds the capitalization threshold for Fixed Assets.

- $70,027.02 – Renewal & Replacement Trust Account
- $23,683.22 – Utility Construction Account Fiscal Year

All Invoices for this requisition are attached for your review.

Recommendation

Staff recommends Board approval to transfer funds from the R&R Account for FY 2026 $70,027.02 and UC Account for FY 2026 $23,683.22 to the Public Fund Checking account for reimbursement for payments made that have been budgeted to be funded by this account.

Budget Impact

None.

Board Action

Moved by: **Seconded by:** **Action Taken:**

ST. LUCIE WEST SERVICES DISTRICT
FORM OF REQUISITION
RENEWAL & REPLACEMENT TRUST ACCOUNT

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

(A) Requisition Number:

2026-16

(B) Name of Payee:

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

(C) Amount Payable:

$70,027.02

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

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

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

Renewal/Replacement, Account Number 7998207

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Renewal/Replacement Fund and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the cost of extensions, improvements or additions to, or the replacement or renewal of capital assets of the Utility System, or extraordinary repairs of the Utility System.

OR

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

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

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

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

ST. LUCIE WEST SERVICES DISTRICT

By:

____

Authorized District Officer – Chair / Vice Chair

____

Authorized District Officer – District Manager

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

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

____

Consulting Engineer

2026-16

St Lucie West Service District
Transaction Detail By Account
June 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-37000 · WS RENEWAL & REPLACEMENT CIP							
5-37004 · CAPITAL PROJECTS SW049							
Bill	06/04/2026	5986	UNDERGROUND SERVICES OF AMERICA, INC.	INV#5986	8,312.00		8,312.00
Bill	06/25/2026	5978	UNDERGROUND SERVICES OF AMERICA, INC.	INV#5978	9,834.75		18,146.75
Total 5-37004 · CAPITAL PROJECTS SW049					18,146.75	0.00	18,146.75
5-37006 · CAPITAL PROJECTS SW064							
General Journal	06/30/2026			ACCT#6035 3225 3921 0744	66.44		66.44
Total 5-37006 · CAPITAL PROJECTS SW064					66.44	0.00	66.44
5-37007 · CAPITAL PROJECTS SW001							
Bill	06/11/2026	1426422	FERGUSON ENTERPRISES	INV# 1426422	4,530.00		4,530.00
Bill	06/18/2026	Z15816	CORE & MAIN	INV# Z15816	1,904.40		6,434.40
Bill	06/25/2026	PSL/28...	CITY ELECTRIC SUPPLY CO.	INV# PSL/288648	110.21		6,544.61
Bill	06/25/2026	14330...	APPLE INDUSTRIAL SUPPLY CO.	INV# 1433019-IN	292.80		6,837.41
General Journal	06/30/2026			ACCT#6035 3225 3921 0744	43.62		6,881.03
General Journal	06/30/2026			ACCT#6035 3225 3921 0744	27.82		6,908.85
General Journal	06/30/2026			ACCT#6035 3225 3921 0744		43.62	6,865.23
Total 5-37007 · CAPITAL PROJECTS SW001					6,908.85	43.62	6,865.23
5-37009 · CAPITAL PROJECTS SW037							
General Journal	06/30/2026			INV#I2025-19-05	32,491.60		32,491.60
Total 5-37009 · CAPITAL PROJECTS SW037					32,491.60	0.00	32,491.60
5-37013 · CAPITAL PROJECTS SW047							
Bill	06/18/2026	5989	UNDERGROUND SERVICES OF AMERICA, INC.	INV#5989	12,457.00		12,457.00
Total 5-37013 · CAPITAL PROJECTS SW047					12,457.00	0.00	12,457.00
Total 5-37000 · WS RENEWAL & REPLACEMENT CIP					70,070.64	43.62	70,027.02
TOTAL					**70,070.64**	**43.62**	**70,027.02**

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

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

(A) Requisition Number:

2026-17

(B) Name of Payee:

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

(C) Amount Payable:

$23,683.22

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

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

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

Utility Construction Account Number 7998218

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2024 Project and each represents a Cost of the Series 2024 Project, and has not previously been paid out of such Account or subaccount;

OR

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

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

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

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

ST. LUCIE WEST SERVICES DISTRICT

By:

____
Authorized District Officer – Chair / Vice Chair

____
Authorized District Officer – District Manager

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

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

____
Consulting Engineer

St Lucie West Service District
Transaction Detail By Account
June 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-38000 · WS WATER CONNECT FEE CIP							
5-38015 · CAPITAL PROJECTS SW098							
Bill	06/04/2026	202936	INFRASTRUCTURE SOLUTION SERVICES	INV#202936	14,234.02		14,234.02
Bill	06/04/2026	345858	HAROLD BECK & SONS, INC	INV#345858	8,842.00		23,076.02
Bill	06/25/2026	INV01081055	USABLUEBOOK	INV# INV01081055	328.20		23,404.22
General Journal	06/30/2026			ACCT#6035 3225 3921 0744	279.00		23,683.22
Total 5-38015 · CAPITAL PROJECTS SW098					23,683.22	0.00	23,683.22
Total 5-38000 · WS WATER CONNECT FEE CIP					23,683.22	0.00	23,683.22
TOTAL					**23,683.22**	**0.00**	**23,683.22**

St. Lucie West Services District

Board Agenda Item

Tuesday, August 4, 2026

Item

CA 8 Surplus Items

Summary

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

Item	Model	Serial/ID	Department	Tag No.
2010- 100 Gallon Chemical Sprayer	GNC	GX160	AQ	008

Recommendation

Staff recommend approval for the declaration of surplus equipment.

District Manager: *Joshua Miller*

Budget Impact

Project Number: Available Project Budget: $0.00
ORG Number: This Project: $0.00
Available Balance: $0.00

Board Action

Moved by: Seconded by: Action Taken:

Supervisors' Requests

Adjournment