

ST. LUCIE WEST SERVICES DISTRICT



**BOARD OF SUPERVISORS'
REGULAR BOARD MEETING
& PUBLIC HEARING'S
SEPTEMBER 1, 2026
9:00 A.M.**

AGENDA
ST. LUCIE WEST SERVICES DISTRICT
BOARD OF SUPERVISORS'
REGULAR BOARD MEETING & PUBLIC HEARING'S
September 1, 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. August 3, 2026, Workshop
2. August 4, 2026, Regular Board Meeting

E. Public Comment

F. Public Hearing 1

1. **Call to Order**
2. **Roll Call**
3. **Receive Public Comments** on Fiscal Year Ending September 30, 2027 for the District; Providing Authority for the District Manager to Expend Funds on Behalf of the District
 - **PH 1** – Consider Resolution No. 2026-02 – Adopting the Budgets for Fiscal Year 2027
4. **Close the Public Hearing**

G. Public Hearing 2

1. **Call to Order**
2. **Roll Call**
3. **Receive Public Comments** on Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2026, through September 30, 2027
 - **PH 2** – Consider Resolution No. 2026-03 – Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2026, Through September 30, 2027
4. **Close the Public Hearing**

H. Public Hearing 3

1. **Call to Order**
2. **Roll Call**
3. **Receive Public Comments** on Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges and Operating Policies for the Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments
 - **PH 3** – Consider Resolution No. 2026-04 – Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges and Operating Policies for the Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments
4. **Close the Public Hearing**

I. District Attorney

DA 1 – Status Report/Updates

J. District Engineer

DE 1 – Status Report/Updates

K. District Manager

Action Items

DM 1 – Reserve CDD Incorporation Status Update

DM 2 – Consider Authorization to Approve General Liability Insurance and Workers Compensation Insurance Provided by Egis Insurance & Risk Advisors

DM 3 – Consider Approval of Request to Advertise for a Public Hearing to Consider Adoption of Proposed Revisions and Additions to Chapter III Operating Policies and Procedures

DM 4 – Consider Approval of Piggyback Agreement with Odyssey Manufacturing

DM 5 – Other Items

L. Consent Agenda

CA 1 – Public Works Monthly Reports

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 July 2026

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

CA 8 – Surplus Items

M. Supervisors' Requests

N. Adjournment

St. Lucie West Services District
Workshop Meeting
August 3, 2026, at 9:00 a.m.

(Please note: These minutes are not verbatim. A CD recording of the Workshop 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” or “SLW”) – in-person
Gerard Rouse, Public Works Director/Assistant District Manager, SLWSD – in-person
TJ Bayer – Assistant Utilities Director, SLWSD – in-person
Searg Davidian, Assistant Public Works 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; District resident Deane Piekara; and Donna Rhoden from the City of Port St. Lucie.

Guests Present (Sign-In Sheet Attached)

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. July 6, 2026, Workshop**
- 2. July 7, 2026, Regular Board Meeting**

Supervisor Dolan asked Vice Chairman Ney what he meant when he requested a revision to item DM 3. Vice Chairman Ney responded by stating that he wanted to see the total savings amount included.

There was no further discussion regarding either set of minutes.

E. Public Comment

Mr. Piekara asked about the bus turnaround, hoping it would be completed before the start of the school year. Mr. Miller indicated that was the plan.

Mr. Piekara also mentioned the fountain in front of the building, indicating that it looked nice.

That concluded public comment.

F. District Attorney DA 1 – Status Report/Updates

Mr. Miller presented the report indicating that the District policy document for residential repairs would be presented to the Board for consideration at tomorrow's meeting.

Mr. Miller then advised that the Wastewater Plant Headworks Barscreen Request for Proposal had gone out to bid.

Mr. Miller also advised that the finalized fountain maintenance agreement with the SLW Commercial Association would also go before the Board for consideration at tomorrow's meeting.

Mr. Miller noted that they were awaiting a response regarding the Benderson ERC credits communication.

Mr. Miller then advised that they were skipping to Item DM 1.

DM 1 – Reserve CDD Incorporation Status Update

Mr. Henry advised that the interconnect directional drilling and open trench work had been awarded to Accurate Drilling at a cost of \$1.2 Million, which was expected. Mr. Miller indicated that it was a pretty aggressive schedule by giving them 120 days to substantially complete the project once it commences.

Mr. Henry also advised that the Lift Station Rehab Project was moving forward as anticipated.

A brief discussion ensued regarding the timing of the projects.

That concluded Mr. Henry's updates and he excused himself from the meeting.

G. District Engineer
DE 1 – Status Report/Updates

Mr. Miller presented the report indicating that communication with HR Green providing direction and updates on the IRSC and Reserve CDD projects. He noted that IRSC had advised of putting in student housing.

Mr. Miller advised that the Wastewater Treatment Facility Permit Renewal process was ahead of schedule and they were moving forward with alterations.

Questions arose regarding Control Structure 4A being significantly deteriorated and being sure the other structures were not the same. Mr. Rouse assured the Board that this was not the new structure, it was the previous 4A structure and that the District evaluates all structures every 5, 10 and 20 years. He noted that all were in good working order.

There was a brief discussion regarding how many homes were affected by septic/sewer and if grants could be helpful. Secretary Doughney noted that Ms. Rhoden had experience with grants. Ms. Rhoden advised that grants mandate that you require connections. She also noted the guidelines surrounding grant monies.

That concluded the District Engineer update.

H. District Manager
Actions Items

DM 1 – Reserve CDD Incorporation Status Update

This item was previously discussed above.

DM 2 – Consider Renewal with Florida Blue as the District's Health Insurance Provider

Mr. Miller presented the proposal from Mary Leighton of Benefits Ability for the renewal of employee health insurance. He noted that the proposal reflected a 4.35% increase, which is well below the 10.0% proposed FY 2027 budgeted amount.

It was confirmed that there were no changes to the plan from the plan currently in place.

There was no further discussion regarding this item.

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

Mr. Miller presented the agreement and noted that it had been drafted by District Counsel and was approved by the Commercial Association and was created at the

request of the Commercial Association, as the fountain is in the District's maintenance jurisdiction.

There were no questions from the Board Members.

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

Mr. Miller presented Resolution No. 2026-05, entitled:

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.

Mr. Miller presented the proposed schedule of Workshop and Regular Board Meeting dates. There were no questions or comments from the Board Members.

DM 5 – Consider District Holiday Schedule for the 2027 Calendar Year

Mr. Miller presented the 2027 Holiday Schedule indicating that it followed previous holiday schedules.

Discussion ensued regarding Governor DeSantis State holidays and whether the District had a policy for same. Mr. Miller responded that they could not be predicted and are not immediately approved. Consideration of the timing is important to hurricanes and whatever may be happening with the District. Mr. Miller assured the Board Members that employee coverage during holidays is always his first concern when deciding if the District should follow Governor DeSantis' lead on additional State holidays.

DM 6 – District Manager Annual Performance 2026

Mr. Miller presented the item and noted that it was Condition 13 of the District Manager's Employment Agreement which stipulates that the Board discuss whether the District Manager's performance is satisfactory overall.

There was a brief discussion regarding the difference between the actions that can be taken regarding this matter.

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

Mr. Miller presented a proposal from Integration Services, Inc. (ISI) for the conversion of the exiting 25-year old ControlNet network to Ethernet because the ControlNet

network will no longer be supported. The proposal includes the installation of new PLC equipment and other supporting equipment for the conversion. He noted that this equipment is used for all the controls and monitoring of the water treatment plant.

Mr. Miller went on to advise that ISI had been the District's Supervisory Control Data Acquisition (SCADA) integrator since 1998 and provided this proposal on the recommendation of the District's Engineer, HR Green.

Mr. Miller indicated that these upgrades were necessary as part of the Water Treatment Plant Redundancy Improvements Project and were recommended to be completed by the District's Engineer prior to the construction of the new infrastructure associated with the WTP Improvements Project.

The Available Project Budget is \$26,838,624.50; the proposal is in the not-to-exceed amount of \$94,586; leaving an Available Balance of \$26,744,038.50.

A brief discussion ensued regarding the R/O Plant PLC system control panels and the timing of the integration.

DM 8 – Consider an Accord and Satisfaction Agreement

Mr. Miller presented the agreement indicating that it would be used for residential repairs that may be needed because of District work that is performed. He furthered that this agreement is primarily to minimize liability for the District, particularly relating to driveway repairs and is similar to that of the agreement the City of Port St. Lucie uses.

A brief discussion ensued regarding the costs to do the work and less liability on the part of the District.

DM 9 – Consider Partial Release of Mortgage

Mr. Miller presented the partial release for 350 SW Lake Forest Way in the Lake Forest subdivision, explaining that the property was being sold and it had recently been discovered that the District was named on the deed for the property.

Mr. Miller noted that this should have been captured during the original purchase by the current owner when the property was purchased from the developer but was not.

Mr. Miller indicated that there were no outstanding fees or monies owed to the District and staff was recommending approval of the Partial Release of Mortgage.

Discussion ensued regarding how many other properties could also name the District on their deeds.

DM 10 – Other Items

Mr. Miller advised that work had commenced on the bus turnaround and acknowledged that the school year began on August 10, 2026. He was still hopeful that the work would be completed in time.

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 Ongoing & Capital Improvement Projects

CA 4 – Monthly Report on Billing and Customer Service

CA 5 – Public Information Officer Monthly Report

CA 6 – Financial Statements for June 2026

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

CA 8 – Surplus Items

Mr. Miller presented Consent Agenda Items CA 1 through CA 8 and directed the Board's attention to Page 66, specifically to the highlighted item: Commercial Fats, Oils & Greases (FOG) Inspections (Utilities Field Inspector), noting that it had recently been added

Chairman Graci asked for confirmation that the Vac-Truck had only been used 5 times during the month of June. Mr. Miller clarified that it was specifically used on 5 lift stations but is regularly used for other things.

Chairman Graci advised that the District's Lunch & Learn had been well attended and the presentation was very informative.

There was no further discussion regarding Consent Agenda Items CA 1 through CA 8.

J. Supervisor Requests

Supervisor Dolan had nothing further.

Vice Chairman noted that he was pleased with the fountain being installed in front of the Administrative offices and suggested putting in fish for mosquito control. Mr. Miller noted that it would be a fountain that is aerated with auto fill for evaporation issues.

Chairman Graci noted that recent restrictions put on the Colorado River, as it was ridiculously low and would not be able to generate electricity. In response to Chairman Graci's comment, discussion ensued regarding using AI to draw water from the aquifer without pulling salt water. Vice Chairman Ney asked if the District could upgrade the system to desalinate to which Mr. Miller indicated that it could be done, but pressure would need to be increased.

There were no further Supervisor requests.

K. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:42 a.m. There were no objections.

Workshop Meeting Minutes Signatures

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

St. Lucie West Services District
Regular Board Meeting
August 4, 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
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 – via phone
Stephanie Brown, SDS – in-person
Laura Archer, Recording Secretary, SDS – in-person

Also present were District resident Deane Piekara; and Donna Rhoden of the City of Port St. Lucie.

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. July 6, 2026, Workshop**
- 2. July 7, 2026, Regular Board Meeting**

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Haseltine and passed unanimously, approving the minutes of the July 6, 2026, Workshop, as amended; and the minutes of the July 7, 2026, Regular Board Meeting, as presented.

E. Public Comment

Mr. Piekara brought up the recent hacking of water districts in the Midwest, remarking how the District's location was very isolated. He applauded Mr. Miller for his forward-thinking on security.

**F. District Attorney
DA 1 – Status Report/Updates**

Mr. Conteaguero briefly reviewed his monthly status report.

**G. District Engineer
DE 1 – Status Report/Updates**

Mr. Villamil highlighted some of the items within his report.

Under Stormwater Review, Mr. Villamil noted that there was Work Authorization submitted for 882 SW Grand Reserves Boulevard for canal mitigation, explaining that there was a little island on a lake in the Vineyards that the residents would like to see cleaned up. Because of the overgrowth, no one realized it was an actual island. He noted that Public Works had submitted the Work Authorization but had since determined that it was a much larger project than anticipated and would hire the work out.

Mr. Villamil advised that the permit renewal for the Wastewater Treatment Facility was ahead of schedule and would be submitted in the Fall.

That concluded Mr. Villamil's monthly report.

**H. District Manager
Action Items**

DM 1 – Reserve CDD Incorporation Status Update

Mr. Miller advised that this topic had been discussed during yesterday's Workshop and noted that the District's schedule was more aggressive than that of the Reserve. He was, however, confident that the deadline could be met.

DM 2 – Consider Renewal with Florida Blue as the District's Health Insurance Provider

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously approving the renewal with Florida Blue as the District's Health Insurance Provider in the amount of \$60,351.24 for the FY 2027, as presented, which represents a 4.35% increase from last year's premium.

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

Mr. Miller presented the agreement and recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine and passed unanimously approving the I-95 Fountain Agreement between St. Lucie West Commercial Association and St. Lucie West Services District, as presented.

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

Mr. Miller presented Resolution No. 2026-05, entitled:

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.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Doughney and passed unanimously adopting Resolution No. 2026-05, as presented.

DM 5 – Consider District Holiday Schedule for the 2027 Calendar Year

Mr. Miller presented the schedule and recommended approval.

A **MOTION** was made by Supervisor Haseltine, seconded by Secretary Doughney and passed unanimously approving the District's Holiday Schedule for the 2027 Calendar Year, as presented.

DM 6 – District Manager Annual Performance 2026

Mr. Miller presented the condition requirements for Board consideration.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Doughney and passed unanimously selecting (b) Taking action to extend this Agreement for one additional year beyond its then-current term under Subsection 14. Agreement Renewal in response to Condition 13 of the District Manager's employment agreement.

The Board congratulated Mr. Miller on their vote of confidence.

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

Mr. Miller presented the proposal from Integration Services, Inc. (ISI) and recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine and passed unanimously approving Proposal #2026-29 from ISI in the not to exceed amount of \$94,586 for the Water Treatment Plant PLC System ControlNet Conversion to Ethernet. The Available Project Budget is \$26,838,624.50; the proposal is in the not-to-exceed amount of \$94,586; leaving an Available Balance of \$26,744,038.50, as presented.

DM 8 – Consider an Accord and Satisfaction Agreement

Prior to Mr. Miller's presentation of the agreement, for the benefit of those in attendance, Chairman Graci noted that the reason they were quickly approving all the agenda items was because discussions were held the previous day at the Workshop to address any questions from the Board.

A **MOTION** was then made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously approving the Accord and Satisfaction Agreement to be used for residential repairs that the District may need to perform.

DM 9 – Consider Partial Release of Mortgage - 350 SW Lake Forest Way in the Lake Forest Subdivision

Mr. Miller presented the Partial Release of Mortgage and recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine and passed unanimously approving the Partial Release of Mortgage for 350 SW Lake Forest Way in the Lake Forest subdivision, as presented.

DM 10 – Other Items

Mr. Miller had nothing further, as he had gone over these items the previous day.

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 Report on Billing and Customer Service

CA 5 – Public Information Officer Monthly Report

CA 6 – Financial Statements for June 2026

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

CA 8 – Surplus Items

Consent Agenda Items CA-1 through CA-8 were presented for Board consideration.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine approving Consent Agenda items CA-1 through CA-8, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

The Board commended Mr. Bomjardim for the Lunch & Learn presentation and indicated that another one would be held in November.

J. Supervisor Requests

Supervisor Haseltine noted that she enjoyed her time serving on the Board and thanked the Board and staff.

Secretary Doughney congratulated Mr. Miller for a great year.

Vice Chairman Ney noted he would miss Supervisor Haseltine. He also noted that the Board was running smoothly and thanked Mr. Miller for his guidance.

Chairman Graci thanked Supervisor Haseltine for her service to the District and noted she would be missed.

That concluded Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:22 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, September 1, 2026

Item

PH 1 Public Hearing to Consider Adoption of Resolution No. 2026-02, of the St. Lucie West Services District Fiscal Year Ending September 30, 2027, for the District; Providing Authority for the District Manager to Expend Funds on Behalf of the District; Providing an Effective Date.

Summary

Attached is Resolution 2026-02 required to enact the proposed budgets for the St. Lucie West Services District.

The proposed budget was presented and reviewed at the Budget Workshop on May 5, 2026. A complete copy of the Budget including all funds has been distributed and is Exhibit B to Resolution 2026-02.

Recommendation

Staff recommend approval of the FY 2027 Operating, Debt Service, and Capital Projects Budgets through adoption of Resolution 2026-02.

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. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT ADOPTING THE BUDGETS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2027, FOR THE DISTRICT; PROVIDING AUTHORITY FOR THE DISTRICT MANAGER TO EXPEND FUNDS ON BEHALF OF THE DISTRICT; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE ST. LUCIE WEST SERVICES DISTRICT:

SECTION I – AUTHORITY

(A) Pursuant to Section 190.008(2)(a), Florida Statutes, the Board of Supervisors of the St. Lucie West Services District (the "Board") has the power to carry out the purposes of the District. Such powers include the authority to acquire, construct, own, manage and operate, contract for management and operational services, dispose of, improve, expand and to have exclusive control and jurisdiction over water and wastewater utility production, treatment, collection, distribution and disposal facilities and systems within the State of Florida.

(B) The District Manager has been engaged to provide management services to the St. Lucie West Services District (the "District").

(C) Notice of the meeting in which the annual budget is to be adopted was published on August 12, 2026 and August 19, 2026. The proof of publication is attached hereto as Exhibit A.

SECTION II - ADOPTION OF THE BUDGET AND AUTHORIZATION TO EXPEND FUNDS

(A) The St. Lucie West Services District General Fund and Water & Sewer Operating Budgets, Debt Service Budget, and Capital Improvement Program Budget for the Fiscal Year ending September 30, 2027, attached hereto as Exhibit B is incorporated herein and are hereby adopted. Collectively, the Operating Budget, Debt Service Budget, and the Capital Improvement Program Budget shall be hereinafter known as the "Budgets."

(B) Subject to the rules of the Board, the District Manager is hereby authorized to expend funds of the District for official purposes in the operation, maintenance, billing, customer services, construction, debt service payment, capital improvements and other business activities of the District in accordance with the adopted Budgets.

(C) No contract or other commitment of funds, written or verbal shall be entered into without the approval of the District Treasurer, as to availability of sufficient budget and current or projected availability of cash. When such approval is given, the District Treasurer shall so indicate this action in the financial records of the District so as to restrict those funds from being used for other expenditures prior to the completion of a commitment for which the funds were approved. The District Treasurer may adjust the actual restricted amount as he determines that such a change is warranted due to the activities related to the commitment.

(D) The Operating Budget contains the following categories: Operating Revenue, Operating Expenses and Non-Operating Expenses. The amounts shown within such categories are established as a target level for each specific type of revenue or expenditure indicated. Recognizing that the items listed in the Budget may actually be higher or lower than those estimated, the District Treasurer is authorized to reallocate the adopted Budgets within each category. Allocation of funds from one category to another is prohibited. Unless otherwise provided herein, or by an amending resolution adopted by the Board, only the Board is authorized to increase the budgeted amounts for a category.

(E) Expenditures in the Operating Budget, Debt Service Transfer line item and Debt Service Budget may exceed the adopted Budget, without Board approval, if the required debt service has increased.

(F) Expenditures in the Operating Budget Renewal and Replacement Transfer line item may exceed the Budget if it is necessary to do so to be in compliance with bond covenants.

(G) Subject to the rules of the Board, the District Manager is authorized to spend funds not in the Budgets in the event of an emergency related to the District which is reasonably believed may result in danger or injury to persons, damage to assets of the District, or the material loss of the District to provide services. As quickly as possible, the Manager or District Treasurer shall report to the Chairman any such actions taken or to be taken in such circumstances. However, such communication shall occur as soon as possible but in no event later than 24 hours after such actions or events.

(H) The District Treasurer shall notify the Board when he determines that the actual revenues of a utility system are likely to be significantly less than those indicated in the adopted Budgets and shall also prepare proposed revised Budgets for the Board's review and consideration. The District Treasurer shall also be responsible to assure that the District always complies with bond covenant requirements and shall notify the Board if any action or situation may violate those requirements.

(I) The Board authorizes the Manager and the District Treasurer do all acts and duties required of them by this Resolution and the Budget, for the full, punctual and complete performance thereof, and the Chairman, Vice Chairman and each member of the Board, officers, attorneys and other agents of the District are hereby authorized and directed to execute and deliver any and all papers instruments and to do and cause to be done all acts and things necessary or proper for carrying out the Budgets and transactions contemplated by this Resolution.

SECTION III - EFFECTIVE DATE

This Resolution shall be liberally construed to affect the purposes hereof and shall take effect on October 1, 2026.

PASSED AND DULY ADOPTED this 1st day of September 2026 by the Board of Supervisors of the St. Lucie West Services District, St. Lucie County, Florida.

ST. LUCIE WEST SERVICES DISTRICT

ATTEST:

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

EXHIBIT A
PROOF OF PUBLICATION

Publication Date
2026-08-19

Subcategory
Miscellaneous Notices

NOTICE OF PUBLIC HEARING

TO CONSIDER ADOPTION OF THE FISCAL YEAR 2027 BUDGET FOR THE ST. LUCIE WEST SERVICES DISTRICT
AND REGULAR
BOARD MEETING

The Board of Supervisors (Board) of the St. Lucie West Services District (District) will hold a public hearing on Tuesday, September 1, 2026, at 9:00 a.m., or as soon thereafter as can be heard, in the Board Meeting Room located at 450 SW Utility Drive, Port St. Lucie, Florida 34986, for the purpose of hearing public comment and objections to the adoption by Resolution pursuant to Sections 190.008(2)(a), Florida Statutes, of the Fiscal Year 2027 Budget for the District. A Regular Board Meeting will also be held in conjunction with the public hearing.

If adopted by the Board, the proposed budget for Fiscal Year 2027 shall be effective commencing with the start of the Fiscal Year on October 1, 2026, and proceeding through September 30, 2027. A copy of the proposed budget will be available at the District Office, 450 SW Utility Drive, Port St. Lucie, Florida 34986. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing is advised that the person 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. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with the Americans with Disabilities Act, any individual requiring special accommodations or an interpreter to receive District information or participate at these meetings should contact the District Administrator at 1-561-630-4922 and/or toll free at 1-877-737-4922 at least five (5) calendar days prior to the meetings. Persons who are hearing impaired may contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the Districts office.

Joshua Miller, District Manager

ST. LUCIE WEST SERVICES DISTRICT

ST. LUCIE WEST SERVICES DISTRICT

www.slwsd.org

Publish: ST. LUCIE NEWS TRIBUNE 08/12/26 & 08/19/26 #12549132

EXHIBIT B

**GENERAL FUND AND WATER & SEWER OPERATING BUDGETS, DEBT
SERVICE BUDGET, AND CAPITAL IMPROVEMENT PROGRAM BUDGET
FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025**

St. Lucie West Services District

Board Agenda Item

Tuesday, September 1, 2026

Item

PH 2 Public Hearing to Adopt Resolution 2026-03 to Levy a Non-Ad Valorem Assessment for Water Management Bonds, and Operations and Maintenance Costs, within the St. Lucie West Services District for the Period October 1, 2026, through September 30, 2027

Summary

Provided for your review and consideration is the Adoption of Resolution 2026-03 to Levy a Non- Ad Valorem Assessment for Water Management Bonds, and Operations and Maintenance costs, within the St. Lucie West Services District for the period October 1, 2026, through September 30, 2027.

The purpose of the Maintenance Special Assessment, \$246.00 per benefit unit, is to maintain and preserve the facilities and projects of the District. The annual amount is subject to change and is ongoing. For the 2027 budget year the \$246.00 is a \$40.00 increase from budget year 2026.

There is no Benefit Special Assessment levied by the District for FY2027.

Recommendation

Staff recommends approval Resolution 2026-03 to Levy a Non-Ad Valorem Assessment for Water Management Bonds, and Operations and Maintenance costs, within the St. Lucie West Services District for the period October 1, 2026, through September 30, 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:
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RESOLUTION NO. 2026-03

**LEVYING A NON-AD VALOREM ASSESSMENT
FOR WATER MANAGEMENT BONDS, AND
OPERATIONS AND MAINTENANCE COSTS,
WITHIN THE ST. LUCIE WEST SERVICES
DISTRICT FOR THE PERIOD OCTOBER 1, 2026,
THROUGH SEPTEMBER 30, 2027.**

WHEREAS, certain improvements existing within the St. Lucie West Services District and certain costs of operation, repairs, and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the St. Lucie West Services District finds that the costs of certain improvements and the costs of operations, repairs, and maintenance of the District during fiscal year 2026 will be funded through the collection of non-ad valorem assessments in accordance with the assessment methodology adopted by the District.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of the St. Lucie West Services District, as follows;

Section 1.

a. A non-ad valorem maintenance special assessment as provided for in Chapters 170, 190, and 197, Florida Statutes, is hereby levied on the lands within the District, as described in the District Assessment Roll to maintain and preserve the facilities and projects of the District. The maintenance special assessment shall be \$246.00 per benefit unit within the District for fiscal year 2027.

Section 2.

The assessment levy, and the lists of lands included in the District, as attached hereto, are hereby certified to the St. Lucie County Property Appraiser and maintained at the office of the District Manager, to be extended on the St. Lucie County Tax Roll and to be collected by the St. Lucie County Tax Collector in the same manner and times as St. Lucie County taxes. The proceeds from the assessment levy shall be paid to the St. Lucie West Services District.

BE IT FURTHER RESOLVED that a copy of this resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND DULY ADOPTED this 1st day of September 2026 by the Board of Supervisors of the St. Lucie West Services District, St. Lucie County, Florida.

ST. LUCIE WEST SERVICES DISTRICT

ATTEST:

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

Laura Archer
Slw Services District
St Lucie West Services District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 08/02/2026
SCN tcpalm.com 08/02/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/02/2026

Linda Turr

Legal Clerk

Kongmeng Yang
Notary, State of WI, County of Brown

7329

My commission expires

Publication Cost:	\$229.36	
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KONGMENG YANG
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State of Wisconsin

NOTICE TO PROPERTY OWNERS WITHIN ST. LUCIE WEST SERVICES DISTRICT OF THE LEVY OF NON-AD VALOREM (SPECIAL) ASSESSMENTS
NOTICE IS HEREBY GIVEN that the St. Lucie West Services District (the "District") will continue using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments to collect (i) benefit special assessments, pursuant to Section 190.022, Florida Statutes, and (ii) maintenance special assessments, pursuant to Section 190.021, Florida Statutes. The property subject to non-ad valorem assessments is the entire District, as depicted in the map at the end of this notice. The purpose of the benefit special assessment is to amortize the cost of constructing (repay bonds that financed) the District's stormwater management system. The purpose of the maintenance special assessment is to maintain and preserve the facilities and projects of the District. For fiscal year 2027, the District has established (i) a benefit special assessment of \$0.00 and (ii) a maintenance special assessment of \$246.00 for a total non-ad valorem assessment of \$246.00 for each benefit unit. The District has also established the assessments to be levied in the next fiscal year. The District will levy the following assessments, and collect corresponding revenue, in future years unless changed by action of the Board of Supervisors for the District:

Fiscal Year 2027
Benefit Special Assessment (per Benefit Unit) \$0.00
Maintenance Special Assessment (per Benefit Unit) \$246.00
Total Special Assessment (per Benefit Unit) \$246.00
These are the amounts that will appear on the "non-ad valorem" portion of the 2026 tax bill and future bills unless changed by the Board of Supervisors for the District. The St. Lucie West benefit special assessment and maintenance special assessment will be levied and collected in the same manner as ad valorem taxes by the Tax Collector of St. Lucie County. Failure to pay any assessment when due will result in the sale of a tax certificate against the affected property and may subject the property owner to loss of title to the property.

PLEASE NOTE: DISTRICT "NON-AD VALOREM" ASSESSMENTS ARE NOT NEW AND HAVE APPEARED ON THE TAX BILL IN PRIOR YEARS.
All affected property owners have the right to appear and be heard at a public hearing before the Board of Supervisors of the District and have the right to file written objections with the District Manager within twenty (20) days of the date of publication of this Notice, pursuant to Section 190.008(2)(a), Florida Statutes. You may direct inquiries to (772) 340-0220 weekdays between 8:00 a.m. and 4:00 p.m. Written objections should be filed with the District Manager at 450 SW Utility Drive, Port St. Lucie, Florida 34986.

The public hearing will be held on Tuesday, September 1, 2026, at 9:00 a.m. at the offices of St. Lucie West Services District located at 450 SW Utility Drive, Port St. Lucie, Florida 34986. At the hearing, the Board of Supervisors for the District will consider comments and objections to the benefit special assessments and maintenance special assessments and will approve the assessment roll as final. Upon the filing of such assessment roll with the St. Lucie County Tax Collector, the assessments shall stand as legal, valid, and binding liens, co-equal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid.
Dated this 2nd day of June, 2026.
Board of Supervisors
St. Lucie West Services District
ST. LUCIE WEST SERVICES DISTRICT
www.slwsd.org
PUBLISH: ST. LUCIE NEWS TRIBUNE 08/02/26 TCN12521683

St. Lucie West Services District

Board Agenda Item

Tuesday, September 1, 2026

Item

PH 3 Consider Adoption of Resolution 2026-04 Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges and Operating Policies for the Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments; Providing an Effective Date.

Summary

Provided for your review and consideration is the Adoption of Resolution 2026-04 Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges, and Operating Policies for Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments; Providing an Effective Date.

The Public Hearing was advertised in the St. Lucie News Tribune on August 2, 2026, displayed on the SLWSD Website, included in the Monthly Newsletters, and a note on the bill was placed.

The attached affidavit of publication verifies that the advertisement of this public hearing was published within the general circulation at least 28 days prior to the public hearing on September 1, 2026.

Recommendation

Staff recommend that the Board of Supervisors adopt Resolution 2026-04 amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges, and Operating Policies for Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments; Providing an Effective Date.

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. 2026-04

A RESOLUTION AMENDING CHAPTER III OF THE RULES OF THE ST. LUCIE WEST SERVICES DISTRICT RELATING TO WATER, WASTEWATER, AND IRRIGATION WATER SYSTEM REGULATIONS, RATES, FEES, CHARGES, AND OPERATING POLICIES FOR UTILITY SERVICES; PROVIDING AN EFFECTIVE DATE.

(AMENDMENT XXXIII TO CHAPTER III)

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Sections 120.54, 190.011(5), and 190.035, Florida Statutes, as amended.

SECTION 2. FINDINGS. The Board of Supervisors of the St. Lucie West Services District ("Board") hereby finds and determines as follows:

1. The St. Lucie West Services District ("District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, of the State of Florida.
2. The Board is authorized under Chapters 120 and 190, Florida Statutes, to adopt this Resolution as a Rule of the District.
3. The purpose of this Rule is to amend certain rates, fees, and charges established by the District in its provision of water, wastewater, and irrigation water utility services.
4. This Rule is necessary to establish and maintain uniform and comprehensive rates and regulations for the provision of water, wastewater, and irrigation water service throughout the District at levels necessary to generate sufficient revenue from users benefiting from such service to pay operating expenses and debt service requirements of the water, wastewater, and irrigation water system.

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

SECTION 3. CHAPTER III AMENDED. Chapter III of the Rules of the St. Lucie West Services District is hereby amended by revising Schedules A (Water and Wastewater Rates and Charges) and D (Irrigation Water Rates and Charges), as more particularly described in the attached revised Schedules.

SECTION 4. EFFECTIVE DATE. This Rule shall become effective on October 1, 2026.

APPROVED AND ADOPTED this 1st day of September 2026.

ATTEST:

ST. LUCIE WEST SERVICES DISTRICT

By: _____

Secretary/Assistant Secretary
Board of Supervisors

By: _____

Dominick Graci, Chairman
Board of Supervisors

SCHEDULE A

The rates, fees, and charges to be paid for water and wastewater service shall be as follows, effective October 1, 2026:

<u>Water System</u>	<u>Proposed Rates</u>
Base Facility Charges (All Services)	
5/8" or 3/4" Meter Size	\$ 20.91
1 " Meter Size	52.28
1-1/2" Meter Size	104.55
2" Meter Size	167.29
3" Meter Size	334.55
4" Meter Size	522.75
6" Meter Size	1,045.51
8" Meter Size	1,672.81
<u>Monthly Commodity Charge:</u>	
Charge per 1,000 gallons of metered water	\$ 4.69
<u>Bulk Water:</u>	
Bulk Meter (per ERC)	\$ 13.34
Charge per 1,000 gallons of metered water	4.05
Monthly Dispensed Water through District hose	67.79
<u>Wastewater System</u>	
Base Facility Charge (All Services)	
5/8" or 3/4" Connection	\$ 26.14
1 " Connection	65.36
1-1/2" Connection	130.70
2" Connection	209.08
3" Connection	418.18
4" Connection	632.38
6" Connection	1,306.92
8" Connection	2,091.01
<u>Monthly Commodity Charge:</u>	
Charge per 1,000 gallons of metered water service	\$ 5.23
<u>Bulk Wastewater</u>	
Charge per 1,000 gallons of metered use	\$ 4.50

SCHEDULE D

The rates, fees, and charges to be paid for irrigation water service shall be as follows, effective October 1, 2026:

Irrigation Water Service:

Residential per month per lot:

Single family:	\$ 25.02
Multi-family:	17.52

Industrial/Commercial and Common Areas:

Per Common Area Acre Irrigated	\$ 150.13
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Golf Course:

Charge per 1,000 gallons used:	\$ 0.29
--------------------------------	---------

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Slw Services District
St Lucie West Services District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 08/02/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/02/2026

Linda Furr
Legal Clerk

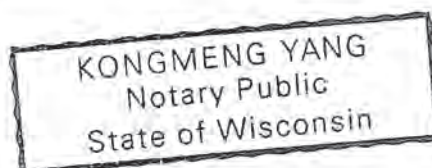
Kongmeng Yang
Notary, State of WI, County of Brown
9329

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**NOTICE OF PUBLIC HEARINGS TO CONSIDER THE
ADOPTION OF AN AMENDMENT OF THE DISTRICT'S RULES
ESTABLISHING WATER, WASTEWATER, AND IRRIGATION
WATER SYSTEM RATES, FEES, AND CHARGES**

The Board of Supervisors ("Board") of the St. Lucie West Services District ("District") will hold public hearings on Tuesday, September 1, 2026, at 9:00 a.m., at the Board Meeting Room, 450 SW Utility Drive, Port St. Lucie, Florida 34986, for the purpose of hearing public comment and objections to the adoption of revised rates, fees, and charges for monthly water, wastewater, and irrigation charges within the District's utility system service area in St. Lucie County.

If adopted by the Board, the proposed amendment to the District's rates for monthly water, wastewater, and irrigation charges shall be effective commencing on October 1, 2026. The amendment proposes implementing an increase of three- and one-half percent (3.5%) to the existing utility rates, resulting in the proposed rate structure set forth below. The existing base facility and consumption rates, and the proposed base facility and consumption rates to be effective for utility service periods commencing October 1, 2026, and thereafter, are as follows:

SCHEDULE A

The rates, fees, and charges to be paid for water and wastewater service shall be as follows, effective October 1, 2026:

Water System:	Existing Rates	New Rates
Base Facility Charges (All Services)		
5/8" x 3/4" Meter Size	\$ 20.20	\$ 20.91
1" Meter Size	50.51	52.28
1-1/2" Meter Size	101.02	104.55
2" Meter Size	161.64	167.29
3" Meter Size	323.24	334.55
4" Meter Size	505.07	522.75
6" Meter Size	1,010.15	1,045.51
8" Meter Size	1,616.24	1,672.81
Monthly Commodity Charge		
Charge per 1,000 gallons of metered water:	\$ 4.53	\$ 4.69
Bulk Water		
Bulk Meter (per ERC)	\$ 12.89	\$ 13.34
Charge per 1,000 gallons of metered water	3.91	4.05
Monthly Dispensed Water through District hose	65.50	67.79
Wastewater System:		
Base Facility Charge (All Services):		
5/8" x 3/4" Connection	\$ 25.26	\$ 26.14
1" Connection	63.15	65.36
1-1/2" Connection	126.28	130.70
2" Connection	202.01	209.08
3" Connection	404.04	418.18
4" Connection	631.35	653.45
6" Connection	1,262.72	1,306.92
8" Connection	2,020.30	2,091.01

Monthly Commodity Charge

Charge per 1,000 gallons of metered water service:	\$ 5.05	\$ 5.23
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Bulk Wastewater

Charge per 1,000 gallons of metered use:	\$ 4.35	\$ 4.50
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SCHEDULE D

The rates, fees, and charges to be paid for irrigation water service shall be as follows, effective October 1, 2026:

Irrigation Water Service:

Residential per month per lot:

Single family:	\$ 24.17	\$ 25.02
Multi-family:	16.93	17.52

Industrial/Commercial and Common Areas:

Per Common Area Acre Irrigated	\$ 145.05	\$ 150.13
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Golf Course:

Charge per 1,000 gallons used:	\$ 0.28	\$ 0.29
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A copy of the proposed amendment will be available at the District Office, 450 SW Utility Drive, Port St. Lucie, Florida 34986. Any person who wishes to provide a proposal for a lower cost regulatory alternative as provided by Section 120.54(1) must do so in writing within 21 days after publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing is advised that the person 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. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at the meeting.

In accordance with the Americans with Disabilities Act, any individual requiring special accommodations or an interpreter to receive District information or participate at this meeting should contact the District Administrator at 1-561-630-4922 or toll free at 1-877-737-4922 at least five (5) calendar days prior to the meeting. Persons who are hearing impaired may contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District's office.

Dated this 2nd day of June, 2026.
Joshua C Miller, District Manager

ST. LUCIE WEST SERVICES DISTRICT

www.slwsd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 08/02/26

St. Lucie West Services District

Board Agenda Item
Tuesday, September 1, 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*

E-MAIL ADDRESS:
jfumero@nasonyeager.com

OFFICE:
(561) 982-7114

FAX NUMBER:
(561) 982-7116

CELL:
(561) 315-4595

August 13, 2026

St. Lucie West Services District
District Attorney's Report
Time Period July 19, 2026 – August 13, 2026

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

Completed Work:

- 1) Preparation of Partial Mortgage Release for 350 SW Lake Forest Way
- 2) Review and comment on Water Plant bid specifications in coordination with engineering firm

Pending Work:

- 3) Proposed Amendments to Chapter III Operating Policies and Procedures
- 4) Benderson ERCs Correspondence Ongoing

Sincerely,

/s/ John J. Fumero
John J. Fumero, Esq.
For the firm

St. Lucie West Services District

Board Agenda Item
Tuesday, September 1, 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:
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MEMO

To: St. Lucie West Services District

From: HR Green

Subject: Monthly Project Status Report

Project Number: 2504252

Date: August 14th, 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) None

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.
- g. The District has provided redlines and additional comments on the DRAFT Technical Document as of July 31st. HR Green is in the processing of reviewing and incorporating the feedback provided at this time.

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. This includes the previously provided comments on July 31st.
- b. HR Green to provide an update to the previously proposed project schedule

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) None

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. Control Structure 4A Rehabilitation
 - a. 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. After coordination and review, the District and HR Green have a general understanding that the structure will need to be prepared within the upcoming FY2027.
8. WTP Onsite Potable Storage Assessment - Future



9. Concept Design & Cost Estimate for the WWTF Third Train - Future
10. WWTF Grease Collection System - Future
11. SLWSD System Wide Irrigation Modeling (10 HOAs+) – Future
12. Easement Evaluation & Preparation – Future

St. Lucie West Services District
Board Agenda Item
Tuesday, September 1, 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	11/2025	12/2025	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026	12/2026	01/2027	02/2027	03/2027	04/2027	05/2027	06/2027	07/2027	08/2027	09/2027	10/2027		
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	10/17/2027	623	Pending																										
SLWSD/RCDD	NEW INTERCONNECTS RFP,AWARD AND INSTALL	7/14/2026	1/30/2027	200	Pending																										
SLWSD/RCDD	LEGAL/OPERATING TURNOVER PROCEDURES	1/30/2027	8/18/2027	200	Pending																										
RCDD	PROVIDE CONCEPTUAL DESIGNS FOR SEPTIC	1/30/2027	8/18/2027	200	Pending																										
RCDD	PROVIDE FUNDING FOR FOR ANY REMAINING IMPROVEMENTS	1/30/2027	8/18/2027	200	Pending																										
SLWSD	OPERATING SERVICE AREA	1/30/2027	8/18/2027	200	Pending																										



CRITICAL PATH : NEW INTERCONNECTS MUST BE INSTALLED AND TESTED

St. Lucie West Services District

Board Agenda Item

Tuesday, September 1, 2026

Item

DM 2 Consider Authorization to Approve General Liability Insurance and Workers Compensation Insurance Provided by Egis Insurance & Risk Advisors

Summary

Staff received the FY 2026 renewal proposals for General Liability Insurance and Workers Compensation Insurance Coverage provided by Egis Insurance & Risk Advisors on August 14, 2026.

The annual premium for General Liability Insurance and Workers Compensation Insurance decreased by 6.0% from FY 2026.

The Proposed FY 2027 Budget reflects these costs.

Recommendation

Staff recommend the approval of the Proposals from Egis Insurance & Risk Advisors.

District Manager: Joshua Miller

Public Works Director/ Assistant District Manager: Gerard Rouse

Budget Impact

ORG Number: 5-07007	Available Budget for General Liability for UT Fund: \$314,075.00 This Project: \$314,075.00 <u>Available Balance: \$0.00</u>
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ORG Number: 1-07009	Available Budget for General Liability for GF Fund: \$101,918.00 This Project: \$101,918.00 <u>Available Balance: \$0.00</u>
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ORG Number: 5-14007	Available Budget for General Liability for UT Fund: \$37,858.65.00 This Project: \$37,858.65.00 <u>Available Balance: \$0.00</u>
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ORG Number: 1-15006	Available Budget for General Liability for GF Fund: \$22,235.00 This Project: \$22,235.00 <u>Available Balance: \$0.00</u>
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Board Action

Moved by:	Seconded by:	Action Taken:
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St. Lucie West Services District

Board Agenda Item

Tuesday, September 1, 2026

Item

DM 2 FY2026 to FY2027 Comparison for District General Liability Insurance and Workers Compensation Insurance

Summary

For your review.

Renewal Comparison				
	10/1/2025 Policy w/Endorsements	10/1/2026 Renewal	2025 vs 2026 Comparison	% Difference
Property Total Insured Value (including IM)	\$ 49,478,278	\$ 50,888,662	\$ 1,410,384	3%
Property Premium	\$ 339,823	\$ 295,858	\$ (43,965)	-13%
Auto Total Insured Value	\$ 2,558,669	\$ 2,681,412	\$ 122,743	5%
Auto Physical Damage Premium	\$ 26,819	\$ 28,158	\$ 1,339	5%
Auto Liability Premium	\$ 24,757	\$ 25,995	\$ 1,238	5%
General Liability	\$ 37,850	\$ 40,689	\$ 2,839	8%
Public Officials / Employment Practices Liability	\$ 23,027	\$ 24,754	\$ 1,727	7%
Crime	\$ 513	\$ 539	\$ 26	5%
Total Package Premium	\$ 452,789	\$ 415,993	\$ (36,796)	-8%
Workers Compensation Premium	\$ 53,717.52	\$ 60,093.65	\$ 6,376	12%
Payroll	\$ 3,973,446	\$ 4,494,296	\$ 520,850	13%
Experience Mod	1.03	1.05	0.02	2%
Total Annualized Premiums	\$ 506,507	\$ 476,087	\$ (30,420)	-6%



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

St Lucie West Services District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 1001261039

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$49,315,635
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$1,573,027

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$5,000	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$5,000	Included
Flood	\$5,000 *	Included
Boiler & Machinery	\$5,000	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$295,858

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$250,000	\$1,000
Theft, Disappearance or Destruction	\$250,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$250,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$250,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$5,000,000 \$0 Deductible	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$5,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$5,000,000
	Aggregate	\$5,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$2,000,000 each claim/annual aggregate
Fraudulent Instruction: \$500,000



PREMIUM SUMMARY

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 1001261039

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$295,858
Crime	\$539
Automobile Liability	\$25,995
Hired Non-Owned Auto	Included
Auto Physical Damage	\$28,158
General Liability	\$40,689
Public Officials and Employment Practices Liability	\$24,754
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$415,993

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

St. Lucie West Services District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

St. Lucie West Services District
450 S.W. Utility Drive
Port St. Lucie, FL 34986

Term: October 1, 2026 to October 1, 2027
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC1001261039

TYPE OF INSURANCE

Part A	Workers Compensation • Benefits: FL Statutory (Medical, Disability, Death)
Part B	<u>Employers Liability:</u> • \$1,000,000- Each Accident • \$1,000,000- Disease- Policy Limit • \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
0251	Irrigation Works Operation and Drivers	\$652,516	2.63	\$17,161.17
7520	Waterworks Operation & Drivers	\$2,011,008	1.78	\$35,795.94
7580	Sewage Disposal Plant Operation & Drivers	\$492,684	1.69	\$8,326.36
8380	Automobile Service or Repair Center & Drivers	\$144,389	1.67	\$2,411.30
8810	Clerical Office Employees NOC	\$1,193,699	0.11	\$1,313.07
Total Manual Premium				\$65,007.84
Increased ELL 1M/1M/1M				\$910.11
				\$65,917.95
Workplace Safety Credit – 2%				-\$1,318.36
Drug Free Workplace Credit – 5%				-\$3,229.98
Experience Modification				1.050000
Standard Premium				\$64,438.09
Premium Discount				\$4,953.87
Expense Constant				\$160.00
Terrorism				\$449.43
Policy Total				\$60,093.65

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.

St. Lucie West Services District

Board Agenda Item

Tuesday, September 1, 2026

Item

DM 3 Consider Approval of Request to Advertise for a Public Hearing to Consider Adoption of Proposed Revisions and Additions to Chapter III Operating Policies and Procedures

Summary

Request to advertise for a Public Hearing for October 6, 2026, to consider the adoption of proposed changes to the Chapter III Operating Policies and Procedures outlined below and redlined on the attached "DRAFT" for your review.

Revisions/Additions include:

- The word Consumer(s) has been "Capitalized" throughout the Sections.
- Section 9 & 10- Account Balance Credit Minimum Increased to \$3.00
- Section 23(b)- Added Consumer Tampering
- Section 34- Increased Private Lift Station Inspection Charge
- Section 35(f)- Added Written Authorization Verbiage
- Section 37- Revised Red Flag Verbiage and Service Provider Arrangements
- Section 41- FOG Management **(NEW)**
- Schedule F- Meter Tampering Fees Added **(NEW)**

Recommendation

Staff recommend approval to advertise for a Public Hearing to approve the revisions and additions to the Chapter III Operating Policies and Procedures.

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:

CHAPTER III
OPERATING POLICIES AND PROCEDURES
ST. LUCIE WEST SERVICES DISTRICT
WATER, WASTEWATER, AND IRRIGATION UTILITY SYSTEM

PART I. GENERAL PROVISIONS AND DEFINITIONS APPLICABLE TO THE ST. LUCIE WEST SERVICES DISTRICT WATER, WASTEWATER, AND IRRIGATION UTILITY SYSTEM:

SECTION 1:

(a) Utility service shall be provided by the District in accordance with the operating policies of the District that are set forth in this Chapter, including rates applicable to the services provided for potable water treatment and distribution, wastewater collection and disposal, and irrigation quality water production and distribution.

(b) The District Manager is authorized to issue such directives and to prescribe such procedures by internal management memoranda as may be necessary to carry out the purposes of this Chapter. The District Manager may issue such administrative manuals as necessary for the effective administration of the District potable water, wastewater, and irrigation water utility system. So long as such internal management memoranda and administrative manuals are consistent with this Chapter and governing regulatory requirements, the provisions shall be binding upon all District employees and utility system ~~eustomers~~Consumers.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised June 11, 1996; May 7, 2013; October 6, 2026

DRAFT

SECTION 2: CONTENTS:

SECTION 3	DEFINITIONS
SECTION 4	GENERAL
SECTION 5	APPLICATION FOR SERVICE
SECTION 6	WITHHOLDING SERVICE
SECTION 7	LIMITATIONS OF USE
SECTION 8	UNAUTHORIZED CONNECTION OR USE
SECTION 9	CONSUMER DEPOSITS/COLLECTION AND REFUND
SECTION 10	BILLING
SECTION 11	DELINQUENT BILLS, LATE NOTICES, AND PROCEDURES FOR CONTESTING CHARGES
SECTION 12	ADJUSTMENT OF BILLS, METER READINGS, AND METER INSPECTIONS
SECTION 13	ACCESS TO PREMISES
SECTION 14	INSPECTION OF CONSUMER'S INSTALLATION
SECTION 15	PROTECTION OF DISTRICT PROPERTY
SECTION 16	TERMINATION OF SERVICE ACCOUNT
SECTION 17	RESUMPTION OF SERVICE
SECTION 18	CONTINUITY OF SERVICE
SECTION 19	MAINTENANCE AND STANDARDS
SECTION 20	METERS
SECTION 21	ALL POTABLE WATER THROUGH METERS
SECTION 22	METER TESTING
SECTION 23	DAMAGING, TAMPERING WITH, OR ALTERING FACILITIES OF UTILITY PLANT OR SYSTEM
SECTION 24	PRIVATE FIRE SERVICE CONNECTION
SECTION 25	TERMINATION OF SERVICE
SECTION 26	AMENDMENTS TO RATE SCHEDULES

PART II. WATER, WASTEWATER, AND IRRIGATION UTILITY SERVICE

SECTION 27	GENERAL, DECLARATION OF POLICY
SECTION 28	EASEMENTS AND RIGHTS OF WAY
SECTION 29	INSPECTION
SECTION 30	TRANSFER OF CONTRIBUTED PROPERTY - BILLS OF SALE

SECTION 31	IMPROVEMENTS AND EXTENSIONS OF THE WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEMS
SECTION 32	UTILITY INSPECTION FEES
SECTION 33	REFUNDABLE ADVANCES
SECTION 34	REQUIREMENTS FOR PRIVATELY MAINTAINED LIFT STATIONS
SECTION 35	IRRIGATION WATER SERVICE USAGE REQUIREMENTS; AND PENALTIES FOR VIOLATIONS
SECTION 36	WATER AND WASTEWATER SERVICE AVAILABILITY FEES; CALCULATION
SECTION 37	IDENTITY THEFT PREVENTION PROGRAM
SECTION 38	WATER CONSERVATION REBATE PROGRAM
SECTION 39	CROSS CONNECTION CONTROL PLAN
SECTION 40	SURCHARGES FOR EXCESS WASTEWATER STRENGTH
<u>SECTION 41</u>	<u>FATS, OILS, AND GREASE (FOG) MANAGEMENT</u>

SECTION 3: DEFINITIONS: The following terms and phrases, when used herein, shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning. Words used in the present terms shall include the future, and the singular number includes the plural, and the plural the singular.

3.1 **ST. LUCIE WEST SERVICES DISTRICT (“SLWSD”):** A governmental agency of the State of Florida, created pursuant to Chapter 190, Florida Statutes.

3.2 **ENGINEER:** The engineer licensed in the State of Florida and engaged by the District Board of Supervisors to provide professional engineering services to the utility system or his authorized representatives or consultant.

3.3 **BILL DATE:** The date a bill for utility service is generated by the District Billing Department shall be known as the bill date or the statement date.

3.4 **BILL DUE DATE:** All bills for utility service shall be due by 4:00 p.m. on the date that is twenty (20) calendar days from the Bill Date. This date shall be known as the Bill Due Date. If the Bill Due Date is a weekend or District holiday, then the Bill Due Date shall be extended to the next business day.

3.5 **CONNECTION CHARGES:** Those charges of the District required to be paid by a ~~consumer~~Consumer as a condition precedent to the interconnection of District’s utility system with a ~~consumer’s~~Consumer’s property.

3.6 **CONSUMER:** Any person, firm, association, corporation, governmental agency or similar organization with an account with the District for service, which term shall also include developers, bulk users, and dispensed water users.

3.7 **CONSUMER INSTALLATION:** All pipes, fixtures, meters, appurtenances of any kind and nature used in connection with or forming a part of an installation for utilizing water, wastewater, and/or irrigation services for any purpose, located on the ~~consumer’s~~Consumer’s side of “point of delivery,” whether such installation is owned outright by a ~~consumer~~Consumer or by contract, lease or otherwise.

3.8 **DEVELOPER:** Any person, corporation, or other legally recognized entity who engages in the business of making improvements to or upon real property located within or without the District as owner or legally constituted agent for the owner of such real property.

3.9 **DISPENSED WATER:** Water service supplied to a ~~consumer~~Consumer dispensed through a District hose located on District property for a flat monthly rate.

3.10 **DISTRICT:** The St. Lucie West Services District as defined in 3.1.

3.11 **DISTRICT MANAGER:** The manager of the District or designee.

3.12 **EASEMENTS:** Rights of ingress, egress, dedications, rights of way, conveyances or other property interests necessary or incidental to the installation, extension, repair, maintenance, construction, or reconstruction of District’s utility system or any components thereof, over or upon ~~consumer’s~~Consumer’s property.

3.13 **MAIN:** Shall refer to pipe, conduit or other facility installed to convey water or wastewater service from individual laterals or to other mains.

3.14 OFF-SITE FACILITIES: Those components of water distribution and sewage collection facilities located outside ~~consumer's~~Consumer's property connected with facilities of the District, in accordance with the size required by the District.

3.15 ON SITE FACILITIES: Those components of water distribution and sewage collection facilities located upon ~~consumer's~~Consumer's "property."

3.16 PAST DUE DATE or PENALTY DATE: All bills for utility service shall be past due after the Bill Due Date and shall incur a penalty charge. The date that bills are past due shall be known as the Past Due Date or Penalty Date.

3.17 POINT OF DELIVERY or POINT OF SERVICE: The point where the District pipes are connected with the pipes of the ~~consumer~~Consumer. Unless otherwise designated on utility service as-built drawings or a Florida Department of Environmental Protection permit application on file with the District:

(a) The point of delivery for potable water service shall be at the discharge side of the water meter that is located at or immediately adjacent to a right-of-way or utility easement dedicated or granted to the District by an instrument ("District Easement") recorded in the public records of St. Lucie County. If the meter is not within or immediately adjacent to a District Easement, the point of delivery shall be at the intersection of the water service line that extends to such meter with the outer boundary of the District Easement in which the District's potable water main is located.

(b) The point of delivery for wastewater service shall be at the upstream connection of a wastewater lateral clean-out that is located within or immediately adjacent to a District Easement. In the absence of a clean-out located within or immediately adjacent to a District Easement, the point of delivery shall be at the intersection of the wastewater lateral with the outer boundary of the District Easement in which the District's wastewater main is located.

(c) The point of delivery for irrigation water service shall be at the intake side of the first solenoid/shut-off valve on the irrigation distribution line serving the development in which the ~~consumer~~Consumer is located, so long as (1) the first such valve is located within or immediately adjacent to a District Easement and (2) the irrigation distribution line has been conveyed to and accepted by the District for operation as a part of the District's irrigation system. If the first valve is not located within or immediately adjacent to a District Easement, the point of delivery shall be at the intersection of such distribution line with the outer boundary of the District Easement in which the District's irrigation main is located. If the irrigation distribution line has not been conveyed to and accepted by the District, the point of delivery shall be the point of connection of the District's irrigation transmission main with the distribution line.

3.18 PROPERTY: The land or improvements upon land which the ~~consumer~~Consumer is owner or over which ~~consumer~~Consumer has control either by contract or possessory interest sufficient to authorize ~~consumer~~Consumer to make application for service, or adjacent right

of way which services the land or site being developed. District may require proof of such interest prior to the furnishing of service by copy of instrument of conveyance, warranty deed, contract or appropriate verified statement contained in the application for service.

3.19 RATE SCHEDULE: The schedule or schedules of rates or charges for the particular classification of service.

3.20 SERVICE: Shall be construed to include, in addition to all water, irrigation water and wastewater utilities required by the ~~consumer~~Consumer the readiness and ability on the part of the District to furnish water, irrigation water and wastewater services to the ~~consumer~~Consumer.

3.21 SERVICE OR LATERAL LINES: Those pipes of the District that connect to the ~~consumer's~~Consumer's lines.

3.22 AFPI (Allowance for Funds Prudently Invested): The charge representing the carrying costs associated with the excess capacity of the plant which will not be used until future ~~customers~~Consumers connect for service. The AFPI charge is a one-time charge based on the number of ERC's of demand. It is applicable to all future ~~customers~~Consumers prior to connection to the system.

3.23 TERMS "SHALL" AND "MAY": As used herein, the word "may" is permissive, and the word "shall" is mandatory.

3.24 UTILITIES DIRECTOR: The appointed Head of the Utility Department of the District or his authorized representative.

3.25 UTILITY SYSTEM: As used herein, refers to the District's water distribution and sewage collection systems, and any component parts thereof.

3.26 WASTEWATER STANDARD and EXCESS STRENGTH SURCHARGE PARAMETERS:

(a) BOD (Biochemical Oxygen Demand): The quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20° C. (68° F.), expressed in parts per million by weight, as determined by Standard Methods.

(b) CF: The conversion factor to obtain dry weight of Pollutant in pounds.

(c) CONC: The average Pollutant concentration per utility billing cycle, as determined by the District, over and above the standard strength for wastewater (i.e., average BOD or TSS minus 250 mg/l).

(d) COST: The District's unit cost per pound for conveying, treating, and disposing of a Pollutant (BOD or TSS).

(e) LOAD: The mass of Pollutant discharged, in pounds.

(f) pH: The logarithm of the reciprocal of the weight of hydrogen ions in grams per liter of solution, as determined by Standard Methods.

(g) Pollutant: Dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munitions, medical wastes, chemical wastes, biological

materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, municipal waste, agricultural waste, industrial waste, and certain characteristics of wastewater (e.g., pH, temperature, TSS, turbidity, color, BOD, toxicity, or odor).

(h) ppm or mg/L: Parts per million, a ratio by weight per volume, and interchangeable with milligrams per liter.

(i) Standard Methods: The current edition of “Standard Methods for the Examination of Water and Wastewater” as prepared and published by the American Public Health Association, American Water Works Association, and the Water Environment Federation.

(j) Standard Strength: The standard strength for wastewater discharged into Utility System wastewater lines or facilities, 250 mg/L BOD and 250 mg/L TSS.

(k) SUR: The excess strength surcharges assessed by the District for a billing cycle.

(l) Total Solids: The total weight, expressed in ppm, of all settleable, suspended, or dissolved solids in the wastewater, as determined by Standard Methods.

(m) TSS (Total Suspended Solids): The solids that either float on the surface of, or in suspension in, water, wastewater, or other liquid, and are removable by laboratory filtering, expressed in ppm, as determined by Standard Methods.

(n) VOL: The wastewater discharge volume in million gallons per utility billing cycle, as determined by the District.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised December 15, 2009; May 7, 2013; August 4, 2015; October 6, 2026

SECTION 4: GENERAL: In the absence of specific written agreement to the contrary entered into prior to the effective date of this Resolution, these regulations apply without modification or change to each and every ~~consumer~~Consumer to whom the District renders service.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised: October 6, 2026

SECTION 5: APPLICATION FOR SERVICE:

(a) Service shall be furnished only upon signed application accepted by the District and the conditions of such application are binding upon the ~~consumer~~Consumer as well as upon the District. To obtain service, application shall be made to the District in the manner specified by the District Manager. Applications shall be submitted to the District at least 24 hours (one business day) prior to establishing an account.

(b) Applications are accepted by the District with the understanding that there is no obligation on the part of the District to render service other than that which is then available from its existing water production and distribution equipment and service lines, and from its existing sewage treatment collection, transmission and treatment facilities.

(c) The applicant shall furnish to the District at the time of making application the name of the applicant, the legal proof of ownership or other interest in or to the property or location (such as a form of power of attorney or a lease), and the legal description or street address at which service is to be rendered. Application for service required by firms, partnerships, associations, corporations and others, shall be tendered only by duly authorized parties and identification must be rendered at the time of application.

(d) When service is rendered under agreement or agreements entered into between the District and an agent of the principal, the use of such service by the principal shall constitute full and complete ratification by the principal of the agreement or agreements entered into between the District and an agent of the principal under which such service is rendered.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised December 15, 2009; May 7, 2013, October 6, 2026

SECTION 6: WITHHOLDING SERVICE: The District may withhold service to a ~~consumer~~ Consumer who makes application for service at or upon a location for which prior service has not been paid in full to the date of such application. It shall be the responsibility of the applicant to make inquiry as to the delinquent status of the account and bring said account current as a condition precedent to continuation of service. The District shall maintain current records of outstanding accounts and shall make such information available to the public at its offices during normal business hours. Service may also be withheld for service installations which are not complete or are not in compliance with District requirements.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992, 1

Revised October 6, 2026

SECTION 7: LIMITATIONS OF USE:

(a) The ~~econsumer~~-Consumer shall not sell or otherwise dispose of utility service supplied by the District without authorization from the District to do so.

(b) Any utility service furnished by the District to the ~~econsumer~~-Consumer through District meters may not be re-metered by the ~~econsumer~~-Consumer for the purpose of selling or otherwise disposing of such service without the written consent of the District.

(c) In no case shall a ~~econsumer~~Consumer, except with the written consent of the District, extend water, wastewater, or irrigation lines across a street, alley, lane, court, property line, avenue, or other public thoroughfare or right of way in order to furnish utility service for adjacent property even though such adjacent property is owned by him.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013; October 6, 2026

SECTION 8: UNAUTHORIZED CONNECTION OR USE:

(a) No person, without written consent of the District shall tap any pipe or main belonging to a District water, wastewater, or irrigation system for the purpose of taking or using water from the system or from such pipe or main, for connecting to the wastewater system, or for any other purpose. Connections to the District's water, wastewater, or irrigation system for any purpose whatsoever are to be made only as authorized by the District.

(b) In any case of any unauthorized interconnection, extension, re-metering, sale or disposition of utility service, ~~consumer's~~ Consumer's utility service shall be subject to discontinuance until such unauthorized use or disposition is discontinued and full payment is made for such service, calculated on proper classification and rate schedules plus penalties and reimbursement in full made to the District for any extra expenses incurred by District as the result of such unauthorized use, including administrative costs, testing, inspections, and court costs. In addition, unauthorized use may result in appropriate criminal prosecution by District.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised December 15, 2009; May 7, 2013, October 6, 2026

SECTION 9: CONSUMER DEPOSITS/COLLECTION AND REFUND:

(a) Upon application for service, before the District renders service, a deposit to secure the payment of bills and any expenses incurred by the District is required from the ~~consumer~~Consumer, and, upon payment, the District shall give the ~~consumer~~Consumer a non-negotiable and non-transferable deposit receipt. Such deposit shall bear no interest and, except as provided in paragraph (b) of this Section 9, shall remain with the District until termination of service. Deposits shall be made in accordance with the rate Schedule E of the District in effect at the time of payment.

(b) Once each month the District shall prepare a list of all ~~consumers~~Consumer's who have utility service deposits with the District and who:

i.~~(1)~~ Have been ~~consumers~~Consumer's of District utility services for more than twenty-four (24) consecutive calendar months, and

ii.~~(2)~~ Have not, during the immediately preceding twelve (12) month period (i) paid a bill for District utility service past the Bill Due Date, (ii) tendered to the District a payment for utility service that was subsequently returned or refused by the ~~consumer's~~Consumer's bank, or (iii) had District utility service disconnected for non-payment of amounts due.

The District Manager shall direct that the deposit of any ~~consumer~~Consumer meeting the criteria set forth in subparagraphs (b).~~(1)~~(i) and ~~(2)~~(ii) of this Section 9 shall be applied to (credited against charges due under) such ~~consumer's~~Consumer's account until the deposit is fully credited.

(c) Upon final settlement of a ~~consumer's~~Consumer's account, any deposit not previously credited as provided in paragraph (b) of this Section 9 and any outstanding credit on the account shall be applied by the District to any account balance due. If there is any remaining balance of the deposit and/or any outstanding credit to the account in excess of ~~\$.50~~\$3.00, the remaining balance will be refunded to the ~~consumer~~Consumer upon rendering proper identification and legal documentation of termination of ownership or other interest in or to the property.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised January 10, 2006; May 7, 2013; October 6, 2026

SECTION 10: BILLING:

(a) Bills for service shall be rendered monthly or periodically at intervals not to exceed ninety (90) days at the direction of the Board of Supervisors. The date a bill for utility service is generated by the District Billing Department shall be known as the Bill Date or the statement date. All bills for utility service shall be due by ~~4:00 p.m. on~~ the date that is twenty (20) calendar days from the Bill Date. This date shall be known as the Bill Due Date. If the Bill Due Date is a weekend or District holiday, then the Bill Due Date shall be extended to the next business day.

(b) All bills for utility service shall be past due after the Bill Due Date and shall incur a penalty charge as shown on Schedule F of these policies.

(c) If an account at a service location is terminated without a new account opening at that service location, then the District shall reinstate the account of the property owner for that service location, if applicable, and bills shall accrue to the reinstated account.

(d) If a ~~consumer~~Consumer payment is declined or returned to the District for insufficient funds or any other reason, then the ~~consumer~~Consumer shall be responsible for a returned payment fee in accordance with Schedule F of these policies.

(e) Upon final settlement of a ~~consumer's~~Consumer's account, any amount owing to the District that is ~~\$.50-\$3.00~~ or less shall be written off by the District and not collected from the ~~consumer~~Consumer.

(f) Should any account balance become past due after the final settlement of that account, the outstanding account balance shall be ~~applied-transferred~~ to the next ~~consumer's~~Consumer's account for that service location and may result in service being terminated if not paid within twenty (20) calendar days of the date of the District written notice of the outstanding account balance. If this date falls on a weekend or District holiday, then the due date shall be the next business day.

(g) A ~~consumer~~Consumer may request payment assistance from the District if the ~~consumer~~Consumer meets the following criteria for eligibility:

(i)(1) A ~~consumer~~Consumer may request payment assistance if the amount due on the ~~consumer's~~Consumer's account is at least 300% of the amount of the ~~consumer's~~Consumer's total monthly charges for the ~~consumer's~~Consumer's last monthly bill. If the amount due is 300% to 599% of the amount of the ~~consumer's~~Consumer's total monthly charges for the ~~consumer's~~Consumer's last monthly bill, then the ~~consumer~~Consumer is eligible for a three month payment plan. If the amount due is 600% to 899% of the amount of the ~~consumer's~~Consumer's total monthly charges for the ~~consumer's~~Consumer's last monthly bill, then the ~~consumer~~Consumer is eligible for a six month payment plan. If the amount due is 900% or more than the amount of the ~~consumer's~~Consumer's total monthly charges for the ~~consumer's~~Consumer's last monthly bill, then the consumer is eligible for a twelve month payment plan.

(ii)(2) If a ~~consumer~~ Consumer is establishing a new account and there is an overdue balance on the account at the service location, then the ~~consumer~~ Consumer may request payment assistance if the overdue balance is \$600.00 or greater. The ~~consumer~~ Consumer must pay at least half of the overdue amount upon application for service and the remainder within three months.

The District will provide a ~~consumer~~ Consumer who meets the eligibility criteria set forth in subparagraphs (g)~~(4)(i)~~ and ~~(2)(ii)~~ of this Section 10 a payment plan agreement. If a ~~consumer~~ Consumer with a payment plan agreement with the District terminates service to the account, then all amounts due on the account shall be due upon the final settlement of the account.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised December 15, 2009; May 7, 2013; October 6, 2026

SECTION 11: DELINQUENT BILLS, LATE NOTICES, AND PROCEDURES FOR CONTESTING CHARGES:

All statements and billings for utility services shall be deemed delinquent if not paid within twenty (20) calendar days of the Bill Due Date ~~shown thereon by 4:00 p.m.~~ A late notice shall be created after the Bill Due Date and mailed to the ~~consumer~~Consumer. If the past due amount is not received by the District within ten (10) calendar days of the date of the late notice, then service at the property location shall be terminated as provided in Section 25. Any ~~consumer~~Consumer contesting any charges shall follow the following dispute procedure:

(a) The ~~consumer~~Consumer shall file a written statement contesting the charges with the Billing Department within sixty (60) calendar days of the date the charges were assessed to the account. The written statement shall contain the ~~consumer's~~Consumer's name, service address, mailing address if different from service address, an explanation outlining the reasons why the charges are being contested, and any supporting documentation should be included.

(b) The Billing Department shall review the ~~consumer's~~Consumer's written statement and provide a written response to the ~~consumer~~Consumer within seven (7) business days of receipt of the ~~consumer's~~Consumer's written statement informing the ~~consumer~~Consumer either (1) that the contested charges are being corrected, or (2) the reasons why the charges are correct and informing the ~~consumer~~Consumer of the opportunity to appeal the matter to the District Manager in accordance with this Section 11.

(c) If unsatisfied with the decision of the Billing Department, the ~~consumer~~Consumer may appeal the decision of the Billing Department by filing a written appeal with the District Manager within seven (7) business days of receipt of the Billing Department's response. The written appeal shall contain the ~~consumer's~~Consumer's name, service address, mailing address if different from the service address, an explanation outlining the reasons why the charges are being contested, and any supporting documentation, which shall include at a minimum a copy of the contested charges, a copy of the ~~consumer's~~Consumer's written statement to the Billing Department, and a copy of the Billing Department's written response.

(d) The District Manager shall review the ~~consumer's~~Consumer's appeal and provide a written determination within seven (7) business days of receipt of the ~~consumer's~~Consumer's appeal. The written determination shall include a statement regarding the ~~consumer's~~Consumer's right to an appearance before the Board of Supervisors in accordance with this Section 11.

(e) If the ~~consumer~~Consumer is unsatisfied with the determination of the District Manager, he/she may request an appearance before the Board of Supervisors by filing a written request with the District Manager within seven (7) business days of receipt of the District Manager's determination. The written request shall include the same information required in Section 11 (a), a copy of the contested charges, a copy of the ~~consumer's~~Consumer's written statement to the Billing Department, a copy of the Billing Department's written response, a copy of the ~~consumer's~~Consumer's appeal, and a copy of the District Manager's written determination.

(f) Within seven (7) business days of receipt of the ~~consumer's~~Consumer's request for appearance, the District Manager shall provide a written notice to the ~~consumer~~Consumer of the date, time, and location of the meeting of the Board of Supervisors at which the ~~consumer~~Consumer may appear. The meeting shall be the next regularly scheduled meeting of the Board of Supervisors that is scheduled at least ten (10) business days after receipt of the ~~eustomer's~~Consumer's request for appearance. The written notice to the ~~consumer~~Consumer shall be sent at least seven (7) days prior to the date of the meeting. The ~~consumer~~Consumer shall have ten (10) minutes to present his/her case to the Board of Supervisors. After the meeting, a written decision shall be provided to the ~~consumer~~Consumer within seven (7) business days. The decision of the Board of Supervisors shall be final.

(g) If during the dispute procedure an adjustment to the billing is made, a refund to the consumer shall be rendered either as a credit to the ~~consumer's~~Consumer's active account or by check at the discretion of the District.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised December 15, 2009; May 7, 2013; October 6, 2026

SECTION 12: ADJUSTMENT OF BILLS; METER READINGS AND METER INSPECTIONS:

(a) When a ~~consumer~~Consumer is determined by the District to have been overcharged or undercharged as a result of incorrect meter reading, defective metering, incorrect application of rate schedule fees and charges, or mistake in billing, the amount so determined may be credited or billed to the ~~consumer~~Consumer, as the case may be. The adjustment shall be accomplished over a period not to exceed ninety (90) days, unless otherwise directed by the District Manager and so noted on the account.

(b) The District may read and inspect meters periodically to determine their condition and accuracy and as a basis for periodic billings. If a ~~consumer~~Consumer requests an inspection or re-reading of a meter, the District may impose a service charge as provided in Section 22 and Schedule F of these policies.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised December 15, 2009; May 7, 2013, October 6, 2026

SECTION 13: ACCESS TO PREMISES: As a condition to providing service, the ~~consumer~~Consumer shall grant to District or its authorized agents or employees access to ~~consumer's~~Consumer's property during all reasonable hours and, in the event of an emergency, at any time, for the purposes of reading meters or maintaining, inspecting, repairing, installing or removing District's property, and for any other purposes incident to performance under or termination of any agreement with a ~~consumer~~Consumer or such ~~consumer's~~Consumer's predecessor in interest or use of the facilities or services made accessible to the District by the ~~consumer~~Consumer or to be relocated by the District.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised October 6, 2026

SECTION 14: INSPECTIONS OF CONSUMER'S INSTALLATION: The District reserves the right to inspect and approve any ~~consumer~~Consumer installation prior to providing service and from time to time thereafter to ensure compliance with applicable laws, rules of the District, and rules and regulations affecting such installation. No changes or increases in any ~~consumer~~Consumer installation which will materially affect proper operation of District utility system shall be made by a ~~consumer~~Consumer without express written consent of the District Engineer and approval of the District Utilities Director. Consumer shall be responsible for the cost of making changes or repairs resulting from any unauthorized alteration, and the District may require payment or reimbursement thereto as a condition to continued service.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised October 6, 2026

SECTION 15: PROTECTION OF DISTRICT PROPERTY: In the event of any damage to District property located upon ~~consumer~~Consumer's property which arise out of any act of ~~consumer~~Consumer or agents, employees or independent contractors upon the premises, the cost of repairs or replacement shall be the responsibility of the ~~consumer~~Consumer, and full payment or reimbursement to the District therefore may be a condition imposed by the District for the continuation of service.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised October 6, 2026

SECTION 16: TERMINATION OF SERVICE ACCOUNT:

(a) It shall be the obligation of the ~~consumer~~Consumer to notify the District of circumstances for which termination of a service account is requested, which shall include rendering proper identification and legal documentation of termination of ownership or other interest in or to the property. After proper notification, the District shall have a reasonable time not to exceed three (3) business days in which to discontinue service. The ~~consumer~~Consumer shall be responsible for all service charges incurred to the final reading(s) and final billing for the property.

(b) Consumer deposits shall be applied to balances due as provided in Section 9 of these policies. Insufficiency of deposits to cover delinquencies or final charges upon termination of service at any ~~consumer~~Consumer location shall, as to any applicant for service at such location, be governed by Section 6 (Withholding Service) of these policies.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised; May 7, 2013; October 6, 2026

SECTION 17: RESUMPTION OF SERVICE:

(a) After termination or discontinuance of service as provided herein, the District may require as a condition precedent to service resumption payment in full and/or any reconnection fees, meter installation or removal and reinstallation costs, inspection costs, or other costs incident thereto in accordance with District's schedule of fees and costs for such services then in effect.

(b) Upon application by a property owner or a person authorized by the property owner, the District shall temporarily reconnect water service at a service location that has been shut off for a temporary reconnection fee of \$25.00 as provided in Schedule F. Temporary reconnection of water service shall be furnished only for the purpose of home inspection and only upon signed application accepted by the District, and the conditions of the application are binding upon the ~~consumer~~Consumer as well as upon the District. Application must be made in the manner provided by the District Manager at least one business day prior to temporary reconnection of water service. Temporary reconnection of water service may be scheduled between the hours of 9:00 a.m. until 3:00 p.m. on a regular business day of the District.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013; October 6, 2026

SECTION 18: CONTINUITY OF SERVICE: The District will at all times use reasonable diligence to provide continuous service, and having used reasonable diligence, shall not be liable to the ~~consumer~~Consumer for failure or interruption of continuous service. The District shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigation, breakdowns, shutdowns for repairs or adjustments, acts of sabotage, enemies of the United States, wars, governmental interference, acts of God or other causes beyond its control.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised October 6, 2026

SECTION 19: MAINTENANCE AND STANDARDS: All pipes, conduits or other component parts of service installed in or upon the premises of a utility ~~consumer~~Consumer shall conform to District standards of type, quality, quantity, and regulations regarding installation. Consumer shall be responsible for maintaining all on site facilities in proper repair, and shall not alter or modify any interconnection of service without first notifying District and securing approval thereto in writing or by permission from an authorized representative of District's utility department. Unauthorized alteration or modification of any on site utility service interconnection may result in immediate termination of the affected service and repair or restoration by District or at its direction at the ~~consumer's~~Consumer's costs.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised October 6, 2026

SECTION 20: METERS:

(a) Each ~~econsumer~~Consumer of the District receiving potable water must have a water meter which measures flow and which is the ultimate basis for water charges. All water meters shall be furnished by, installed by and remain the property of the District and shall be accessible to and subject to its control. Meters are not transferable to another residence or business site.

(b) The ~~econsumer~~Consumer shall provide meter space to the District at a suitable and readily accessible location and when the District considers it advisable, within the premises to be served, adequate and proper space for the installation of meters and other similar devices.

(c) Before a meter is installed, all meter fees, deposits, AFPI charges and connection fees being due must be paid.

(d) The meter to be furnished by the District shall be sized to be compatible with the existing line and main sizes according to District standards and specifications at the ~~econsumer's~~Consumer's expense. The ~~econsumer~~Consumer shall be required to provide a proper service connection and service line in accordance with the District standards and specification. Meter sizes, other than those originally specified or intended, shall be as approved by the District Engineer and the District Utilities Director.

(e) Consumers shall not have separate potable water meters for permanent irrigation service. All existing potable water meters installed for permanent irrigation service shall be phased out (1) within ninety days of December 15, 2009, if a District irrigation transmission main is within two hundred feet of the Consumer's property or (2) otherwise, by January 1, 2014.

(f) Consumers may have temporary potable water meters installed and shall pay for water service according to Schedule A, a deposit fee according to Schedule E, and any applicable miscellaneous fees according to Schedule F. If the temporary meter is damaged during ~~econsumer's~~Consumer's use, the ~~econsumer~~Consumer shall be responsible for the cost of the damage or replacement of the meter.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised December 15, 2009; May 7, 2013; October 6, 2026

SECTION 21: ALL POTABLE WATER THROUGH METER; GOVERNMENT ENTITY IRRIGATION:

(a) That portion of the ~~consumer's~~Consumer's installation for potable water service shall be arranged so that all water service shall pass through the meter. No person shall make or cause to be made any connection with any main, service pipe, or other pipes, appliances or appurtenance used for or in connection with the District's potable water system in such manner as to cause to be supplied water from such plant to any faucet or other outlet whatsoever without such water passing through a meter provided by the District and used for measuring and registering the quantity of water passing through the same, or make or cause to be made, without the consent of the District, any connection with any such plant or any main, pipe service pipe or other instrument or appliance connected with such plant in such manner as to take or use, without the consent of the District, any water.

(b) With regard to the District's Irrigation Utility System, public facilities such as parks, schools, or any lands owned by a governmental entity have the option of providing onsite irrigation through the withdrawal of water from the District's stormwater management system in lieu of the mandatory connection to the District's effluent/surface water management irrigation system, subject to certain permit conditions as outlined in the permit issued by the South Florida Water Management District. The governmental entity availing itself of this option shall pay all permitting costs, capital and ongoing electrical and operation and maintenance costs in lieu of any monthly charge for irrigation water provided by the District. If irrigation water is required from the District's main irrigation system as a back-up or during repair periods, the commercial charges contained within Chapter III for irrigation water will be billed based upon the number of days such use is required or the metered consumption, if available.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised June 11, 1996; December 15, 2009; October 6, 2026

SECTION 22: METER TESTING: The District reserves the right to remove the meter and check, repair, or replace it at any time at no cost to the ~~consumer~~Consumer. Should a ~~consumer~~Consumer desire the meter at the ~~consumer's~~Consumer's property to be checked at any time, the ~~consumer~~Consumer may have this work done by submitting a request to the District. Should the meter be tested and found to be registering over five percent (5%) more than is actually used, then the last three (3) months = service bill will be adjusted accordingly (or if the account has been open a lesser period, then the service bill(s) for that period will be adjusted accordingly), the meter will be repaired or replaced, and no meter testing fee will be charged. In any other case, the District shall charge a fee for meter testing in accordance with the rate schedules of the District in effect at the time of such testing.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013; October 6, 2026

**SECTION 23: DAMAGING, TAMPERING WITH, OR ALTERING FACILITIES
OF UTILITY PLANT OR SYSTEM:**

(a) No person shall damage or knowingly cause to be damaged any meter or water, wastewater, or irrigation pipe or fittings connected with or belonging to a District water, wastewater, or irrigation system, or tamper or meddle with any meter or other appliance or any part of such system in such a manner as to cause loss or damage to the District; prevent any meter installed for registering water from registering the quantity which otherwise would pass through the same; alter the index or break the seal of any such meter; in any way hinder or interfere with the proper action or just registration of any such meter; fraudulently use, waste or suffer the loss of water passing through any such meter, pipe or fitting, or other appliance or appurtenance connection with or belonging to such system after such meter, pipe, fitting, appliance or appurtenance has been tampered with, injured or altered.

(b) If a Consumer tampers with, alters, or damages a District meter or any other component of the District's water, wastewater, or irrigation system, the Consumer shall be charged a tampering fee in accordance with Schedule F of these policies, in addition to the cost of repair or replacement of the meter or component and any other penalties or remedies available to the District under this Chapter.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013; October 6, 2026

SECTION 24: PRIVATE FIRE SERVICE CONNECTION:

(a) A private fire service connection is to be used for fire purposes only and is to have no connection whatsoever with any service lines that may be used for other than fire purposes, and because of the danger of pollution, shall have no connection with any other source of supply with the exception in case a tank or fire pump is installed as secondary supply. There shall be a backflow preventer installed by the ~~econsumer~~Consumer at his expense in each District connection to prevent the water from these secondary supplies from flowing into the District mains.

(b) The ~~econsumer~~Consumer shall not draw any water whatsoever through this connection for any purpose except the extinguishing of fires, or for periodic tests of the fire system, which tests shall be made in the presence of a representative of the District. Any authorized representative of the District shall have free access to the building at any reasonable time for the purpose of inspecting any of the equipment.

(c) The ~~econsumer~~Consumer shall set in this connection at the point of delivery, a weighted check valve fitted with a by-pass on which shall be set a meter, installed by District at ~~econsumer's~~Consumer's expense, the purpose of which shall be to indicate whether or not water is being used through this connection and for the further purpose of showing any leakage, if same exists. All meters shall become the property of the District.

(d) Violation by the ~~econsumer~~Consumer of any of the regulations in this section shall justify the District to disconnect said pipe or pipes, or stop the flow of water through same.

(e) The right is reserved by the District to shut off the supply at any time in case of accident, or to make alterations, extensions, connections, or repairs and if possible, the District agrees to give due and ample notice of such shut-off.

(f) The District does not make any guarantee as to a certain pressure in the pipe or in the main supplying same, and shall not be, under any circumstances held liable for loss or damage to the owner for a deficiency or failure in the supply of water, whether occasioned by shutting off of water in case of accident or alteration, extensions, connections or repairs, or for any cause whatsoever.

(g) When fire line valves or connections are used in case of fire or for any other reason whatsoever, the ~~econsumer~~Consumer shall immediately notify the District and the District shall forthwith reseal the used valves or connections.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013; October 6, 2026

SECTION 25: TERMINATION OF SERVICE:

(a) All utility service shall be pursuant to proper permit or application, which procedure accords the District the opportunity to provide for orderly expansion of facilities and regulation thereof in a manner calculated to ensure continuous service to all ~~eonsumers~~Consumers. Inherent in this obligation is the governmental prerogative of necessity to terminate consumption which is adverse to the continuous, orderly and uninterrupted operation and maintenance of its utility service. Accordingly, the District reserves the right by unilateral act in its sole discretion to refuse service, or to terminate service temporarily, or to discontinue service in all instances when conditions exist which would constitute an emergency of public concern, or when the providing of any service would constitute a threat to the safety, health or welfare of ~~eonsumers~~Consumers generally or a significant portion of the ~~eonsumer~~Consumer population.

(b) When discontinuance or termination of service can be remedied by an act of the ~~eonsumer~~Consumer, the District shall provide notice of remedial action to the ~~eonsumer~~Consumer in order that service may be continued uninterrupted. Acts considered to be remedial by the ~~eonsumer~~Consumer, and for which service may be temporarily terminated, discontinued, or interrupted are the following:

- (i) Failure to pay a bill for utility service that is past the Past Due Date.
- (ii) Failure of ~~eonsumer~~Consumer to meet provisions of agreements with the District.
- (iii) Failure to correct deficiencies in piping or other components upon ~~eonsumer's~~Consumer's property after reasonable notice thereof.
- (iv) Use of service for any other property or purpose than described in the permit or application.

(c) The District reserves the right by unilateral act in its sole discretion to refuse service, terminate service temporarily, or to discontinue service without notice under the following circumstances:

- (i) Causing, or allowing to exist, a hazardous condition with respect to the location, use of, or access to any utility service or component.
- (ii) Alteration or modification of any transmission or metering component or device used in providing any utility service to the ~~eonsumer~~Consumer. Any such unauthorized use, if fraudulent, may result in criminal prosecution and may result in restitution of revenue lost to the District as a condition to restoration of service, including costs of repair or restoration of any meters or components to normal service condition, as shall be determined by the District.
- (iii) Total or partial destruction of, or abandonment of, any structure, including any vacancy for a duration which, in the District's opinion, may create a hazardous or unsafe condition or constitute a nuisance.

(d) If service is terminated, resumption of service shall be accomplished in accordance with District policy upon the ~~eonsumer~~Consumer making a request for resumption of ser-

vice after having cured the action that caused the District to terminate service and having paid all applicable penalties or other fees due and owing to the District.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised December 15, 2009, May 7, 2013; October 6, 2026

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SECTION 26: AMENDMENTS TO RATE SCHEDULES: Rate schedules are attached to these policies as exhibits, being identified as: Schedule "A." Water and Wastewater Rates and Charges; Schedule "B." Water and Wastewater Service Availability Fees and Calculations; Schedule "C." Water and Wastewater Meter and Inspection Fees; Schedule "D." Irrigation Water Rates and Charges; Schedule "E." Water, Wastewater, and Irrigation Service Deposits; Schedule "F." Miscellaneous Service Charges; and Schedule "G." BOD and TSS COSTs for Calculating Excess Strength Surcharges. These rate schedules and charges may be amended from time to time by rule of the Board of Supervisors adopted in compliance with the procedures set forth in Section 120.54, Florida Statutes. When enacted, such Rules amending the rate schedules shall become exhibits to these policies.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised July 13, 2004; August 7, 2007; October 21, 2008; May 7, 2013

PART II. WATER, WASTEWATER, AND IRRIGATION UTILITY SERVICE

SECTION 27: GENERAL; DECLARATION OF POLICY:

(a) The District owns, operates, and maintains water treatment and distribution and sewage collection, also treatment and disposal systems which serve residents within the District.

(b) New development may require the extension of mains to provide service, as well as expansion of facilities to accommodate new development. In some instances, the District in anticipation of expansion of its system due to growth and development has already provided mains for services thereof.

(c) The cost of providing extensions, modifications, and expansions of facilities is to be borne by property owners, builders, or developers within the District's area to defray the costs of these extensions, modifications, and expansions. The allocable share of each is to be charged as described herein.

(d) It is the declared policy of the District by this Rule to establish a uniform method of determining charges for availability of services so that all such contributions shall be non-discriminatory among the various ~~consumer~~Consumer served by the District's systems and shall be applied as nearly as possible with uniformity to all ~~consumer~~Consumers and prospective ~~consumer~~Consumer within the District's service areas.

(e) The District specifically reserves its rights to fix and determine rates, fees, charges and contributions required for the provisions, consumption, operation, maintenance, extension, and expansion of its utility services as provided herein and as authorized by law.

(f) Each ~~consumer~~Consumer is hereby notified that the District, in the exercise of its governmental responsibility to provide for the welfare of all ~~consumer~~Consumer of its utility service, has the authority and responsibility to amend its schedules of rates, fees, charges, and contributions from time to time to ensure the perpetuation of service.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013; October 6, 2026

SECTION 28: EASEMENTS AND RIGHTS-OF-WAY:

(a) As a prerequisite to the construction of any water distribution or sewage collection system proposed to be connected to the facilities of the District, the developer shall agree to grant to the District such easements or rights of way corresponding with the installation of the proposed facilities. Such grant or conveyance shall be in the form satisfactory to the District. Such conveyances, when located on the property of developer, shall be made without cost to the District. The District reserves the right to require such easement or right of way to the point at which the meter is proposed to be installed or at the point of delivery of service, being the point at which the facilities of the District joins with the ~~consumers~~Consumers. Such easements and right of way shall be conveyed and accepted upon completion, approval, and acceptance of the work done by the developer.

(b) The District has the right to enter any and all District utility easements and rights of way to install, maintain, operate, repair, replace, or renew District utility facilities (collectively, "District Utility Work"). All landscaping and improvements planted or constructed within the boundaries of any District utility easement or right of way are the responsibility and liability of the property owner. Any damage caused to a District utility facility by such landscaping or improvement shall be the responsibility and liability of the property owner.

(c) All landscaping and improvements in District utility easements or rights of way are subject to removal, at the expense of the property owner, if and when such landscaping or improvements interfere with District Utility Work. Except as provided in paragraph (d) of this Section 28, the District shall in no way be liable for damage to landscaping or improvements as a result of District Utility Work within a District utility easement or right of way.

(d) If District Utility Work within a District utility easement or right of way results in the removal of or damage to landscaping or improvements, the District will make reasonable effort to restore such landscaping or improvements if and only if all of the following conditions apply:

(i) Restoration of such landscaping or improvements will not create any unnecessary risk of future damage to District utility facilities;

(ii) The District Utility Work was not the result of damage to a District utility facility caused, directly or indirectly, by either (A) such landscaping or improvements or (B) the act or conduct of any person or entity not affiliated with the District; and

(iii) The plat, easement, or other instrument by which the District received such utility easement expressly limited the District's right to perform District Utility

Work upon the specific condition that such landscaping or improvements be restored.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised August 18, 2009; May 7, 2013; October 6, 2026

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SECTION 29: INSPECTION:

(a) The District shall inspect the installation of all water distribution or sewage collection facilities installed by developer or developer's contractors, which facilities are proposed to be transferred to District ownership, operation, and control.

(b) In the event that gravity wastewater facilities are to remain under ownership, operation and control of the developer as a private system, the District reserves the right to inspect the installation of the gravity sewage collection facilities for the purpose of determining if the system has excessive infiltration. These systems must meet the same infiltration criteria as that of District owned systems. Such inspections are intended to assure that water and wastewater lines and/or lift stations are installed in accordance with approved designs and are further consistent with the criteria and specifications governing the kind and quality of such installation.

(c) Representatives of the District may be present at tests of component parts of water distribution or sewage collections systems for the purpose of determining that the system, as constructed, conforms to District's criteria for exfiltration, infiltration, pressure testing, line and grade. Such tests will be performed by developer or developer's contractor, but only under the direct supervision of the engineer of record or his authorized inspector. The results of such testing shall be certified by the engineer of record. The District shall be notified at least 48 hours prior to any inspections or testing performed in accordance with these regulations.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013

SECTION 30: TRANSFER OF CONTRIBUTED PROPERTY; BILLS-OF-SALE:

(a) Each developer who has constructed portions of the water distribution and sewage collection system prior to interconnection with the District's existing facilities, shall convey such component parts of water distribution and sewage collection system to the District by bill of sale in form satisfactory to the District, together with such evidence as may be required by the District that the water distribution and sewage collection system proposed to be transferred to the District is free of all liens and encumbrances.

(b) Any facilities in the category of ~~consumer's~~Consumer's lines, plumber's lines or ~~consumer's~~Consumer's installation, located on the discharge side of the water meter or on the ~~consumer's~~Consumer's side of the point of delivery of service shall not be transferred to the District and shall remain the property of the developer, a subsequent owner-occupant, or their successors and assigns. Such ~~consumer's~~Consumer's lines, plumber's lines, or ~~consumer's~~Consumer's installation shall remain the maintenance responsibility of the developer or subsequent consumers.

(c) The District shall not be required to accept title to any component part of the water distribution or sewage collection system as constructed by the developer until the District Engineer has approved the construction of such lines and accepted the tests to determine that such construction is in accordance with the criteria established by District, and the Board of Supervisors has approved acceptance of such lines for the District's ownership, operation, and maintenance.

(d) The developer shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by the developer and proposed to be transferred to the District. Such cost information shall be furnished to the District concurrently with the bill-of-sale and such cost information shall be a prerequisite to the acceptance by the District of any portion of the water distribution, sewage collection, and irrigation distribution system constructed by the developer.

(e) The District may refuse connection and deny the commencement of service to any ~~consumer~~Consumer seeking to be connected to portions of the water distribution, sewage collection, and irrigation distribution system installed by the developer until such time as the provisions of this section have been fully met by the developer or the developer's successors or assigns.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013; October 6, 2026

SECTION 31: IMPROVEMENTS AND EXTENSIONS TO WATER DISTRIBUTION, SEWAGE COLLECTION, AND IRRIGATION DISTRIBUTION SYSTEM:

(a) The location, size, or proposed density of a developer's property may make utility service to the property dependent upon extension of water distribution, sewage collection, and irrigation distribution facilities as defined in these policies.

(b) A developer may advance funds to the District pursuant to a developer's agreement with the District; or in the alternative the developer may contribute funds to the District that will be non-reimbursable so that the District may design, construct, inspect, and thereafter operate and maintain such improvements and extensions.

(c) If the developer chooses the latter method, the facilities will be designed, at the sole expense of the developer, in accordance with an engineering design agreement with the District. Upon the completion of the design and approval by the District, the District will solicit competitive bids, again at the sole expense of the developer. Upon receipt from the developer of the bid amount plus twenty percent (20%) for engineering, legal, and contingencies, the District will award a contract to the lowest responsible bidder and proceed to construct the improvements as identified in the approved plans and specifications.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised May 7, 2013

SECTION 32: UTILITY INSPECTION FEES: The cost of engineering inspection of any improvements required as provided in Section 31 of these policies shall be paid by the developer at the time the Florida Department of Environmental Protection (“DEP”) application is executed by the District, the amount of the fee to be computed as shown in Schedule “C.” Charges shall be due and payable at time of execution of the DEP construction permit or as specified in a Developer Agreement entered as provided in Section 31 of these policies.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992
Revised May 7, 2013

SECTION 33: REFUNDABLE ADVANCES:

(a) The District may require, in addition to the contribution provisions set forth herein, a refundable advance by developer to further temporarily defray the cost of any off-site extension of water and/or wastewater mains and pumping stations necessary to connect the developer's property with the terminus of the District's water and wastewater facilities adequate in size to provide service to the subject property. However, this Rule recognizes instances in which a developer may be required to advance the hydraulic share applicable to other undeveloped property in order that off-site facilities may be constructed to serve developer's property and at the same time be sized in accordance with the District's master plan.

(b) All amounts expended by developer, over and above developer's hydraulic share for off-site facilities and shall be refunded to developer in accordance with the terms and conditions of a refunding agreement which the District will execute with developer. The refunding agreement shall provide for a plan of refund based upon the connection of other properties, to the extent of their hydraulic share, which properties will be served by the off-site facilities installed by developer.

(c) Notwithstanding the provisions of this section, the District will limit the life of such refund agreement to a term of not more than five (5) years or until such time as the utility system is sold to another entity, after which time any portion of the refund not made to the developer by the terms and conditions of the refund agreement will have lapsed and thereafter, such refund agreement will be canceled.

(d) In no event shall developer recover an amount greater than the difference between the capitalized cost of such off-site improvements and developer's own hydraulic share of such improvements. The District shall not include any interest upon the refund of developer's advance.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992
Revised May 7, 2013

SECTION 34: REQUIREMENTS FOR PRIVATELY MAINTAINED LIFT STA-

TIONS: Privately maintained lift stations within the boundaries of the District, if approved by the District Board of Supervisors through its work authorization process, shall be required to meet the following conditions:

(a) Applicants requesting approval of privately maintained lift stations within the District shall submit a signed one (1) year maintenance agreement with a qualified contractor. The maintenance agreement shall provide for monthly inspections to include written reports detailing hours of pump operation during the month as well as the inspection of electrical connections, float operation, and grease buildup.

(b) Not less than forty-five (45) days prior to expiration of the maintenance agreement, the applicant shall provide the District with a renewed maintenance agreement for each subsequent year that the station will remain in operation.

(c) Copies of the monthly inspection reports shall be submitted to the District for its records.

(d) Notwithstanding the District's right to make unannounced inspection throughout the year at no charge to the applicant, the District will make one (1) yearly inspection of the station and bill the ~~customer~~ Consumer a charge of \$~~100.00~~ 150.00.

(e) Should the District be required to perform maintenance on a privately maintained lift station due to the failure of the owner's or applicant's contractor to respond to a request for service, or due to a lift station condition that the District, in its sole discretion, deems potentially hazardous, the owner will be invoiced service time equivalent to the time and material expended by the District staff or District contractors. Charges for such work will be invoiced on the monthly District water and wastewater services invoice.

Specific Authority: 120.54, F.S., 190.011(5), F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S.

History: Adopted September 9, 2003

Revised May 7, 2013; October 6, 2026

SECTION 35: IRRIGATION WATER SERVICE USAGE REQUIREMENTS;
PENALTIES FOR VIOLATIONS: All ~~consumer~~Consumers of irrigation ~~water~~ shall comply with and be subject to the following requirements:

(a) Each ~~consumer~~Consumer shall be required to maintain an operable timer and valve control ("Irrigation Timer"), at a point on the ~~consumer's~~Consumer's irrigation water service line located upstream of the point of any irrigation fixture, that is capable of activating and deactivating irrigation water service at the ~~consumer's~~Consumer's service address in accordance with the requirements of this section.

(b) Each ~~consumer~~Consumer shall be permitted to activate irrigation water service two (2) days per week (each an "Irrigation Day") during a specific time period assigned to the ~~consumer~~Consumer ("Irrigation Hours").

(c) For each ~~consumer~~Consumer the Irrigation Days shall be according to the Irrigation Schedule.

(d) Each ~~consumer~~Consumer shall be assigned and receive a schedule setting forth the Irrigation Days and Irrigation Hours for the ~~consumer's~~Consumer's service address ("Irrigation Schedule"). Each Irrigation Schedule shall be printed on a waterproof label and shall be affixed to the Irrigation Timer at the ~~consumer's~~Consumer's service address.

(e) The ~~consumer's~~Consumer's Irrigation Schedule may be restricted during periods of water shortage. Ten (10) days advance notice of such restriction will be provided on the ~~consumer's~~Consumer's bill and posted on the District's website.

(f) No ~~consumer~~Consumer shall be permitted to access irrigation water service during any period except those periods specifically set forth on the Irrigation Schedule affixed to the Irrigation Timer at the ~~consumer's~~Consumer's service address. Any ~~consumer~~Consumer who accesses irrigation water service during any period outside the Irrigation Schedule for the ~~consumer's~~Consumer's service address without written authorization from the District Manager or designee shall be subject to:

(i) ____ A warning notice for a single offense within any twenty-four (24) month period.

(ii) ____ If a second offense occurs within twenty-four (24) months of issuance of a warning notice for a first offense, a penalty charge of \$50.00 will be assessed.

(iii) ____ If a third or subsequent offense occurs within any twenty-four (24) month period, a penalty charge of \$100.00 per offense will be assessed.

(g) Penalty charges assessed in accordance with this section shall be billed and collected in the same manner as other utility fees and charges provided for in these operating policies.

Specific Authority: 120.54, F.S., 190.011(5), F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S.

History: Adopted July 13, 2004

Revised December 15, 2009, May 7, 2013; October 6, 2026

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SECTION 36: WATER AND WASTEWATER SERVICE AVAILABILITY FEES;

CALCULATION: Water and wastewater service availability fees, which include the sum of the connection charges and the AFPI fees, are adopted and established as provided in Schedule B, subject to periodic amendment, for the purpose of financing capital expenditures and the payment of District indebtedness associated with the expansion of the District's water supply, treatment, and distribution and wastewater collection, treatment, and disposal System.

(a) All service availability fees shall be determined as provided in Schedule B at the time of initially connecting the System to the property of a ~~consumer~~Consumer.

(b) The Board of Supervisors, in its discretion, may grant to any ~~consumer~~Consumer a credit against all or a portion of the service availability fees due from such ~~consumer~~Consumer if and to the extent that the Board determines to accept a permanent contribution in aid of construction of the System. To be considered for credit, any such contribution must be (i) related to the System and (ii) have a value to the System not less than the amount of the credit being granted. Any such credit against service availability fees due from a ~~consumer~~Consumer shall be set forth in a written developer's agreement between the District and the ~~consumer~~Consumer as approved by the Board.

(c) The District reserves the right to review and monitor at any time actual flows in comparison to the flows expected to be generated by the ERC value calculated as provided in Schedule B and upon which service availability fees were calculated and paid to the District. For purposes of this section, "actual flows" shall be the maximum average daily flows generated during three (3) consecutive months during any twelve (12) month period following the date that the ~~consumer~~Consumer has connected to the System. If actual flows exceed the expected flows by more than five percent (5%) and by at least two (2) ERCs, then the ~~consumer~~Consumer shall promptly pay additional service availability fees for the excess flow, calculated as provided in Schedule B. If additional service availability fees are not paid when due, such charges shall be subject to penalty late charges and collection procedures for delinquent bills. Review and monitoring of actual flows may be conducted on more than one occasion at any utility service location, and in particular when a change of use has occurred at such location.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted August 7, 2007

Revised October 21, 2008; January 9, 2024; October 6, 2026

SECTION 37: IDENTITY THEFT PREVENTION PROGRAM

(a) **PROGRAM ADOPTION.** The District developed this Identity Theft Prevention Program (“Program”) pursuant to the Federal Trade Commission's Red Flag Rule (“Rule”), which implements Section 114 of the Fair and Accurate Credit Transactions Act of 2003. 16 C. F. R. § 681.2. After consideration of the size and complexity of the Utility's operations and account systems, and the nature and scope of the Utility's activities, the Board of Supervisors determined that this Program was appropriate for the District, and therefore adopted this Program on April 21, 2009, in accordance with the rule-making provisions in Chapter 120, Florida Statutes.

(b) PROGRAM PURPOSE AND DEFINITIONS.

(i) **Fulfilling requirements of the Red Flag Rule.** Under the Rule, every financial institution and creditor is required to establish an “Identity Theft Prevention Program” tailored to the size, complexity and nature of its operation. Each program must contain reasonable policies and procedures to:

1. Identify relevant Red Flags for new and existing covered accounts and incorporate those Red Flags into the Program;
2. Detect Red Flags that have been incorporated into the Program;
3. Respond appropriately to any Red Flags that are detected to prevent and mitigate Identity Theft; and
4. Ensure the Program is updated periodically, to reflect changes in risks to ~~customers~~ Consumers or to the safety and soundness of the creditor from Identity Theft.

(ii) **Red Flag Rule definitions used in this Program.** The Rule defines “Identity Theft” as “fraud committed using the identifying information of another person” and a “Red Flag” as “a pattern, practice, or specific activity that indicates the possible existence of Identity Theft.” A municipal utility is a creditor subject to the Rule’s requirements. The Rule defines creditors “to include finance companies, automobile dealers, mortgage brokers, utility companies, and telecommunications companies, and when a non-profit or government entity defers payment for goods or services, it, too, is considered a creditor.” All of the District’s accounts that are individual utility service accounts held by ~~customers~~ Consumers of the utility, whether residential, commercial, or industrial, are covered by the Rule. Under the Rule, a “covered account” is:

1. Any account the District offers or maintains primarily for personal, family, or household purposes, that involves multiple payments or transactions; and
2. Any other account the District offers or maintains for which there is a reasonably foreseeable risk to ~~customers~~ Consumers or to the safety and soundness of the District from Identity Theft.

“Identifying information” is defined under the Rule as “any name or number that may be used, alone or in conjunction with any other information, to identify a specific person,” including: name, address, telephone number, ~~social security number, date of birth,~~ government-issued driver’s license or identification number, alien registration number, government passport number, employer or taxpayer identification number, unique electronic identification number, computer’s Internet Protocol address, or routing code.

(c) IDENTIFICATION OF RED FLAGS. In order to identify relevant Red Flags, the District considers the types of accounts that it offers and maintains, the methods it provides to open its accounts, the methods it provides to access its accounts, and its previous experiences with Identity Theft. The District identifies the following Red Flags and will train appropriate staff to recognize these Red Flags as they are encountered in the ordinary course of the District’s utility system operations:

(i) Alerts, Notifications and Warnings From Credit Reporting Agencies—Red Flags.

1. Report of fraud accompanying a credit report;
 2. Notice or report from a credit agency of a credit freeze on a ~~customer~~-Consumer or applicant;
 3. Notice or report from a credit agency of an active duty alert for an applicant;
 4. Notice or report from a credit agency of an address discrepancy;
- and
5. Indication from a credit report of activity that is inconsistent with a ~~customer’s~~-Consumer’s usual pattern or activity, such as an unusual increase in the volume of credit inquiries, unusual increase in the number of established credit relationships, or a material change in the use of credit.

(ii) Suspicious Documents—Red Flags.

1. Identification document or card that appears to be forged, altered or inauthentic;
2. Identification document or card on which a person’s photograph or physical description is not consistent with the person presenting the document;
3. Other information on identification document is not consistent with information provided by the person opening a new covered account, by the ~~customer~~-person presenting the identification, or with existing ~~customer~~-Consumer information on file with the creditor (such as a signature card or recent check); and
4. Application for service that appears to have been altered or forged.

(iii) Suspicious Personal Identifying Information—Red Flags.

1. Identifying information presented that is inconsistent with other information ~~the customer a person~~ provides, ~~for instance, where there is a lack of correlation between the social security number range and the date of birth;~~

2. Identifying information presented that is inconsistent with external sources of information, ~~for instance, an address does not match a consumer report or a social security number is listed in the Social Security Administration's Death Master File;~~

3. Identifying information presented is associated with common types of fraudulent activity, such as use of a fictitious billing address or phone number;

4. Identifying information presented that is consistent with known fraudulent activity, such as presentation of an invalid phone number or fictitious billing address used in previous fraudulent activity;

~~5. Social security number presented that is the same as one given by another customer;~~

6. An address or phone number presented that is the same as that of another person;

7. A person fails to provide complete personal identifying information on an application when reminded to do so ~~(however, by law, social security numbers must not be required);~~ and

8. A person's identifying information is not consistent with the information that is on file ~~for the customer.~~

(iv) Suspicious Account Activity or Unusual Use of Account—Red Flags.

1. Change of address for an account followed by a request to change the account holder's name;

2. Payments stop on an otherwise consistently up-to-date account;

3. Account used in a way that is not consistent with prior use (example: very high activity);

4. Mail sent to the account holder is repeatedly returned as undeliverable;

5. Notice to the Utility that a ~~customer~~ Consumer is not receiving mail sent by the Utility;

6. Notice to the Utility that an account has unauthorized activity;

7. Breach in the Utility's computer system security; and

8. Unauthorized access to or use of ~~customer~~ Consumer account information.

(v) Alerts from Others—Red Flag. Notice to the District from a ~~customer~~ Consumer, identity theft victim, law enforcement, or other person that it has opened or is maintaining a fraudulent account for a person engaged in Identity Theft.

(d) PREVENTING AND MITIGATING IDENTITY THEFT. In the event District

utility system personnel detect any identified Red Flags, such personnel must contact the District Manager or designee. The District Manager or designee will then decide which of the following steps should be taken:

- ~~1.~~(i) Continue to monitor an account for evidence of Identity Theft;
- ~~2.~~(ii) Contact the ~~customer~~Consumer;
- ~~3.~~(iii) Change any passwords or other security devices that permit access to accounts;
- ~~4.~~(iv) Not open a new account;
- ~~5.~~(v) Close an existing account;
- ~~6.~~(vi) Reopen an account with a new number;
- ~~7.~~(vii) Notify law enforcement; or
- ~~8.~~(viii) Determine that no response is warranted under the particular circumstances.

(e) PROGRAM UPDATES. The District Manager shall serve as Program Administrator. The Program Administrator will periodically review and update this Program to reflect changes in risks to ~~customers~~Consumers and the soundness of the District's utility system operations from Identity Theft. In doing so, the Program Administrator will consider the District's experiences with Identity Theft situations, changes in Identity Theft methods, changes in Identity Theft detection and prevention methods, and changes in the District's business arrangements with other entities. After considering these factors, the Program Administrator will determine whether changes to the Program, including the listing of Red Flags, are warranted. If warranted, the District Manager as Program Administrator will present the District Board of Supervisors with the recommended changes and the Board of Supervisors will make a determination of whether to accept, modify, or reject those changes to the Program. Amendments to the Program will be made in accordance with the rulemaking procedures in Chapter 120, Florida Statutes.

(f) PROGRAM ADMINISTRATION.

(i) Oversight. Responsibility for developing, implementing, and updating this Program lies with the District Manager as Program Administrator. The Program Administrator will be responsible for the Program's administration, for ensuring appropriate training of the District's utility system staff, for reviewing any staff reports regarding the detection of Red Flags and the steps for preventing and mitigating Identity Theft, for determining which steps of prevention and mitigation should be taken in particular circumstances, and for considering periodic changes to the Program.

(ii) Staff Training and Reports. District utility system staff responsible for implementing the Program shall be trained either by or under the direction of the Program Administrator in the detection of Red Flags and the responsive steps to be taken when a Red Flag is detected. Staff should prepare a report at least annually for the Program Administrator, including an evaluation of the effectiveness of the Program with respect to

opening accounts, existing covered accounts, service provider arrangements, significant incidents involving identity theft and responses, and recommendations for changes to the Program.

(iii) Service Provider Arrangements. In the event the Utility engages a service provider to perform an activity in connection with one or more accounts, the District shall take all reasonable following steps to ensure that the service provider performs its activity in accordance with reasonable policies and procedures designed to detect, prevent, and mitigate the risk of Identity Theft, including ~~by~~but not limited to the following:

1. If credit card or e-check payments made over the internet and the telephone are processed through a third party service provider, such provider shall ~~certify that it has an adequate Identity Theft Program in place that is applicable to such payments~~ be certified as a compliant Service Provide with the current version of the Payment Card Industry Data Security Standard (PCI DSS) and listed with credit card companies as a Compliant Registered Service Provider;

2. All credit card payments made ~~by telephone or via the District's website in the office through a third party service provider payment terminal~~ shall be ~~posted~~entered directly into the ~~customer's~~Consumer's utility account ~~file~~that is maintained in the Cloud by the service provider within the District's electronic database; and

3. Account statements and receipts for covered accounts payments do not ~~shall~~ include ~~only the last four digits of the credit,~~or debit card nor bank account number used for payment of the covered amount.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 16 C.F.R. § 681.2

History Adopted December 15, 2009

Revised May 7, 2013 ; October 6, 2026

SECTION 38: WATER CONSERVATION REBATE PROGRAM:

(a) To encourage the conservation of water, the District shall provide rebates for District ~~customers~~ Consumers replacing existing, higher consumption toilets and shower heads with new, standard low consumption toilets and shower heads in their households or places of business, as provided herein.

(b) Rebate amounts shall be as follows:

- (i) \$100.00 per new, standard low consumption toilet, and
- (ii) \$10.00 per new, standard low consumption shower head.

Notwithstanding the foregoing, rebate payments shall be limited to the actual purchase price if that price is less. The District will mail the rebate check within (6) weeks from the date of application subject to funding availability.

(c) In order to receive a rebate, the ~~customer~~ Consumer must complete an application (available at the District Office and on-line on the District's website), attach the original sales receipt or itemized plumber's invoice showing the date of purchase, and return to the District Office by U.S. Mail or in person. Applications will be date and time stamped when received.

(d) The following eligibility requirements shall apply to this rebate offer:

(i) The toilets and/or shower heads must be installed in a location served by the District.

(ii) A representative of the District must be permitted to inspect the property to verify installation.

(iii) New construction projects and remodeling projects requiring a building permit do not qualify for rebates.

(iv) Rebates for toilets are only available for replacing higher consumption, existing toilets that use 3.5 gallons of flush or more with new, standard low consumption toilets that use 1.6 gallons of flush or less. Rebates for shower heads are only available for replacing higher consumption, existing shower heads that use 5 gallons per minute or more with new, standard low consumption shower heads that use 1.5 gallons per minute or less. Rebates are not available for the replacement of another low consumption toilet or low consumption shower head.

(v) Rebates are limited to two (2) toilets and two (2) showers per household or business for the lifetime of the service location (regardless of a change in ownership of the service location).

(vi) The rebate application must be received by the District within ninety (90) days of the date of purchase, as shown on the sales receipt or itemized plumber's invoice; however, this restriction shall not apply to purchases made between July 1, 2009 and December 15, 2009.

(e) The following restrictions shall apply to this rebate offer:

- (i) The rebate does not apply to sales tax, seat, fittings, or installation charges.

(ii) The District reserves the right to withhold payment of any rebate until any identified problems with the application are resolved. The District may terminate a rebate, in whole or in part, due to the recipient's failure to fulfill the requirements of this policy.

(iii) The rebates are subject to funding availability. The District shall budget a certain amount each year for the rebate program. Any qualifying applications for rebates that exceed the funds budgeted for the rebate program for that fiscal year shall be carried over to the next fiscal year. Rebates will be paid on a first come, first serve basis. Notwithstanding the foregoing, the District may cancel the rebate program at any time, prior to payment, without notice by not continuing to fund the program in its budget.

(iv) If the ~~eustomer~~-Consumer is in default of any payment obligations to the District, the District may, in its sole discretion, apply the rebate amount as a credit against such default amounts.

(f) In no way shall the District be liable for, and participation in the rebate program is specifically conditioned upon, the ~~eustomer~~-Consumer indemnifying, defending and holding harmless the District, its employees, officers, and agents from and against any and all liability, loss, damage, cost or expense that may be caused by, due to, occasioned by or otherwise arising out of the installation, operation, misoperation, or use of the ~~eustomer's~~-Consumer's new, standard low consumption toilets and/or shower heads. The District's approval of the rebate application, payment of the rebate, or any District inspection of the new, standard low consumption toilets and/or shower heads shall not be construed as a warranty or guarantee as to the safety, reliability, or durability of the new, standard low consumption toilets and/or shower heads; nor does the District guarantee that the installation of the new, standard low consumption toilets and/or shower heads will result in lower utility costs to the ~~econsumer~~Consumer.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted December 15, 2009

Revised May 7, 2013; October 6, 2026

SECTION 39: CROSS CONNECTION CONTROL PLAN: Periodically as required, the District Manager shall develop and present to the Board of Supervisors for consideration and approval a Cross Connection Control Plan (“CCC Plan”) for the District, and such revisions and amendments to the CCC Plan, as necessary and appropriate to maintain the safety of the District’s potable water treatment and distribution system and full compliance with all regulatory requirements relating to such system. Revisions and amendments to the CCC Plan shall be by rule of the Board of Supervisors adopted in compliance with the requirements of Section 120.54, Florida Statutes.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S., FAC Rule 62-555.360(2)

History: Adopted May 7, 2013

SECTION 40: SURCHARGES FOR EXCESS WASTEWATER STRENGTH:

(a) If any water or wastewater containing substances in excess of the Standard Strength for wastewater is discharged into Utility System wastewater lines or facilities, such discharge shall be subject to excess strength surcharge fees to defray the additional cost of receiving, transporting, and treating those substances. Excess strength surcharges are intended to recoup the District's additional cost of treating higher strength wastewater, including increased power consumption, chemical addition, biosolids disposal, contract laboratory services, and labor. These additional costs have been converted to a cost per pound for BOD and a cost per pound for TSS removal (COST), and are set forth in Schedule "G." Excess strength surcharges are in addition to standard wastewater service charges. The excess strength surcharge shall be calculated as provided in subsection (d) of this Section 40.

(b) The District shall determine the average concentration or strength of discharges into Utility System wastewater lines or facilities and may take samples without advance notice to ~~customers~~Consumers. Test results made by the District shall be final in fixing any applicable excess strength surcharge, provided, however, that the ~~customer~~Consumer may request in writing and secure a portion of the sample for independent laboratory testing. If the independent laboratory is acceptable to the District and its test results vary by more than five percent (5.0%) from the District's test results, the excess strength surcharge will be calculated using the average of the two results. All sample collection, handling, preservation, and laboratory analysis methods for determining excess strength surcharges shall be undertaken in accordance with the latest edition of the Florida Department of Environmental Protection Standard Operating Procedure DEP-SOP-001/01, Field Quality Control Requirements.

(c) Unless otherwise provided in this subsection, the quantity of wastewater discharged into Utility System wastewater lines or facilities shall be assumed to be the same as the volume of potable water delivered and metered by the District to the ~~customer~~Consumer. In the event that the ~~customer~~Consumer receives water from a non-District source, that source shall be metered and meter readings made available to the District, or the amount of wastewater discharged by the ~~customer~~Consumer will be estimated by the District. If a large proportion of the potable water delivered and metered by the District to the ~~customer~~Consumer is not discharged into Utility System wastewater lines or facilities, the District Manager may establish a constant ratio, factor, or percentage to be applied to the metered quantity to establish the ~~customer's~~Consumer's wastewater discharge volume for purposes of this Section 40.

(d) Excess strength surcharges shall be calculated as provided in the following example (the BOD and TSS COSTs used in this example are for illustrative purposes only, based upon the COSTs established as of May 7, 2013, and may not reflect the actual COSTs to be levied at the time of application of this Section 40 to a particular ~~customer~~Consumer):

EXAMPLE: A ~~customer~~ Consumer of the Utility System discharges one million gallons of wastewater over one billing cycle. Average Pollutant concentrations for the period are 750 mg/L BOD and 1,250 mg/L TSS.

BOD Surcharge (Example):

Average BOD			BOD	BOD	Excess BOD
Over 250 mg/L	Usage	Conversion	Loading	cost/lb.	Surcharge
<u>(CONC)</u>	<u>(VOL)</u>	<u>Factor (CF)</u>	<u>(LOAD)</u>	<u>(COST)</u>	<u>(BOD SUR)</u>
[(500 mg/L)]	(1.0 mg)	(8.34 lbs.)=	(4,170 lbs.)	(\$0.38)=	\$1,584.60

TSS Surcharge (Example):

Average TSS			TSS	TSS	Excess TSS
Over 250 mg/L	Usage	Conversion	Loading	cost/lb.	Surcharge
<u>(CONC)</u>	<u>(VOL)</u>	<u>Factor (CF)</u>	<u>(LOAD)</u>	<u>(COST)</u>	<u>(TSS SUR)</u>
[(1,000 mg/L)]	(1.0 mg)	(8.34 lbs.)=	(8,340 lbs.)	(\$0.37)=	\$3,085.80

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted May 7, 2013

Revised October 6, 2026

SECTION 41: FATS, OILS, AND GREASE (FOG) MANAGEMENT

PURPOSE. The purpose of this Section is to protect public health, safety, and water quality by regulating the discharge of fats, oils, and grease (FOG) from food service establishments into the District's publicly owned treatment works (POTW). This Section establishes uniform requirements for regulated establishments and enables the District to comply with State of Florida FAC Chapter 62-600.705 and other applicable federal and state regulations, including those related to sanitary sewer overflows (SSOs).

(a) APPLICABILITY. This Section applies to all non-domestic users generating FOG, including but not limited to: restaurants, food manufacturers, food packagers, grocery stores, convenience stores, bakeries, cafeterias, lounges, hospitals, hotels, nursing homes, churches, schools, and facilities with three-compartment sinks (each a "Food Service Establishment" or "FSE"). This Section does not apply to residential users. The Utilities Director may require interceptors for additional establishments if their wastewater characteristics could be harmful to the District's wastewater system.

(b) DEFINITIONS. As used in this Section, the following terms have the meanings set forth below:

"Best Management Practices (BMPs)" means operational procedures, schedules of activities, and maintenance practices intended to reduce the discharge of FOG into the sewer system.

"Fats, Oils, and Grease (FOG)" means organic polar compounds from animal or plant sources that contain multiple carbon chain triglyceride molecules, detectable by analytical methods under 40 CFR 136.

"FOG Capacity Limit" means the combined FOG and solids depth equal to twenty-five percent (25%) of the design hydraulic depth in any location of a FOG control device, or seventy-five percent (75%) of the rated FOG and solids capacity established by third-party certification.

"FOG Control Device" means equipment designed to remove, hold, and prevent the passage of FOG to onsite sewage treatment and disposal systems and sanitary sewer systems.

"Food Service Establishment (FSE)" means any facility preparing or packaging food or beverages for consumption (on or off-site), excluding private residences.

"Gravity Grease Interceptor" means a FOG control device that primarily relies on the difference of specific gravity between wastewater and FOG to affect separation of FOG from wastewater.

"Grease Trap" means a FOG control device whose rated flow is less than 50 gallons per minute, and which is located inside a FSE and is designed to trap FOG and solids from wastewater before discharge into the sewer system.

“Hydromechanical Grease Interceptor” means a FOG control device that is third-party tested and certified and relies on the difference in specific gravity between wastewater and FOG to affect separation of FOG from wastewater, and may incorporate a flow control device, air entrainment, and other means or principles to improve the efficacy of separation as demonstrated by third-party testing, validation, and certification.

“Inspector” means a District-employed or contractor-authorized individual authorized to enforce this Section.

“Notice of Violation (NOV)” means a formal written notice issued to a user for non-compliance with this Section.

“POTW (Publicly Owned Treatment Works)” means the wastewater treatment system owned and operated by the District.

“Sanitary Sewer Overflow (SSO)” means any release of untreated or partially treated sewage into the environment.

“Third-Party Certified” means a certification by an independent entity recognized by the Utilities Director that specific equipment or devices have been tested and meet or exceed established standards; recognized certifying entities include, but are not limited to, the National Sanitation Foundation (NSF), American Society of Mechanical Engineers (ASME), Plumbing and Drainage Institute (PDI), and Canadian Standards Association (CSA).

“Utilities Director” means the person responsible for the day-to-day administration and management of the District.

(c) PROHIBITED DISCHARGES. The following discharges are strictly prohibited:

(i) Discharge of petroleum-based or nonbiodegradable oils, or animal- or vegetable-based FOG, into the POTW;

(ii) Discharges that obstruct flow, pass through, or interfere with the treatment process;

(iii) Discharges that violate local, state, or federal discharge limits; and

(iv) Use of chemical emulsifiers or hot water flushing to bypass a grease interceptor.

(d) FOG CONTROL DEVICE REQUIREMENTS. All FSEs are required to have a FOG control device. These requirements are in addition to those specified by the latest Florida Building Code.

(i) Gravity Grease Interceptors and Hydromechanical Interceptors.

1. General. Wastewater to be treated by an interceptor must be routed through separate plumbing. Liquid wastes containing FOG, sand, lint, and other harmful materials must be directed to the interceptor. Wastes from toilets, urinals, and washbasins shall not be discharged into an interceptor. All interceptors must be safely and easily accessible for inspection, cleaning, maintenance, or repair.

2. New Facilities. Regulated establishments that are newly proposed or constructed, or existing facilities that will be expanded or renovated, shall be required to install, operate, and maintain a gravity grease interceptor, or an approved hydromechanical grease interceptor, according to the requirements of this Section, which are in addition to the Florida Building Code and Florida Administrative Code Rule 64E-6.

3. Existing Facilities. Regulated establishments existing within the District boundaries prior to the effective date of this Section shall be permitted to operate and maintain existing grease interceptors, provided same are in efficient operating condition. The District may require an existing regulated establishment to install, operate, and maintain a new grease interceptor that complies with the requirements of this Section, or to modify or repair any noncompliant plumbing of an existing interceptor, within 90 days of written notice, when any one of the following conditions exists:

a. District staff finds the facility to be contributing FOG in quantities to cause line stoppages or grease buildup in the POTW system or necessitate increased maintenance on the wastewater collection system;

b. The facility is found to be contributing oils and grease in quantities more than 250 mg/L;

c. The facility does not have a FOG removal device;

d. The facility has an undersized, irreparable, or defective grease interceptor;

e. Remodeling of the food preparation or kitchen waste plumbing system is performed, which requires a plumbing or building permit; or

f. The existing facility is sold or undergoes a change of ownership.

2. Installation. Gravity grease interceptors and hydromechanical interceptors must be installed by a plumbing contractor licensed by the State of Florida. The FSE is responsible for all costs to obtain and install the interceptor. All interceptors must comply with the District's design plans and must be submitted to the Utilities Director or designee for review. Interceptors must be located between the sewer discharge point and all fixtures that may introduce FOG into the sewer system, including sinks, dishwashers, automatic hood wash units, floor drains, and any other fixture deemed a potential FOG source. Any garbage grinders installed within the FSE must also be routed to the grease interceptor. Wastewater from sanitary facilities shall not be introduced into the interceptor under any circumstances.

3. Design and Location. Interceptors must have at least two compartments and be designed to retain grease and solids. Designs must comply with District standards, which are in addition to the Florida Plumbing Code or PDI standards. A control manhole must be installed over each compartment for monitoring, at the owner's expense. Interceptors shall be located outside the building in an area that is easily accessible for inspection and maintenance. Any interceptor located in a grassy or otherwise land-covered area must have cover lids above ground elevation to prevent stormwater inflow and/or infiltration. Interceptors shall be made of material compatible with a pH of 3.0.

4. Gravity Grease Interceptor Capacity. Capacity calculations shall be performed by each FSE based on size and type of operation according to the sizing guideline in the Design Criteria section of the District's FOG Program Manual. Minimum capacity is 750 gallons per unit; maximum is 1,250 gallons. Where sufficient capacity cannot be achieved with a single unit, installation in series is required.

5. Hydromechanical Grease Interceptor Capacity. All hydromechanical grease interceptors must have a valid third-party certificate of test results showing the interceptor's flow rating and FOG capacity in pounds with 99% removal efficiency. Interceptors must be sized according to the type of FSE and using the sizing guideline in the Design Criteria section of the District's FOG Program Manual. Minimum capacity is 75 gallons; maximum is 1,500 gallons. Where larger capacity is needed, multiple units must be installed in series.

6. Maintenance. Users are responsible for all maintenance costs. All regulated facilities must use a waste hauler authorized by the Florida Department of Health or the Florida Department of Environmental Protection as provided in State of Florida FAC Chapter 62-705. Each FSE shall enter a pump-out/service contract with an approved hauler. The FSE must keep a copy of all pump-out reports and make them available to the District on demand. Maintenance records must be retained for a minimum of three (3) years. Receipts and manifests from licensed haulers must be provided to the District upon request. Gray water may not be returned to the interceptor after pumping.

7. Pumping Frequency. All grease interceptors shall be pumped and serviced at a minimum of every 90 days. The District reserves the right to require a more frequent servicing schedule based on its periodic evaluation of the cleaning and maintenance record for each individual grease interceptor, including where: (A) the grease layer exceeds 6 inches in depth; (B) the settleable solids layer exceeds 8 inches in depth; (C) the total volume of captured grease and solids exceeds 25% of a gravity grease interceptor volume or 80% of a hydromechanical grease interceptor volume; (D) the effluent exceeds 250 mg/L of oil/grease; or (E)

removal efficiencies indicate less than 80%. The Utilities Director may allow less frequent cleaning if inspection records support it.

8. Inspections. District personnel may inspect any FSE during business hours with proper credentials. Grease interceptors will be checked for compliance and maintenance frequency. Effluent samples may be collected to verify compliance. Re-inspections following a deficiency notice will be performed at no charge if all deficiencies are corrected. Repeat violations will incur fees billed to the FSE's water/sewer account.

9. Repairs. FSEs are responsible for all repair costs. Repairs ordered by the District must be completed within 10 calendar days unless a different deadline is specified in writing.

10. Disposal. All grease interceptor waste must be disposed of at authorized facilities. Improper disposal is a violation and may be prosecuted. Waste haulers are responsible for cleanup of any spills during service. No grease or waste may be discharged into the District's wastewater system.

11. Interceptor Additives. Use of chemicals, enzymes, emulsifiers, live bacteria, or other grease-cutting additives is prohibited unless approved in writing by the District.

(ii) **Grease Trap Requirements.** This subsection applies only to existing FSEs that currently have grease traps, or existing FSEs where no FOG removal device exists. Installation of a grease trap instead of a grease interceptor at a new FSE shall be permitted only on a case-by-case basis upon approval by the Utilities Director.

1. Maintenance. Each FSE shall be solely responsible for the cost of installation, inspection, cleaning, and maintenance. All grease traps shall be opened, inspected, cleaned, and maintained at a minimum of once per week.

2. Repairs. The FSE shall be responsible for the cost and scheduling of all repairs. Repairs required by the District shall be completed within the time period specified in the written notice from the District.

3. Disposal. Grease and solid materials removed from a grease trap shall be disposed of in the solid waste disposal system.

4. Record Keeping. Each FSE shall maintain a logbook or file of all trap maintenance, including the time and date of maintenance, the name of the individual or company performing maintenance, details of any repairs required and dates of completion, and any other relevant records. Records shall be maintained for a period of three (3) years and be made available to the District upon request.

(e) **BEST MANAGEMENT PRACTICES (BMPs).** All FSEs shall implement the following Best Management Practices to minimize the discharge of FOG into the sewer system:

(i) Train all staff on proper grease disposal procedures and FOG management;

(ii) Scrape grease and food waste from equipment, dishes, and utensils into the trash prior to washing;

(iii) Recycle used cooking oil using a licensed and approved waste oil collector; and

(iv) Clean up spills using dry methods (e.g., absorbent materials, sweeping) instead of washing down with water.

(f) ENFORCEMENT AND PENALTIES. Violations of this Section are subject to the following enforcement procedures:

(i) Failure to Perform 90-Day Pump-Out. Whenever the District determines that a grease interceptor has missed the required cleaning or pumping, a noncompliance fee of \$150.00 may be charged to the FSE. A second missed 90-day pump-out within a calendar year may result in a fine of up to \$250.00. A third failure within a calendar year shall result in a fine of up to \$500.00.

(ii) Failure to Properly Maintain an Interceptor. Whenever the District determines that an interceptor is in need of additional pumping, repairs, or other maintenance, or that an additional grease interceptor is required, the District shall proceed as follows:

1. Notice of Violation. Upon learning of a violation, the District may issue the FSE a NOV stating the nature of the violation(s).

2. Re-Inspections. The District shall perform a first re-inspection 10 calendar days after issuance of the NOV. If the FSE has corrected all deficiencies, there shall be no charge. If deficiencies remain, a first re-inspection fee of \$150.00 shall be charged. A second re-inspection shall be performed after a minimum of 10 additional calendar days. If all deficiencies have been corrected, no additional charge shall apply. If deficiencies remain, a second re-inspection fee of \$250.00 shall be charged. For each subsequent re-inspection, a fee of \$500.00 shall be charged. All fees shall be added to the FSE's monthly District Utilities service bill.

3. Continued Non-Compliance. If the FSE responds with an acceptable explanation and a plan for rectifying the violation, or makes good a deficiency within the prescribed time, enforcement ceases at the discretion of the District. If an FSE continues to violate this Section, or fails to initiate or complete corrective action in response to a NOV, the District may pursue one or more of the following: (A) pump the grease interceptor and place the appropriate charge on the FSE's monthly service bill; (B) assess further inspection fees; and/or (C) terminate water and sewer service. Non-compliance is also subject to additional civil or criminal penalties to the full extent allowed by law.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted October 6, 2026

SCHEDULE A

The rates fees, and charges to be paid for water and wastewater service shall be as follows, effective October 1, 2026:

<u>Water System:</u>	<u>Rates</u>
<u>Base Facility Charges (All Services)</u>	
5/8" or 3/4" Meter Size	\$ 20.91
1" Meter Size	52.28
1-1/2" Meter Size	104.55
2" Meter Size	167.29
3" Meter Size	334.55
4" Meter Size	522.75
6" Meter Size	1,045.51
8" Meter Size	1,672.81
<u>Monthly Commodity Charge</u>	
Charge per 1,000 gallons of metered water:	\$ 4.69
<u>Bulk Water</u>	
Bulk Meter (per ERC)	\$ 13.34
Charge per 1,000 gallons of metered water	4.05
Monthly Dispensed Water through District hose	67.79
<u>Wastewater System:</u>	
<u>Base Facility Charge (All Services):</u>	
5/8" or 3/4" Connection	\$ 26.14
1" Connection	65.36
1-1/2" Connection	130.70
2" Connection	209.08
3" Connection	418.18
4" Connection	653.45
6" Connection	1,306.92
8" Connection	2,091.01
<u>Monthly Commodity Charge</u>	
Charge per 1,000 gallons of metered water service:	\$ 5.23
<u>Bulk Wastewater</u>	
Charge per 1,000 gallons of metered use:	\$ 4.50

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised 1992; March 8, 1994; January 9, 1996; February 11, 1997; March 11, 1997; February 10, 1998; November 17, 1999; June 12, 2001; January 15, 2002; January 13, 2004; October 17, 2006; August 7, 2007; October 1, 2009, May 7, 2013; August 30, 2022; October 3, 2023; November 5, 2024; August 26, 2025; September 1, 2026

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SCHEDULE B

The service availability fees for water and wastewater service shall be as follows, effective April 1, 2024:

<u>Residential Fees</u>	<u>Amount</u>
Water:	
Connection fees per ERC	\$2,390.00
AFPI fees per ERC	<u>395.00</u>
Total Water Charges per ERC	\$2,785.00
Wastewater:	
Connection fees per ERC	\$1,930.00
AFPI fees per ERC	<u>320.00</u>
Total Wastewater Charges per ERC	\$2,250.00
<u>Commercial Fees</u>	<u>Amount</u>
Water:	
Connection fees per ERC	\$2,390.00
AFPI fees per ERC	<u>395.00</u>
Total Water Charges per ERC	\$2,785.00
Wastewater:	
Connection fees per ERC	\$1,930.00
AFPI fees per ERC	<u>320.00</u>
Total Wastewater Charges per ERC	\$2,250.00

Notwithstanding any other provision, a minimum of one (1) ERC of total water charges and one (1) ERC of total wastewater charges shall be due for each new water connection, regardless of size.

* * *

Definitions:

1. “AFPI” (Allowance for Funds Prudently Invested) is a charge representing the carrying costs associated with the excess capacity of the plant that will not be used until future ~~e~~consumers-Consumers connect for service. The AFPI charge is a one-time charge, based on the number of ERCs of demand. It is applicable to all future ~~e~~consumers-Consumers prior to connection to the System.

2. “Commercial” means any structure that is primarily constructed for business or institutional use as differentiated from residential use, including hotels and motels used by ~~e~~consumers-Consumers on a transient basis, clubhouses, nursing homes, and similar uses.

3. “Connection Fees” are for the initial commencement of service at any given location to offset the costs of the capital improvements for the Water and Wastewater System.

4. “ERC” (Equivalent Residential Connection) which is defined as 250 gallons per day (“gpd”) of water and 250 gpd of wastewater (or such other value for wastewater as (a) may be later approved or determined by the Florida Department of Environmental Protection or (b) has been established by interconnect or other agreement with a bulk wastewater ~~e~~customerConsumer), calculated based on daily average consumption over a 30 day period, or such period as determined by the monthly billing cycle during which the water was distributed by the District to the ~~e~~consumerConsumer.

5. “Per capita” or “per seat” means the per person or per seat unit amount as applied to the maximum capacity of the structure or use, as such maximum capacity is set forth in the written determination of the fire marshal, health department, or other agency exercising regulatory control.

6. “Residential” means any unit, single-family home, condominium unit, duplex unit, multiple housing structure unit, or individual apartment that is primarily constructed for use by an individual or family as a residence.

* * *

Equivalent Residential Connection (ERC) Determination Table

<u>Residential:</u>	<u>ERC factor</u>
Single Family per individual metered connection	1.0000
Multifamily per unit	0.7000
 <u>Commercial Establishment:</u>	 <u>ERC factor</u>
Airport, bus terminals, train stations, port & dock facilities.	
(a) per passenger	0.0160
(b) add per employee per 8 hour shift	0.0600
Barber & beauty shops per service chair	0.3000
Bowling alley per lane	0.2000
Country Club	
(a) per resident	0.4000
(b) add per member or patron	0.1000
(c) add per employee per 8 hour shift	0.0600
Doctor and dentist offices	
(a) per practitioner	1.0000
(b) add per employee per 8 hour shift	0.0600
Factories, exclusive of industrial wastes-Gallons per employee per 8 hour shift	
(a) No showers provided	0.0706
(b) Showers provided	0.1176
Flea Market open 3 or less days per week	
(a) per nonfood service vendor space	0.0600
(b) add per food service establishment using single service articles only per 100 feet	0.2000
(c) per limited food service establishment	0.1000
Flea Market open more than 3 days per week (estimated flows shall be doubled)	
Food Operations	
(a) Restaurant operating 16 hours or less per day per seat	0.1600
(b) Restaurant operating more than 16 hours per day per Seat	0.2400
(c) Restaurant using single service articles only and operating 16 hours or less per day per seat	0.0800
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat	0.1400

(e) Bar and cocktail lounge	
1. per seat	0.0800
2. add per pool table or video game	0.0600
(f) Drive-in restaurant per car space	0.2000
(g) Carry out only, including caterers	
1. per 100 square feet of floor space	0.2000
2. add per employee per 8 hour shift	0.0600
(h) Institutions per meal	0.0200
(i) Food outlets excluding delis, bakery or meat department per 100 square feet of floor space	0.0400
1. add for deli per 100 square feet of deli floor space	0.1600
2. add for bakery per 100 square feet of bakery floor space	0.1600
3. add for meat department per 100 square feet of meat department floor space	0.3000
4. add per water closet	0.8000
Hotels & Motels	
(a) Regular per room	0.4000
(b) Resort hotels, camps, cottages, per room	0.8000
(c) Add for establishments with self service laundry facilities per machine	3.0000
Laundromat per washing machine	1.0000
Mobile Home Park	
(a) per single wide mobile home space, less than 4 single wide spaces connected to a shared onsite system	1.0000
(b) per single wide mobile home space 4 or more single wide spaces are connected to a shared onsite system	0.9000
(c) per double wide mobile home space, less than 4 double wide mobile home spaces connected to a shared onsite system	1.2000
(d) per double wide mobile home space, 4 or more double wide mobile home spaces connected to a shared onsite system	1.1000
Office Building	
per employee per 8 hour shift or per 100 square feet of floor space, whichever is greater	0.0600
Transient Recreational Vehicle Park	
(a) Recreational vehicle space for overnight stay, without water and wastewater hookup per vehicle space	0.2000
(b) Recreational vehicle space for overnight stay, with water and wastewater hookup per vehicle space	0.3000

Service Stations per water closet	
(a) Open 16 hours per day or less	1.0000
(b) Open more than 16 hours per day	1.3000
Shopping centers without food or laundry per square foot of floor space	0.0004
Stadiums, race tracks, ball parks per seat	0.0160
Stores per bath room	0.8000
Swimming and bathing facilities, public per person	0.0400
Theaters and Auditoriums, per seat	0.0160
Veterinary Clinic	
(a) per practitioner	1.0000
(b) add per employee per 8 hour shift	0.0600
(c) add per kennel, stall or cage	0.0800
Warehouse	
(a) add per employee per 8 hour shift	0.0600
(b) add per loading bay	0.4000
(c) self storage, per unit	0.0040
<u>Institutional Establishment</u>	<u>ERC factor</u>
Churches	
(a) per seat that includes kitchen flows unless meals prepared on a routine basis	0.0120
(b) if meals served on a regular basis add per meal prepared	0.0200
Hospitals	
(a) per bed that does not include kitchen flows	0.8000
(b) add per meal prepared	0.0200
Nursing, rest homes, adult congregate living facilities	
(a) per bed that does not include kitchen flows	0.4000
(b) add per meal prepared	0.0200
Parks, public picnic	
(a) with toilets only, per person	0.0188
(b) with bathhouse, showers & toilets, per person	0.0471

Public institutions other than schools and hospitals	
(a) per person that does not include kitchen flows	0.4000
(b) add per meal prepared	0.0200
Schools per student	
(a) day-type	0.0400
(b) add for showers	0.0160
(c) add for cafeteria	0.0160
(d) add for day school workers	0.0600
(e) boarding type	0.3000
Work/construction camps, semi-permanent	0.2000

* * *

(a) The total ERC requirement for an establishment shall be calculated by multiplying the ERC factor listed above by the number of units, rounded to the nearest 0.1 ERC.

(b) For all establishments not listed above, the total ERC requirement for water and wastewater service capacity shall be determined by multiplying the number of fixture units, as published in the 2007 Florida Building Code – Plumbing, by thirty (30), and dividing the result by 250 gpd/ERC, as follows:

$$\text{Total water and wastewater ERC requirement} = \frac{[(\text{Number of fixture units} \times 30)]}{250 \text{ gpd/ERC}}$$

The total water and wastewater connection charges due for an establishment shall be determined by multiplying the total water and wastewater ERC requirement by the then-applicable total water and wastewater charges per ERC.

(c) The Consumer may propose an alternative calculation of the ERC requirement for water and wastewater service capacity determined as set forth above for a Commercial or Institutional connection by submitting an estimate that (i) is prepared and certified by a professional engineer licensed and registered in the State of Florida and (ii) is based on actual use at a similar facility (where available) or on other technically sound engineering principles. The District shall review and may approve, modify, or reject the proposed ERC requirement set forth in the estimate prepared by the Consumer's engineer.

Specific Authority: 120.54, F.S., 190.011(5), F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S.

History: Adopted 1992

Revised 1992; August 7, 2007; October 21, 2008, May 7, 2013; October 6, 2026

SCHEDULE C

The meter and inspection fees for water and wastewater service shall be as follows, effective May 7, 2013:

<u>Meter Fees:</u>	<u>Amount</u>
5/8 or 3/4 inch	\$ 150.00
1 inch	\$ 600.00
1 ½ inch	\$ 700.00
2 inch	\$1,200.00
Greater than 2 inches	Actual cost of meter and appurtenances at time of purchase, plus \$100.00

<u>Inspection Fees:</u>	<u>Amount</u>
Annual privately maintained lift station	\$100.00
Inspection of (i) System improvements to be dedicated to and accepted by the District and (ii) consumer <u>Consumer</u> installations	Two percent (2%) of the estimated construction cost of improvements, as certified by the project engineer
To be connected to the System	

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted 1992

Revised August 7, 2007; May 7, 2013; October 6, 2026

SCHEDULE D

The rates, fees, and charges to be paid for irrigation water service shall be as follows, effective October 1, 2026:

Irrigation Water Service:

Residential per month per lot:	
Single family:	\$ 25.02
Multi-family:	17.52
Industrial/Commercial and Common Areas:	
Per Common Area Acre Irrigated	\$ 150.13
Golf Course:	
Per 1,000 gallons used	\$ 0.29

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted July 13, 2004

Revised October 17, 2006; August 7, 2008; October 1, 2009, May 7, 2013,
August 30, 2022; October 3, 2023; November 5, 2024; August 26, 2025;
September 1, 2026

NOTE TO SCHEDULES A AND D

FUTURE ANNUAL RATE ADJUSTMENTS BASED ON CONSUMER PRICE INDEX (CPI) CHANGES

Notwithstanding any other rate adjustment that is approved by the Board of Supervisors from time to time, effective October 1, 2012, and on October 1 of each successive year (each a “Current Year”), the rates set forth in Section 26, Schedules A and D, of Chapter III of the Rules of the St. Lucie West Services District shall be subject to adjustment based on changes in the Consumer Price Index, as follows:

(a) Each rate adjustment made under this provision shall be based on the percentage increase, if any, in the Consumer Price Index-U.S. City Average-All Urban Consumers Unadjusted (1982-1984=100), as published by the U.S. Department of Labor, Bureau of Labor Statistics (“Index”), for the month of July of the Current Year (each a “Current Index”) over the Index for the month of July of the immediately preceding year (each a “Base Index”).

(b) Beginning in 2012, if the Current Index is greater than the Base Index, the rates for the immediately succeeding fiscal year shall be increased from the rates that were in effect in the preceding fiscal year by an amount equal to the lesser of (i) the percentage by which the Current Index exceeds the Base Index or (ii) five percent (5%). In no event shall the adjusted rates be less than the rates in effect for the immediately preceding fiscal year.

(c) Each rate adjustment made under this provision shall become effective on the next successive October 1.

(d) All rate adjustments made under this provision shall be counted to the nearest whole cent, or 1/100th of a cent in the case of Golf Course Irrigation Water Service.

(e) In the event the U.S. Department of Labor, Bureau of Labor Statistics, ceases to publish the Index, the Board of Supervisors shall substitute another equally authoritative measure of change in purchasing power of the U.S. dollar as may then be available so as to carry out the intent of this provision.

(f) Annually commencing in 2012, the District Manager shall undertake the rate adjustment calculations described in paragraph (b) above and shall cause all rate adjustments made in accordance with this provision to be published, not later than each September 1 prior to the next successive October 1 effective date.

(g) For purposes of this paragraph (g), all capitalized terms shall have the meanings assigned to them in the indenture of trust governing the District’s Utility System bond obligations, as amended and supplemented (“Indenture”). A rate adjustment determined as provided in paragraphs (a) through (f) above shall not become effective as of the next successive October 1 if and only if:

(i) During the immediately preceding fiscal year, Net Revenues were adequate to meet or exceed all rate covenants of the District as set forth in the Indenture, and

(ii) Prior to such October 1, the Board of Supervisors determines, based upon

the approved Annual Budget for the next successive fiscal year, that (A) such rate adjustment is unnecessary for prudent operation of the Utility System, including continued compliance with all rate covenants of the District as set forth in the Indenture, and (B) as of the most recent date for which such information is available, there is on deposit in the Rate Stabilization Fund and the Surplus Fund a combined and unrestricted amount equal to not less than ninety (90) days of Operating Expenses.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted September 6, 2011

SCHEDULE E

The deposits required for water, wastewater, and irrigation service shall be as follows,
effective May 7, 2013:

<u>Meter Size</u>	<u>Deposit (Water & Wastewater)</u>
5/8 or 3/4 inch	\$ 100.00
1 inch	400.00
1 ½ inch	600.00
2 inch	1,000.00
3 inch	1,200.00
4 inch	2,500.00
6 inch	5,000.00
8 inch	6,400.00
Non-metered	Deposit
Dispensed Water through	
District hose	\$ 150.00
Irrigation only accounts	\$ 100.00

Specific Authority: 120.54, 190.011(5), Fla. Stat.
Law Implemented: 120.54, 190.011(5), Fla. Stat.
History: Adopted August 7, 2008
Revised May 7, 2013

SCHEDULE F

Miscellaneous service charges for water, wastewater, and irrigation service shall be as follows, effective May 7, 2013:

<u>Connection Fees</u>	<u>Charge Amount</u>
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Initial connection	\$ 25.00
Temporary Reconnection for home inspection	25.00
Reconnection (during District hours)	25.00
Reconnection (after District hours)	50.00

<u>Penalty Fees</u>	<u>Charge Amount</u>
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Penalty late charge	a one time 10% charge on a utility bill that is past the Bill Due Date
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Returned Payment	\$ 25.00 per occurrence
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<u>Meter Test</u>	<u>Charge Amount</u>
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Meter test	1 st test no charge; 2 nd and subsequent tests \$25.00
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<u>Meter Tampering Fee</u>	<u>Charge Amount</u>
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1 st Offense	\$ 50.00
2 nd Offense	\$ 100.00
3 rd and Subsequent Offense(s)	\$ 150.00

<u>Irrigation Violations (Residential & Commercial)</u>	<u>Charge Amount</u>
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1 st Offense	No charge
2 nd Offense	\$ 50.00
3 rd and Subsequent Offense(s)	\$100.00

Specific Authority: 120.54, 190.011(5), Fla. Stat.

Law Implemented: 120.54, 190.011(5), Fla. Stat.

History: Adopted August 7, 2008; May 7, 2013; October 6, 2026

SCHEDULE G

For purposes of calculating excess strength surcharges as provided in Section 40, the District's unit cost per pound (COST) for conveying, treating, and disposing of a Pollutant shall be as follows, effective May 7, 2013:

BOD (Biochemical Oxygen Demand) COST/lb.: \$0.38

TSS (Total Suspended Solids) COST/lb.: \$0.37

Note to Schedule G:

Effective October 1, 2014, and on October 1 of each successive year (each a "Current Year"), the COST for BOD and COST for TSS shall be subject to adjustment based on changes in the Consumer Price Index, as follows:

(a) Each COST adjustment made under this provision shall be based on the percentage increase, if any, in the Consumer Price Index-U.S. City Average-All Urban Consumers Unadjusted (1982-1984=100), as published by the U.S. Department of Labor, Bureau of Labor Statistics ("Index"), for the month of July of the Current Year (each a "Current Index") over the Index for the month of July of the immediately preceding year (each a "Base Index").

(b) Beginning in 2014, if the Current Index is greater than the Base Index, the COSTs for the immediately succeeding fiscal year shall be increased from the COSTs that were in effect in the preceding fiscal year by an amount equal to the percentage by which the Current Index exceeds the Base Index. In no event shall the adjusted COSTs be less than the COSTs in effect for the immediately preceding fiscal year.

(c) Each COST adjustment made under this provision shall become effective on the next successive October 1.

(d) All COST adjustments made under this provision shall be counted to the nearest whole cent.

(e) In the event the U.S. Department of Labor, Bureau of Labor Statistics, ceases to publish the Index, the Board of Supervisors shall substitute another equally authoritative measure of change in purchasing power of the U.S. dollar as may then be available so as to carry out the intent of this provision.

(f) Annually commencing in 2014, the District Manager shall undertake the COST adjustment calculations described in paragraph (b) above, and shall cause all COST adjustments made in accordance with this provision to be published, not later than each September 1 prior to the next successive October 1 effective date.

Specific Authority: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

Law Implemented: 120.54, F.S., 190.011(5), F.S., 190.035, F.S.

History: Adopted May 7, 2013

St. Lucie West Services District

Board Agenda Item Tuesday, September 1, 2026

Item

DM 4 Consider Approval of Piggyback Agreement with Odyssey Manufacturing

Summary

Provided for your review and consideration is the Piggyback Agreement with Odyssey Manufacturing Company, a corporation formed in the State of Delaware, with its principal office in Tampa to provide sodium hypochlorite for the Water & Wastewater Plants. Odyssey has provided these services since 2010 and is offering the District to piggy-back the Bay County Utilities Contract, Bid No. 26-37.

This contract is for a twelve (12) month term. These services are vital to keeping the treatment plants in compliance with State guidelines. The proposed price agreement for Odyssey Manufacturing Co. to deliver liquid sodium hypochlorite is \$1.75 per gallon.

The current delivery price is \$1.69 per gallon. Due to the current economy, this approval will be for a \$0.06/per gallon increase.

This service was funded out of the Water & Wastewater Treatment Plant Operational Budget and is within the budget for FY27.

Recommendation

Staff recommend approval of the Agreement with Odyssey Manufacturing Company for delivery of Liquid Sodium Hypochlorite at the stated \$1.75 per gallon.

District Manager: Joshua Miller

Assistant Utilities Director: TJ Bayer

Chief Water Treatment Plant Operator: Rick Riniolo

Chief Wastewater Treatment Plant Operator: Tom Stirtzinger

Budget Impact N/A

Board Action

Moved by:	Seconded by:	Action Taken:
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August 20, 2026

Mr. Thomas J. Bayer
Assistant Utilities Director
St. Lucie West Services District
452 SW Utility Drive
Port St Lucie, FL 34986

Re: **SODIUM HYPOCHLORITE SUPPLY TO THE ST. LUCIE WEST SERVICE DISTRICT**

Encl: (1) Bay County Utilities Piggyback Package

Dear TJ,

Odyssey Manufacturing Co. ("Odyssey") has been supplying the St. Lucie West Services District ("SLWSD") sodium hypochlorite to its water and wastewater treatment plant for the past seventeen years. Currently, the SLWSD is being served under a piggyback arrangement using the Bay County's sodium hypochlorite contract at a unit price of \$1.69 per gallon which expires on September 30, 2026. This contract is out of renewals and Bay County recently bid their sodium hypochlorite supply for FY 2027 and awarded this contract to Odyssey.

As such, effective October 1, 2026, Odyssey proposes to continue to sell the SLWSD its Ultrachlor 12.5 Trade Percent sodium hypochlorite for the firm lump sum price of \$1.75 per gallon using a piggyback from Bay County. This price is fixed and there are no fuel surcharges or delivery fees. This contract expires September 30, 2027. The contract has three one-year renewals after this date. I have attached a copy of the original bid package, our bid, the contract, the award letter and the bid tab. The point of contact for Bay County to validate any of this information is Karen Grindle, Purchasing Director, and she can be reached at (850) 248-8270. This proposal to piggyback is made with the understanding that Odyssey Manufacturing would continue to supply your utility's bulk sodium hypochlorite needs for its Utilities. As part of the chemical supply, Odyssey will continue to provide technical assistance to your facilities as we have done in the past.

Thanks for your consideration. Please do not hesitate to contact me at (813) ODYSSEY or cellular (813) 335-3444 if I can be of further assistance. We appreciate your support and continued business.

Sincerely,



Patriek H. Allman
General Manager

MANUFACTURERS OF **ULTRA CHLOR** (800) ODYSSEY
THE CLEAR SOLUTION www.odysseymanufacturing.com

1484 MASSARO BLVD • TAMPA, FL 33619 • (813) 635-0339 • FAX (813) 630-2589

AGREEMENT

THIS AGREEMENT is made this __ day of _____, 2026, by and between the St. Lucie West Services District, Florida, a unit of special purpose government, hereinafter the "Owner", with an office located at 450 SW Utility Drive, Port St. Lucie, FL 34986, and Odyssey Manufacturing Co., a Corporation formed in the State of Delaware, with its principal office located at 1484 Massaro Blvd., Tampa, FL 33619, hereinafter "Contractor."

WITNESSETH:

WHEREAS, on July 12, 2026, Bay County, a political subdivision of the State of Florida, received bids in response to their Invitation to Bid by Bid No. 26-37, titled Liquid Sodium Hypochlorite ("Bid"); and

WHEREAS, Bay County and Contractor entered into that certain Contract Agreement, effective October 1, 2026 ("Original Agreement"), on Bid No. 26-37 for the purchase of sodium hypochlorite; and

WHEREAS, the Owner has the legal authority to "piggyback" onto a contract procured pursuant to Section 287.057, Fla. Stat., by another governmental entity when seeking to purchase the same goods or services provided for in the said contract; and

WHEREAS, the Owner is currently purchasing sodium hypochlorite from the Contractor and desires to continue to do so under the most recent Bay County Amendment, and Contractor desires to allow the Owner to continue to purchase such goods under this Amendment.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are true and hereby made a part of this Agreement.
2. Services. The Owner may purchase services from the Contractor off of the Original Agreement beginning October 1, 2026 through September 30, 2027. The Contractor affirms and ratifies the prices, terms and conditions of the Original Agreement as amended, and agrees to provide sodium hypochlorite to the Owner in accordance therewith. Except to the extent otherwise provided in this Agreement, the terms and conditions of the Bid, the Original Agreement and the Amendments shall apply to sodium hypochlorite provided under this Agreement.
3. Insurance. The Contractor shall not commence this Agreement until all insurance required under the Original Agreement has been obtained and approved by the Owner. All insurance, except Worker's Compensation, to be maintained by the Contractor shall specifically include the Owner as an "Additional Named Insured."
4. Venue. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, for claims under state law, and in the Southern District of Florida for claims justiciable in federal court.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date and year first written above.

ODYSSEY MANUFACTURING CO.

ST. LUCIE WEST SERVICES DISTRICT



By: Patrick H. Allman

Its: General Manager

By: Josh Miller

Its: District Manager

BOARD OF COUNTY COMMISSIONERS

DANIEL RAFFIELD
DISTRICT I

ROBERT CARROLL
DISTRICT II

DOUG CROSBY
DISTRICT III



DOUGLAS MOORE
DISTRICT IV

CLARA PEASE
DISTRICT V

JOEL B. SCHUBERT
COUNTY MANAGER

Odyssey Manufacturing Co.
1484 Massaro Blvd.
Tampa, FL 33619

PROJECT DESCRIPTION: 26-37 Liquid Sodium Hypochlorite

Bay County has considered the proposal submitted by you for the above described work in response to its Invitation to Bid (ITB) 26-37 dated July, 8, 2026. You are hereby notified that your proposal has been accepted for Liquid Sodium Hypochlorite in the amount of \$1.75 per gallon.

You are required by the ITB to execute the Agreement and furnish the required certificates of insurance (naming Bay County BOCC as additional insured, primary, non-contributory with waiver of subrogation) within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and certificates of insurance within ten (10) calendar days from the date of this Notice, Bay County will be entitled to consider all your rights arising out of Bay County's acceptance of your proposal as abandoned. Bay County will be entitled to such other rights as may be granted by law.

Dated this 10th day of August, 2026

BAY COUNTY BOARD OF COUNTY COMMISSIONERS

By:

Title: Chief Procurement Officer

cc: Clerk

26-37
LIQUID SODIUM HYPOCHLORITE

This Contract, dated August 4, 2026 is between the Bay County Board of County Commissioners, located at 840 West 11th Street, Panama City, FL 32401 ("County"), and Odyssey Manufacturing Co., located at 1484 Massaro Blvd., Tampa, FL 33619 ("Vendor").

1. Scope of Work

The County desires to hire the Vendor to provide all supervision, equipment, materials and supplies to provide liquid sodium hypochlorite to the County Utility Services Department water and wastewater treatment facilities. The Bay County Water Treatment Plant is located at 3400 Transmitter Road, Panama City, FL 32404, the Military Point Advanced Wastewater Treatment Plant is located at 100 Lagoon Road, Tyndall Air Force Base, FL 32403, and the North Bay Wastewater Treatment Plant is located at 1121 Fred Anderson Road, Panama City, FL 32409.

The Vendor hereby agrees to provide Liquid Sodium Hypochlorite to the County in accordance with **Exhibit 1** Sodium Hypochlorite Specifications. The Vendor hereby agrees to provide the goods to the County according to Invitation to Bid (ITB) 26-37 said documents being incorporated into this agreement as if fully set out herein, and the Vendor's response thereto, said documents being attached as **Exhibit 2**, to the extent they are not inconsistent with this Agreement.

2. Term

The term of the contract shall commence **October 1, 2026** and continue in effect through **September 30, 2027**. Upon mutual agreement between the County and Vendor, the Contract may be renewed for three (3) additional one-year periods under the same terms and conditions.

No price adjustments may be allowed during the initial proposed term of the contract. Price increases will be considered after the initial proposed term if substantiated by the producer price index. Written notice of a request for pricing changes and proof to substantiate must be submitted to the Bay County Purchasing Department at no less than 90 days prior to the anniversary date of the contract.

3. Contract Price

The County shall pay the Vendor for goods provided in accordance with the Florida Prompt Payment Act of the Florida Statutes, Chapter 218.70, upon receipt of the Vendor's invoice and written approval of same by the County's Designated Representative indicating that goods have been delivered in conformity with this Agreement.

The Vendor shall invoice the County based on the Vendor's proposal cost of **\$1.75** per gallon of liquid sodium hypochlorite as described in this agreement and ITB 26-37.

4. **Payments**

Monthly invoices shall be submitted to the County in a format and distribution schedule defined by the County, no later than the 10th day of the following month. If the Vendor cannot submit their monthly invoice on time, the Vendor shall notify the County, prior to the due date the reason for the delay and the planned submittal date.

INVOICE REQUIREMENTS: All invoices are required to have the following information included:

- Vendor's name
- Invoice number
- Invoice date
- Contract/Project Number
- Purchase Order Number
- Dates of service (mm/dd/yy-mm/dd/yy)
- Locations, gallons delivered and price
- Total amount of the invoice

5. **Independent Contractor**

The Vendor shall at all times, relevant to this contract, be an independent contractor and in no event shall the Vendor, nor any employees or sub-contractors under it, be considered to be employees of Bay County.

6. **Vendor's Personnel**

Vendor has the exclusive right to hire and terminate its employees and may transfer or reassign any of its employees to other work of the Vendor. The direction of the work of Vendor's employees shall be under the exclusive control of Vendor. If the County objects to the presence or performance of any employee of Vendor, Vendor shall remove such employee from County premises.

7. **Cooperation**

Vendor agrees to perform each phase of the work at the scheduled time and in the scheduled sequence. Vendor will cooperate with the County Utility Services Director or their designee as requested and specifically to allow the County to inspect the performance of work of this Contract.

8. **Materials, Supplies, Etc.**

Vendor shall furnish and supply all tools, materials, consumable supplies and equipment, safety devices and equipment, and any special clothing that are required to perform the work of this Contract and consistent with the requirements of the ITB.

9. Records / Audits

The County is a public agency subject to Chapter 119, Florida Statutes. The Vendor shall comply with Florida's Public Records Law. Specifically, the Vendor shall:

Keep and maintain public records required by the County in order to perform the service;

Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S. or as otherwise provided by law.

Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Vendor does not transfer the records to the County.

Upon completion of the contract, transfer, at no cost to the County, all public records in possession of the Vendor, or keep and maintain public records required by the County to perform the service. If the Vendor transfers all public records to the County upon completion of the contract, the Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Vendor keeps and maintains public records upon completion of the contract, the Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records in a format that is compatible with the information technology systems of the County.

The Vendor shall maintain books, records and documents directly pertinent to performance under this Contract in accordance with generally accepted accounting principles consistently applied. The County, the State of Florida, or their authorized representatives shall have access to such records for audit purposes during the term of this Contract and for five (5) years following Contract completion.

10. Public Records Custodian

If the Vendor has questions regarding the application of Chapter 119, Florida Statutes, to the Vendor's duty to provide public records relating to this contract contact the Custodian of Public Records, at (850) 248-8145, publicrecords@baycountyfl.gov or 840 W. 11th Street, Panama City, Florida 32401.

11. Inspector General

The parties agree to comply with s.20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with s. 20.055(5), Florida Statutes. "(5) It is the duty of every state officer, employee, agency, special

district, board, commission, contractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to this section."

12. County Representative

The County Utility Services Director or a designee has authority to designate the work to be done by Vendor, to inspect such work, and to resolve questions which arise between the parties. The Vendor or the Vendor's designee will deal with the County's representative on matters relating to the performance of the work. The County shall have the authority to stop the work whenever it deems such action necessary to secure the safe and proper performance of the work assignment.

13. Laws, Rules and Regulations

General Laws: Vendor shall give all notices required of it by law and shall comply with all Federal, State and local laws, ordinances, rules and regulations governing Vendor's performance of this Contract and the preservation of public health and safety. Upon request by the County, Vendor shall provide proof of such compliance to the County.

Illegal Alien Labor: Vendor shall comply with all provisions state and federal law regarding the hiring and continued employment of aliens not authorized to work in the United States. Vendor shall not knowingly employ or contract with an illegal alien to perform work under this contract or enter into a contract with a subcontractor that fails to certify to the Vendor that the subcontractor is in compliance with such laws. Vendor agrees that it shall confirm the employment eligibility of all employees through participation in E-Verify and will require the same of any subcontractors. Vendor shall pay all cost incurred to initiate and sustain the verification programs.

14. E- Verify.

As a condition precedent to entering into this agreement, and in compliance with Section 448.095, Fla. Stat., Vendor and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees.

Vendor shall require each of its subcontractors to provide Vendor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Vendor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this agreement.

The County, Vendor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

The County, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Vendor otherwise complied, shall promptly notify Vendor and Vendor shall immediately terminate the contract with the subcontractor.

A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Vendor acknowledges that upon termination of this agreement by the County for a violation of this section by Vendor, Vendor may not be awarded a public contract for at least one (1) year. Vendor further acknowledges that Vendor is liable for any additional costs incurred by the County as a result of termination of any contract for a violation of this section.

Subcontracts. Vendor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Vendor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

15. Public Entity Crimes Statement

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a vendor, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. By submission of a proposal in response to this document, the vendor certifies compliance with the above requirements as stated in Section 287.133, Florida Statutes.

16. Scrutinized Companies

Vendor must certify that the company is not participating in a boycott of Israel.

Vendor must also certify that Vendor is not on the Scrutinized Companies that Boycott Israel list, not on the Scrutinized Companies with Activities in Sudan List, and not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria. Subject to limited exceptions provided in state law, the County will not contract for the provision of goods or services with any scrutinized company referred to above.

Vendor must submit the certification attached to this contract. Submitting a false certification shall be deemed a material breach of contract. The County shall provide notice, in writing, to the Vendor of the County's determination concerning the false certification. The Vendor shall have five (5) days from receipt of notice to refute the false certification allegation. If such false certification is discovered during the active contract term, the Vendor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Vendor does not demonstrate that the County's determination of false certification was made in error then the County shall have the right to terminate the contract and seek civil remedies pursuant to Section 287.135, Florida Statutes, as amended from time to time.

17. Antitrust Violations; Denial or Revocation

Pursuant to § 287.137, Florida Statutes, as may be amended, a person or an affiliate who has been placed on the antitrust violator vendor list (electronically published and updated quarterly by the State of Florida) following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply for any new contract or agreement to provide any goods or services to a public entity; may not submit a bid, proposal, or apply for a new contract or agreement with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on new leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a new contract or agreement with a public entity; and may not transact new business with a public entity. By entering this Agreement, Vendor certifies neither it nor its affiliate(s) are on the antitrust violator vendor list at the time of entering this Agreement. False certification under this paragraph or being subsequently added to that list will result in termination of this Agreement, at the option of the County consistent with § 287.137, Florida Statutes, as amended.

18. Insurance

During the term of this Contract, Vendor will purchase and maintain insurance and comply with the Bay County Insurance Requirements, which are attached as **Exhibit 3** to this Contract and incorporated by reference.

19. Hold Harmless and Indemnification

To the extent provided by law, the Vendor shall indemnify, defend, and hold harmless the County including the County's officers, agents, and employees, against any actions, claims, or damages arising out of, relating to, or resulting from negligent or wrongful act(s) of the Vendor or any of its officers, agents, or employees, acting within the scope of their office or employment, in connection with the rights granted to or exercised by the Vendor hereunder, to the extent and within the limitations of Section 768.28, Florida Statutes.

The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28. Nor shall

the same be construed to constitute agreement by the Vendor to indemnify the County for the negligent acts or omissions of the County, its officers, agents, or employees, or third parties.

The parties understand and agree that such indemnification by the Vendor relating to any matter which is the subject of this Agreement shall extend throughout the term of this Agreement and any statutes of limitations thereafter.

The Vendor's obligation shall not be limited by or in any way to any insurance coverage or by any provision in or exclusion or omission from any policy of insurance.

If the above indemnity or the defense provisions contained herein or any part of those provisions are limited by Florida Statutes Sec. 725.06(1), or any other applicable law, then with respect to the part so limited, the monetary limitation on the extent of the indemnification shall be the greater of (1) the monetary value of the Contract, (ii) coverage amount of Commercial General Liability Insurance required under the Contract; or (iii) \$1,000,000.00.

This Section survives termination or expiration of this Contract.

20. Duty to Pay Defense Costs and Expenses

The Vendor agrees to reimburse and pay on behalf of the County the cost of the County's legal defense, through and including all appeals, and to include all attorneys' fees, costs, and expenses of any kind for any and all 1) claims described in the Hold Harmless and Indemnification paragraph or 2) other claims arising out of the Vendor's performance of the Contract and in which the County has prevailed.

The County shall choose its legal defense team, experts, and consultants and invoice the Vendor accordingly for all fees, costs and expenses upon the conclusion of the claim.

Such payment on the behalf of the County shall be in addition to any and all other legal remedies available to the County and shall not be considered to be the County's exclusive remedy.

This Section survives termination or expiration of this Contract.

21. Notices

Any notice to be given by the parties shall be in writing and deemed to have been duly given if and when deposited in the United States registered mail, return receipt requested, properly stamped and addressed to:

For the County:
Bay County Utility Services Department
Attn: Mike Allen
3410 Transmitter Road
Panama City, FL 32404

For the Vendor:
Odyssey Manufacturing Co.
Attn: Patrick Allman
1484 Massaro Blvd.
Tampa, FL 33619

With a copy to:
Bay County Board of County Commissioners
Attn: County Manager
840 W. 11th Street
Panama City, FL 32401

22. Assignment

Vendor shall not assign in whole or in part any part of the work of this Contract except with prior written consent of the County.

23. Successors and Assigns.

This Agreement shall be binding on all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

24. Entire Agreement

All proposals, negotiations and representations regarding the work of this Contract are merged in this instrument. Any amendment or modification of this Contract shall be in writing and signed by the duly authorized representatives of the parties.

25. No Waiver

The waiver by the County of, or the County's failure to demand strict performance of, any obligation of Vendor shall not be construed to waive or limit the full and faithful performance by the Vendor of another of its obligations or of the same obligation in the future.

26. Administrative, Contractual, or Legal Remedies

Unless otherwise provided in this contract, all claims, counter-claims, disputes and other matters in question between the local government and the Vendor, arising out of or relating to this contract, or the breach of it, will be decided by arbitration, if the parties mutually agree, or in a Florida court of competent jurisdiction.

27. Termination for Cause and for Convenience

This contract may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this contract through no fault of the terminating party, provided that no termination may be effected unless the other party is given: (a) Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent

to terminate; and (b) An opportunity for consultation with the terminating party prior to termination.

This contract may be terminated in whole or in part in writing by the local government for its convenience, provided that the other party is afforded the same notice and consultation opportunity specified in I (a) above. If termination for default is effected by the local government, an equitable adjustment in the price for this contract shall be made, but no amount shall be allowed for anticipated profit on unperformed services or other work, and any payment due to the vendor at the time of termination may be adjusted to cover any additional costs to the local government because of the vendor's default.

If termination for convenience is effected by the local government, the equitable adjustment shall include a reasonable profit for services or other work performed for which profit has not already been included in an invoice. For any termination, the equitable adjustment shall provide for payment to the vendor for services rendered and expenses incurred prior to receipt of the notice of intent to terminate, in addition to termination settlement costs reasonably incurred by the vendor relating to commitments (e.g., suppliers, subcontractors) which had become firm prior to receipt of the notice of intent to terminate.

Upon receipt of a termination action under paragraphs (a) or (b) above, the vendor shall promptly discontinue all affected work (unless the notice directs otherwise) and deliver or otherwise make available to the local government all data, drawings, reports specifications, summaries and other such information, as may have been accumulated by the vendor in performing this contract, whether completed or in process.

Failure of the Vendor to comply with the provision of Section 13 Laws, Rules, and Regulations shall constitute grounds for the County to immediately terminate this Contract for cause and declare the Vendor to be non-responsible for bidding or proposing on future contracts for one year from the date the County notifies the Vendor of such non-compliance.

28. Advertising

Subject to Chapter 119, Florida Statutes, Vendor will not publicly disseminate any information concerning the Agreement without prior written approval from the County, including, but not limited to mentioning the Agreement in a press release or other promotional material, either in print or electronically, to any entity that is not a party to Agreement.

29. Use of County Logo

Pursuant to, and consistent with, Bay County Ordinance 2-150, Vendor may not manufacture, use, display, or otherwise use any facsimile or reproduction of the County Seal/Logo without express written approval of the Board of County Commissioners of Bay County, Florida.

30. Conflicts

In the case of any conflict between the provisions of this Contract and other contract documents, the following priority for interpretation of those document provisions shall be followed:

- a. The provisions of this contract prevail first.
- b. The bid form and attachments are next.
- c. The initial bid provisions are final priority.

31. Severability

The invalidity, in whole or in part, of any section or part of any section of this Contract shall not affect the validity of the remainder of such section or the Contract.

32. Governing Law & Venue

The parties hereby agree that the only laws that apply to this Contract are those of the State of Florida and U.S. Government. The parties waive the privilege of venue and agree that all litigation between them in the state courts will take place exclusively in the Fourteenth Judicial Circuit in and for Bay County, Florida and that all litigation between them in the federal courts will take place exclusively in the United States District Court or United States Bankruptcy Court for the Northern District of Florida. Mediators must be certified by the State of Florida.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Contract as of this
_____ day of _____, 2026.

Executed by:

BOARD OF COUNTY COMMISSIONERS
BAY COUNTY FLORIDA

By: _____
Clara Y. Pease, Chairman

Attest:

Bill Kinsaul, Clerk of Court

Approved as to form

Office of Bay County Attorney

ODYSSEY MANUFACTURING CO.

By: _____
(Authorized Representative)

Its: General Manager

State of FLORIDA
County of HILLSBOROUGH

This Contract was acknowledged and subscribed before me the undersigned notary
this 10th day of AUGUST, 2026, by PATRICK
ALLMAN, as GENERAL MANAGER of ODYSSEY MANUFACTURING
and with proper authority, and who is personally known by me or produced
identification of _____

Notary Public

Exhibits:

1. Sodium Hypochlorite Specifications
2. Vendor's Response to ITB 26-37
3. Insurance Requirements



St. Lucie West Services District

Board Agenda Item Tuesday, September 1, 2026

Item

DM 5 Other Items

Summary

Discussion/Update items:

- School Bus Turnaround
- IRSC

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:
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St. Lucie West Services District

Board Agenda Item Tuesday, September 1, 2026

Item

CA 1 Public Works Monthly Reports

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:
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St. Lucie West Services District Public Works Department July 2026

<u>Division</u>	<u>Service Orders*</u>	<u>Work Orders**</u>
Aquatics	50	1
Exotic Plant Removal	45	11
Storm Water	18	101
Vac Truck	30	0
Dredge Barge	0	0
Video Ray	79	0
Shop	201	0
Grand Total	423	113

Aquatics Division:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Algae	12	0
Injection Treatments	2	0
Hydrilla Treatments	1	0
Midge Fly Treatments	8	0
Harvester Removal	0	0
Surface Plant Treatments	2	0
Wetland & Upland Treatments	0	0
Debris Removal	17	0
Miscellaneous	8	1

Scheduled Maintenance

- Lake Cleaning Schedule - Available Upon Request

Exotic Plant Removal Division:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Encroaching Preserves	10	11
Lygodium Treatments	1	0
Exotic Vegetation Treatments	25	n/a
Tree Removals	0	0
Preserves Maintenance	0	n/a
Vine Management	2	0
Miscellaneous	7	n/a

Scheduled Maintenance

- None

Storm Water Division:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Locates	n/a	90
Street Flooding	2	0
Grate Cleaning	10	0
Improved Landscaping & Mowing	4	n/a
Miscellaneous	2	11

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:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Cleaning Out Pipes	30	n/a
Cleaning Out Structures	0	n/a
Miscellaneous	0	n/a

Scheduled Maintenance

- None

Other Information

- _____ 1200 Estimated Footage Cleaned
- 0
- none

Storm Water Division / Dredge Barge:

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
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:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Viewing Pipes	0	n/a
Miscellaneous	79	n/a

Scheduled Maintenance

- None

Shop Division :

Operations & Maintenance:

<u>Type</u>	<u>Service Orders</u>	<u>Work Orders</u>
Vehicle Repair	49	n/a
Equipment Repair	85	n/a
Other Repair	67	n/a
Total Repairs	201	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, September 1, 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			
<u>WATER</u>					
Commercial Accounts			532		
Residential Accounts			6,315		
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	6.0	0 \$	15,988.00
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	4.6	0 \$	12,811.00
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 \$	152,453.00
<u>WASTEWATER</u>					
Commercial Accounts			477		
Residential Accounts			6,315		
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	6.0	0 \$	12,550.00
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	4.6	0 \$	10,350.00
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 \$	122,800.00
New Connections in July:		-	ERC's		
18 Month Payment Plans (1)- Little Italy (12 of 18) Sold Business-Payment Plan has been Cancelled					

St. Lucie West Services District Monthly Utilities Operations Report

July-26

Water Treatment Facility

- Total Finished Water Produced for July was
- The Finished Water Produced for the Previous Twelve Months was
- The Average Daily Flow of Finished Water for July was
- The Annual Average Daily Flow of Finished Water for July was
- The Three Month Average Daily Flow of Finished Water for July was
- The Water Treatment Plant Capacity is Operating at
- The Water Plant Annual Withdrawal Capacity per SFWMD WUP is at

61.75	MG
737.53	MG
1.99	MG
2.02	MG
2.06	MG
55.3%	
81.9%	

Water Treatment Plant Projects for July:

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

Wastewater Treatment Facility

- Total Influent Wastewater flow for July was
- Total Effluent Wastewater flow for July was
- The Average Daily Flow of Influent Wastewater for July was
- The Average Daily Flow of Effluent Wastewater for July was
- The Annual Average Daily Flow of Influent Treated for July was
- The Three Month Average Daily Flow of Influent Treated for July was
- The Wastewater Plant Capacity is Operating at

43.83	MG
42.99	MG
1.41	MG
1.39	MG
1.46	MG
1.43	MG
54.9%	

Wastewater Treatment Plant Projects for July:

- Painted Effluent Reuse Piping and Filter Tanks
- FDEP Compliance Inspection- "In Compliance"
- Completed Quarterly PMs
- Installed New Chlorine Analyzer for Train #1



**Underground Utilities Division
Work Task and Service Order Monthly Report**

Month/Year: July-2026

Count	Description
55	New Service/Connect/Disconnect/occupant change
1	Install Permanent Meter
1	Remove Permanent Meter
0	Install Temporary Meter
0	Remove Temporary Meter
1	Lock off/non payment office
3	Lock off Return payment
0	Lock Off Temporary
37	Lock Off Non-Payment
32	Reconnection "No Fee"
43	Reconnection "Regular Hours"
10	Reconnection "After Hours"
0	Reconnection "Inspection"
13	Check for Leak "No Leak Found"
12	Check for Leak "Customers Responsibility"
41	Check for Leak "Districts Responsibility"
0	Meter Reading Exception
0	Meter Maintenance
0	Read Meter pull Data Office Request
13	Meter Box
0	Follow up "Meter Swap"
0	Complaint
0	AMI Lock off Leak
0	Meter Change Out
1	Fire Hydrant
0	Irrigation "Checking for Leaks and Turning on Or Shutting Off Valves"
5	Sewer "Backups, Sewer Caps, or Breaks"
0	Lock off failed ARR
5	Read Meter Office Request
101	Locates
12	Complaints "Water Quality, Pressure, etc..."
28	Follow up "Incomplete Task by District or Contractor from Previous Service Orders"
0	Read Meter pull Data Customer Request
1	Miscellaneous
0	Liftstations "Private"
0	Liftstations "District"
10	Door Hanger
0	Service Action
79	AMI Leak Alarm
9	Vactor Lift Stations # 32,#37,#53,#10,#24,#30,#35,#7,#41
25	Commercial FOG Inspections (Utilities Field Inspector)

UGU CONSTRUCTION CREW PROJECTS:

- ASPHALT REPAIRS- (3) Kings Isle, (1) Lake Charles
- SIDEWALK REPAIRS- (1) Lake Charles, (2) Commercial, (1) Bedfords
- DRAIN LINE REPAIRS- (2)WWTF
- CONCRETE PADS- (2)Heatherwood
- MANHOLE REPAIRS- (1) Reserve CDD
- LIFT STATION REPAIRS- Installed Bypass (#37)
- CONCRETE DRIVEWAY REPAIRS- (1) Kings Isle

IRRIGATION MONTHLY REPORT- JULY 2026

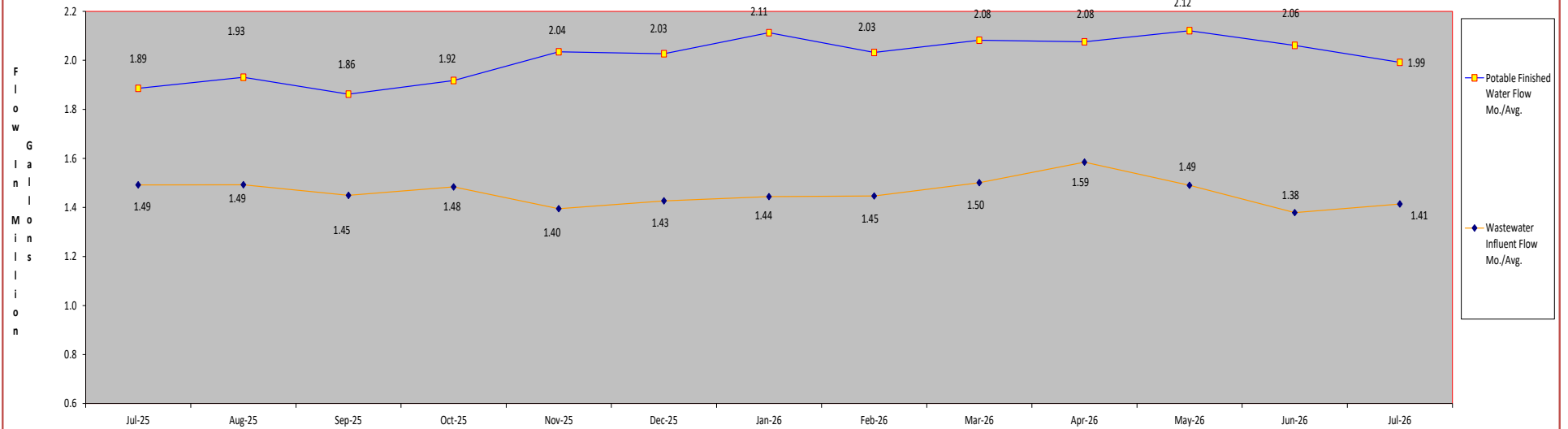
SERVICE ORDERS	
<u>S/O DESCRIPTION</u>	<u>TOTAL</u>
* CHECK FOR LEAK & OPERATE VALVES	33
IQ FOLLOW UP (ANGEL)	4
ACREAGE MEASUREMENT	0
COMPLAINTS	2
TIMER CHANGE REQUEST	2
ADDITIONAL TIME REQUEST NEW PLANTINGS	1
* Also reported un UGU MOR	

IRRIGATION FLOWS			
<u>SOURCE</u>	<u>TOTAL (MG)</u>	<u>ADF (MG)</u>	<u>MAX DAY (MG)</u>
LK ERNIE	23.755	0.766	2.368
MAIN PUMP STATION	64.280	2.074	3.499
STORM WATER TRANSFER	9.551	0.308	1.985
SURFICIAL WELLS	0.000	0.000	0.000
BRACKISH WELLS	0.677	0.022	0.036
GOLF COURSE	4.776	0.154	0.880

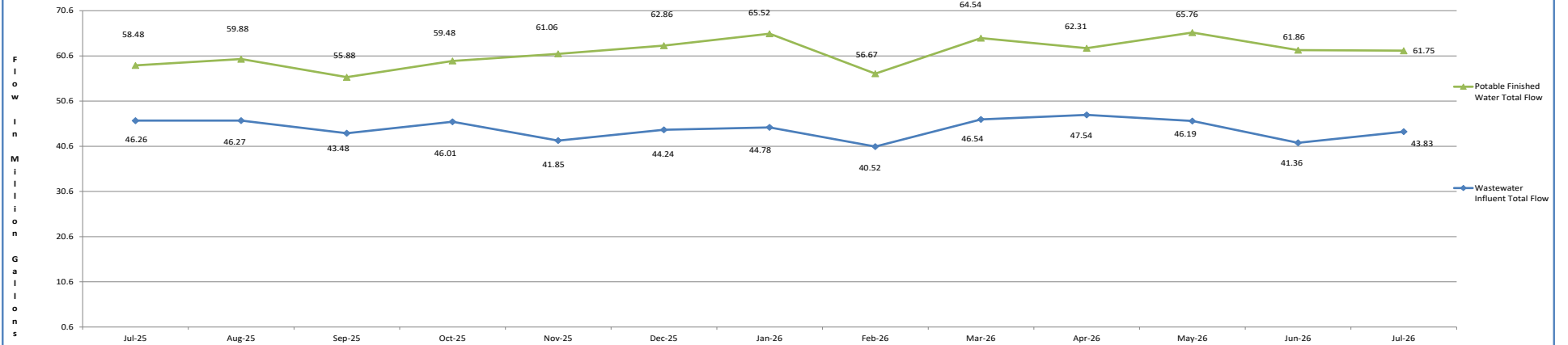
FLOWS (CATEGORIZED)			
	<u>TOTAL (MG)</u>	<u>%</u>	<u>MAX DAY (MG)</u>
REUSE	42.989	56.35%	1.583
STORMWATER	33.306	43.65%	
WELLS (ALL)	0.677	0.89%	
TOTAL	76.295	100.89%	

PROJECTS
Cleaned Tekleen Filters at MIPS Mets Stadium using our Irrigation Water per Agreement

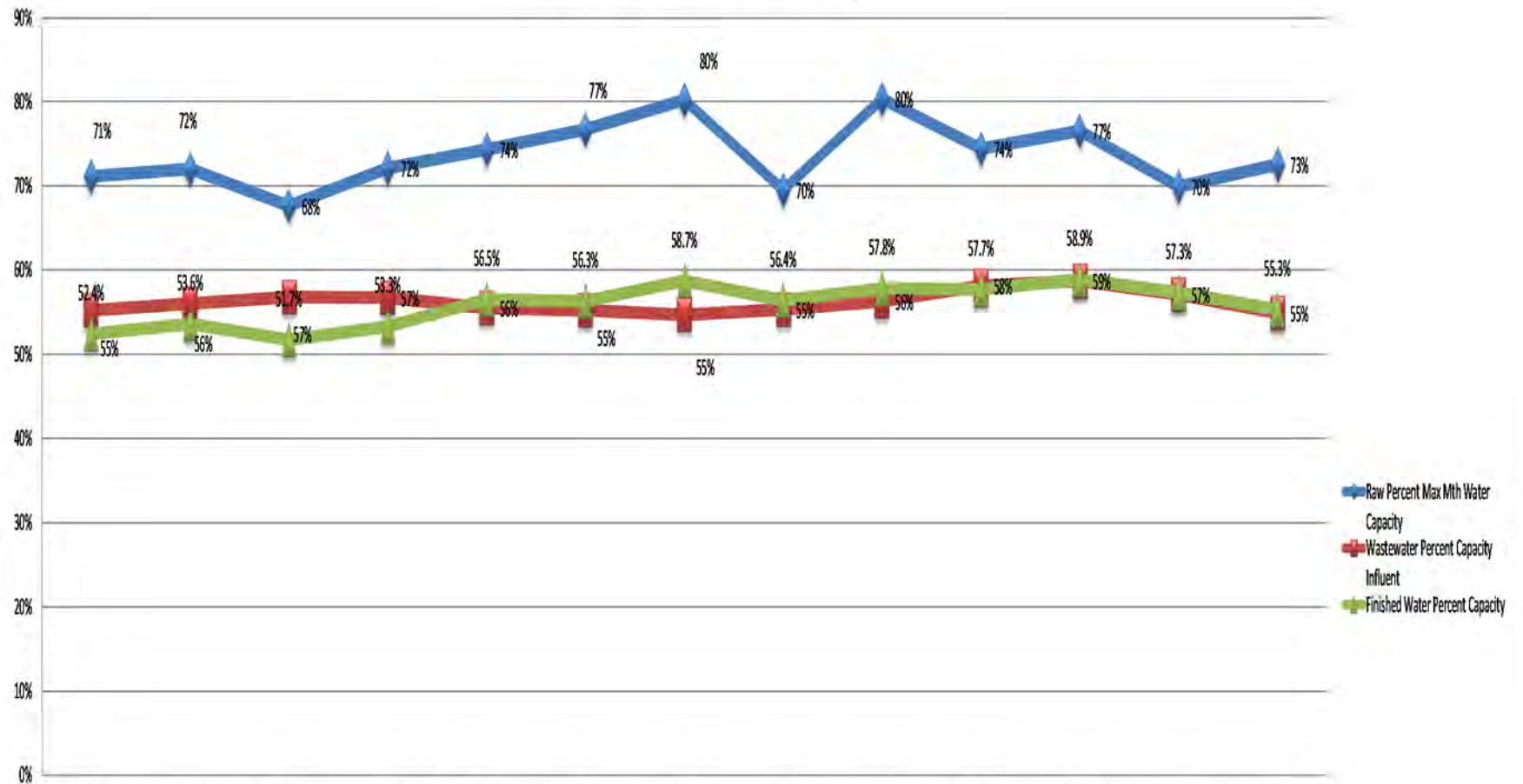
St. Lucie West Services District Water & Wastewater Average Daily Flows



St. Lucie West Services District Water & Wastewater Monthly Total Flows

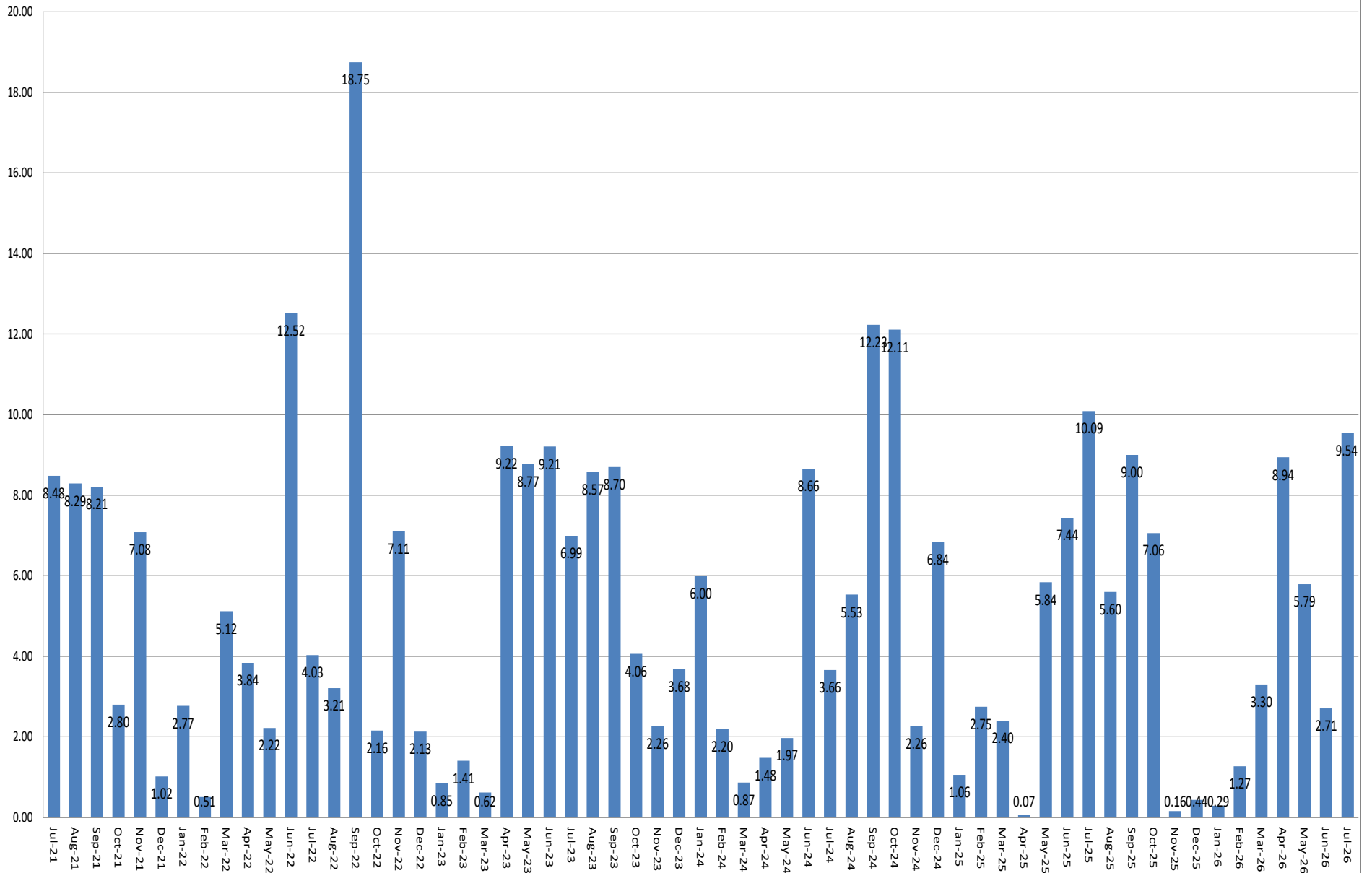


St. Lucie West Services District Water and Wastewater Percent Capacity



	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
Raw Percent Max Mth Water Capacity	71%	72%	68%	72%	74%	77%	80%	70%	80%	74%	77%	70%	73%
Wastewater Percent Capacity Influent	55%	56%	57%	57%	56%	55%	55%	55%	56%	58%	59%	57%	55%
Finished Water Percent Capacity	52.4%	53.6%	51.7%	53.3%	56.5%	56.3%	58.7%	56.4%	57.8%	57.7%	58.9%	57.3%	55.3%

St. Lucie West Services District Monthly Rainfall



St. Lucie West Services District

Board Agenda Item

Tuesday, September 1, 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	332,591	21,396	75%	94%	Stormwater Emergency Repairs													4B Gate Project, Pipe Lining & Repairs
SW001		JM/TB		215,833	90,963	124,870	55%	42%	Lift Station Renewal & Replacement													Pump and Equipment Replacements
SW037		JM/TB		250,000	124,145	125,855	50%	50%	Emergency Renewal and Replacement Projects													
SW047		JM/TB		33,660	13,862	19,798	75%	41%	Structural Repairs Manholes													
SW049		JM/TB		29,700	5,000	24,700		17%	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	656,440	408,278																

ONGOING CAPITAL R&R PROJECTS	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
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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																

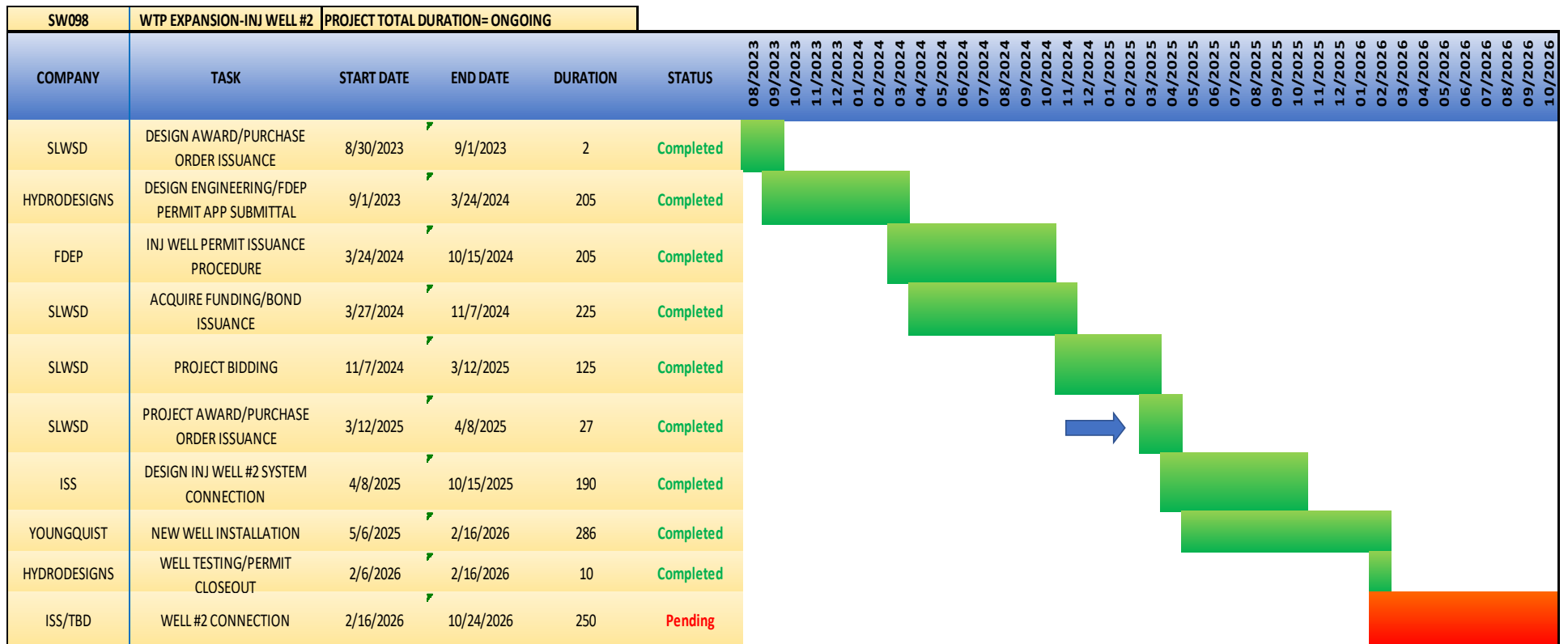
Available Budget Amounts Listed in RED are Over Budget
Available Budget Amounts Listed in Blue are At or Under Budget

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

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	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026	12/2026	01/2027	02/2027	03/2027	04/2027	05/2027	06/2027	07/2027	08/2027	09/2027						
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																																				



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

St. Lucie West Services District

Board Agenda Item

Tuesday September 1, 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	38,043,210	Gallons
Sewer	37,141,810	Gallons
Sewer BOD	0.00	Gallons
Sewer TSS	0.00	Gallons

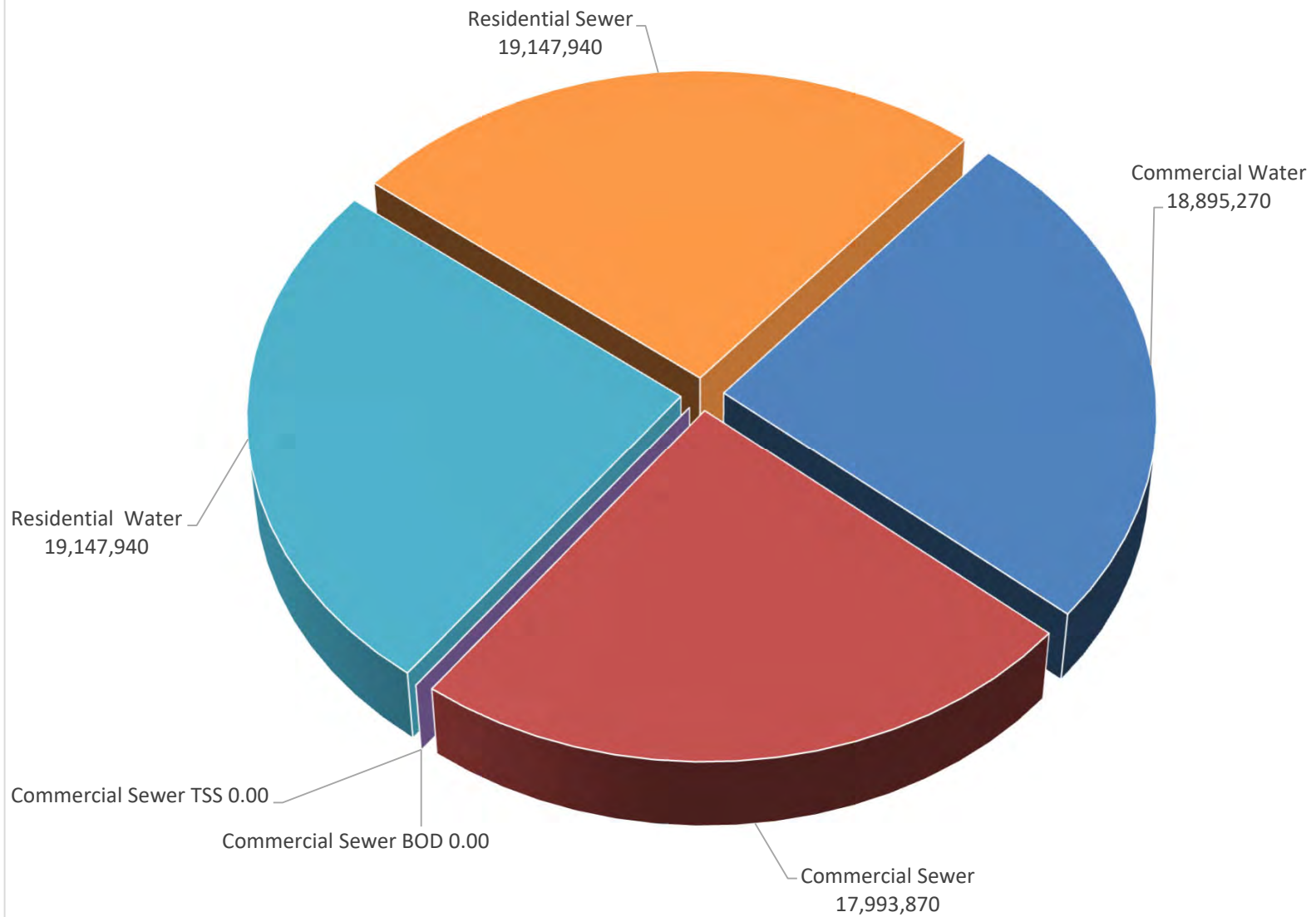
2. Amount Billed

Total Water	\$353,085.81
Total Sewer	\$407,962.95
Total Irrigation	\$200,297.83

3. Billing

Total Water	6,847
Total Sewer	6,792
Total Irrigation	6,469

Actual Consumption June 2026



CONSUMPTION BY GALLONS	
Commercial:	
Water	18,895,270
Sewer	17,993,870
Sewer- BOD	0.00
Sewer- TSS	0.00
Multi:	
Water	2,515,930
Sewer	2,515,930
Single:	
Water	16,632,010
Sewer	16,632,010
AMOUNT BILLED/TOTAL CHARGES:	
Commercial:	
Water	\$139,439.68
Sewer	\$152,570.58
IQ	\$58,043.49
TOTAL:	\$350,053.75
Multi:	
Water	\$33,755.96
Sewer	\$40,665.06
IQ	\$17,185.09
TOTAL:	\$91,606.11
Single	
Water	\$179,890.17
Sewer	\$214,727.31
IQ	\$125,069.25
TOTAL:	\$519,686.73
TOTAL BILL COUNT	
Commercial:	
Water	532
Sewer	477
IQ	250
Multi:	
Water	1,115
Sewer	1,115
IQ	1,020
Single:	
Water	5,200
Sewer	5,200
IQ	5,199

CONSUMPTION	
Water	38,043,210
Sewer	37,141,810
Sewer- BOD	0.00
Sewer- TSS	0.00
AMOUNT BILLED	
Water	\$353,085.81
Sewer	\$407,962.95
IQ	\$200,297.83
BILLS	
Water	6,847
Sewer	6,792
IQ	6,469



Month/Year Jul - 2026

Monthly Deposited Daily Form

Date	WSI Total Deposit /Daily	Misc. Total Deposit/Daily	Date	WSI Total Deposit /Daily	Misc. Total Deposit/Daily
Mon	\$ -	\$ -	Mon 7/20/2026	\$ 13,856.52	\$ -
Tues	\$ -	\$ -	Tues 7/21/2026	\$ 17,272.95	\$ -
Wed 7/1/2026	\$ 66,005.11	\$ -	Wed 7/22/2026	\$ 10,591.05	\$ -
Thur 7/2/2026	\$ 19,752.74	\$ -	Thur 7/23/2026	\$ 35,558.76	\$ -
Fri 7/3/2026	\$ 24,775.12	\$ -	Fri 7/24/2026	\$ 11,281.49	\$ -
Total - Week	\$ 110,532.97	\$ -	Total - Week	\$ 88,560.77	\$ -
Mon 7/6/2026	\$ 57,316.14	\$ -	Mon 7/27/2026	\$ 59,984.97	\$ -
Tues 7/7/2026	\$ 53,250.80	\$ -	Tues 7/28/2026	\$ 19,856.58	\$ -
Wed 7/8/2026	\$ 408,909.34	\$ -	Wed 7/29/2026	\$ 31,305.54	\$ -
Thur 7/9/2026	\$ 17,008.16	\$ 700.00	Thur 7/30/2026	\$ 53,030.42	\$ -
Fri 7/10/2026	\$ 4,558.45	\$ 31,500.00	Fri 7/31/2026	\$ 23,124.23	\$ -
Total - Week	\$ 541,042.89	\$ 32,200.00	Total - Week	\$ 187,301.74	\$ -
Mon 7/13/2026	\$ 7,159.26	\$ -			
Tues 7/14/2026	\$ 4,542.86	\$ -			
Wed 7/15/2026	\$ 2,608.52	\$ -			
Thur 7/16/2026	\$ 3,378.29	\$ -			
Fri 7/17/2026	\$ 16,601.67	\$ -			
Total - Week	\$ 34,290.60	\$ -			
			Total Month Receivables	WSI	MISC
				\$ 961,728.97	\$ 32,200.00

**ST. LUCIE WEST SERVICES DISTRICT
ACCOUNTS BILLED AND MONTHLY RECEIVABLES**

REPORT # 1 ACTIVE COMPANY

MONTH END SUMMARY

7/1/2026 - 7/31/2026

				BALANCE TOTALS	
				BEGINNING BALANCE AS OF	7/1/2026
GENERAL LEDGER				TOTAL BEGINNING BAL.	\$ 652,199.15
CHARGES	DESCRIPTION	BILL COUNT	BILLED AMOUNT		
BASE CHARGES					
5-04109	IRRIGATION BASE	6469	\$ 198,506.95	\$	850,706.10
5-04107	SEWER BASE	6792	\$ 223,337.47	\$	1,074,043.57
5-04106	WATER BASE	6847	\$ 179,430.08	\$	1,253,473.65
5-04046	DISPENSED/BULK WATER BASE	18	\$ 1,548.57	\$	1,255,022.22
5-04014	WHOLESALE WATER BASE	1	\$ -	\$	1,255,022.22
5-04014	WHOLESALE WATER BASE	1	\$ -	\$	1,255,022.22
	TOTAL CHARGE		\$ 602,823.07		
CONSUMPTION CHARGES			CONSUMPTION BY		
5-04009	IRRIGATION	\$ 1,790.88	6,396,000	\$	1,256,813.10
5-04007	SEWER	\$ 184,625.48	37,141,810	\$	1,441,438.58
5-04007	SEWER-BOD EXCESS	\$ -	0.00	\$	1,441,438.58
5-04007	SEWER-TSS EXCESS	\$ -	0.00	\$	1,441,438.58
5-04006	WATER	\$ 173,655.73	38,043,210	\$	1,615,094.31
AVERAGE DAYS			29.83		
5-04046	TANKER TRUCK WATER	\$ 203.21	44,860	\$	1,615,297.52
5-04014	WHOLESALE WATER	\$ -	0	\$	1,615,297.52
5-04021	WHOLESALE WASTEWATER	\$ -	0	\$	1,615,297.52
5-04014	WHOLESALE WATER	\$ -	0	\$	1,615,297.52
5-04021	WHOLESALE WASTEWATER	\$ -	0	\$	1,615,297.52
	TOTAL CHARGE	\$ 360,275.30			
	DEPOSIT CHARGE	\$ -	\$ 1,615,297.52		
TOTAL CHARGES					
	IRRIGATION CHARGE	\$ 200,297.83			
	SEWER CHARGE	\$ 407,962.95			
	WATER CHARGE	\$ 354,837.59			
	TOTAL CHARGE	\$ 963,098.37			
ADJUSTMENTS	DESCRIPTION	REVENUE	WRITE OFF		
	TOTAL REVENUE CHANGES	\$ (670.62)		\$	1,614,626.90
	TOTAL WRITE OFFS		\$ (0.05)	\$	1,614,626.85
PENALTY CHARGES	DESCRIPTION	AMOUNT			
5-04010	TOTAL PENALTY	\$ 5,491.75	\$ 1,620,118.60		
MISCELLANEOUS CHARGES	DESCRIPTION	AMOUNT			
5-04012	TOTAL MISCELLANEOUS	\$ 1,125.00	\$ 1,621,243.60		
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	\$ -	\$ 1,621,243.60		
IMPACT FEES	DESCRIPTION	AMOUNT			
5-04033	WATER IMPACT (AFPI)	\$ 83.68	\$ 1,621,327.28		
5-04035	SEWER IMPACT (AFPI)	\$ 59.41	\$ 1,621,386.69		
	TOTAL IMPACT (AFPI)	\$ 143.09			

**ST. LUCIE WEST SERVICES DISTRICT
ACCOUNTS RECEIVABLE SUMMARY**

REPORT # 2 ACTIVE COMPANY

MONTH END SUMMARY 7/1/2026 - 7/31/2026

GENERAL LEDGER

BALANCE TOTALS

CONTINUED BALANCE REF.
\$ 1,621,386.69

<u>PAYMENTS</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	
5-01025	WATER CONSUMPTION	\$ 167,049.18	\$ 1,454,337.51
5-01025	WATER BASE	\$ 171,867.00	\$ 1,282,470.51
5-01025	IRRIGATION	\$ 196,672.88	\$ 1,085,797.63
5-01025	SEWER CONSUMPTION	\$ 179,113.91	\$ 906,683.72
5-01025	SEWER BASE	\$ 213,462.48	\$ 693,221.24
5-01025	DISPENSED WATER	\$ 982.50	\$ 692,238.74
5-01025	PENALTY	\$ 5,494.00	\$ 686,744.74
5-01025	MISCELLANEOUS	\$ 837.02	\$ 685,907.72
5-01025	C-MISCELLANEOUS	\$ 999.34	\$ 684,908.38
	CREDIT BALANCE CHANGE	\$ 21,135.08	\$ 663,773.30
5-04047	BACK FLOW CHARGES	\$ -	\$ 663,773.30
5-04048	BACK FLOW OPT OUT CHARGES	\$ -	\$ 663,773.30
5-04049	BACK FLOW OPT OUT CHARGES	\$ -	\$ 663,773.30
	BILL ADJUSTMENT	\$ -	\$ 663,773.30
	SUBTOTAL	\$ 957,613.39	
5-04014	WHOLESALE WATER (Month)	\$ -	\$ 663,773.30
5-04014	WHOLESALE WATER BASE (Month)	\$ -	\$ 663,773.30
5-04021	WHOLESALE WASTEWATER (Month)	\$ -	\$ 663,773.30
5-04014	WHOLESALE WATER (Month)	\$ -	\$ 663,773.30
5-04014	WHOLESALE WATER BASE (Month)	\$ -	\$ 663,773.30
5-04021	WHOLESALE WASTEWATER (Month)	\$ -	\$ 663,773.30
5-04033	WATER IMPACT (AFPI)	\$ 83.68	\$ 663,689.62
5-04035	SEWER IMPACT (AFPI)	\$ 59.41	\$ 663,630.21
5-04018	METER FEE	\$ -	\$ 663,630.21
5-04012	INITIAL CONNECTION METER FEE	\$ -	\$ 663,630.21
	TOTAL PAYMENTS	\$ 957,756.48	
<u>REVERSE PAYMENTS</u>	<u>DESCRIPTION</u>		
	POSTING ERRORS	\$ 864.57	
5-01025	REVERSE PAYMENT/BAL TRANSFER	\$ 2,565.06	
	RETURN PAYMENTS	\$ 2,184.75	
	TOTAL	\$ 5,614.38	\$ 669,244.59
<u>REVERSE</u>	<u>DESCRIPTION</u>		
5-01025	REVERSE PENALTIES	\$ (44.77)	\$ 669,199.82
<u>BILL ADJUSTMENT</u>	<u>DESCRIPTION</u>		
5-01025	BILL - VOID/ADJUSTMENT/REVERSAL		\$ 669,199.82
<u>DEPOSIT REFUNDS</u>	<u>DESCRIPTION</u>		
	DEPOSIT REFUNDS	\$ (5,200.00)	\$ 663,999.82
<u>REVERSE DEPOSIT</u>	<u>DESCRIPTION</u>		
	REVERSE DEPOSIT	\$ -	\$ 663,999.82

**ST. LUCIE WEST SERVICES DISTRICT
ACCOUNTS RECEIVABLE SUMMARY**

REPORT # 2 ACTIVE COMPANY

MONTH END SUMMARY 7/1/2026 - 7/31/2026

<u>REFUNDS</u>	<u>DESCRIPTION</u>	<u>COUNT</u>	<u>AMOUNT</u>	
	TOTAL REFUND CHECKS	14	\$ 1,108.79	\$ 665,108.61
<u>TRANSFER BALANCE</u>	<u>DESCRIPTION</u>		<u>NET AMOUNT</u>	
	RECEIVABLES ADJUSTED		\$ (3,621.49)	\$ 661,487.12
	RECEIVABLES RE-APPLIED		\$ 3,621.49	\$ 665,108.61
<u>DEPOSIT ACTIVITY</u>	<u>DESCRIPTION</u>		<u>AMOUNT</u>	
	BEGINNING DEPOSIT BALANCE		\$ 174,750.00	
	BILLED DEPOSITS		\$ -	
5-02030	NEW DEPOSITS		\$ 4,500.00	
	REFUNDS		\$ (5,200.00)	
	REVERSE REFUNDS		\$ -	
	REVERSE DEPOSITS		\$ -	
	TOTAL DEPOSIT ENDING BALANCE		\$ 174,050.00	
				BALANCE AS OF
				7/31/2026
				\$ 665,108.61
				unpaid Reserve invoice
				\$ -
			Total Ending Balance	\$ 665,108.61
				\$ -
<u>MISC. PAYMENTS</u>	<u>DESCRIPTION</u>			
	MISCELLANEOUS PAYMENTS RECEIVED		\$ 32,200.00	

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
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
July 2026	\$ 652,737.04	\$ (563.23)	\$ 1,985.29	\$ 841.69	\$ 10,107.82	\$ 665,108.61

St. Lucie West Services District

Board Agenda Item
Tuesday, September 1, 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

Report Summary

During July, the Public Information Officer (PIO) focused on expanding public outreach, strengthening access to District information, and monitoring external activities affecting SLWSD and its customers. A key communications initiative was the development of a 16-page printed District overview booklet designed to reach residents and customers who may not regularly use SLWSD's digital communication platforms. Digital outreach remained a significant focus, with SLWSD.org generating approximately 3,100 visits during the reporting period and GovDelivery communications reaching more than 5,400 contacts per major distribution.

Public education efforts centered on hurricane preparedness, stormwater management, utility billing resources, and community infrastructure updates. The July newsletter highlighted how SLWSD prepares its stormwater system for hurricane season and provided residents with steps they can take to help protect the system. The PIO also distributed information regarding the St. Lucie West Boulevard Road improvement projects and continued routine website updates to ensure customers had access to current billing information, utility notices, and other District resources.

External engagement included representing SLWSD at City of Port St. Lucie Council meetings and the City's Summer Workshop, with particular attention to matters affecting the District and the St. Lucie West Boulevard widening project.

Report Breakdown & Digital Information Platforms Analytics

External Engagement & Media Relations:

1) City Public Meetings

- a. Attended City of Port St. Lucie Council meetings on behalf of SLWSD, to monitor matters affecting the district and district staff.
- b. Attended the City of Port St. Lucie Summer Workshop to gather information related to the St. Lucie West boulevard widening project.

Internal & External Communications:

• SLWSD Overview Printed Booklet

- Developing a colored/staple bonded, 16-page booklet that provides a descriptive and visual overview of the District's services, including water and wastewater treatment, utility billing, stormwater and lake management, emergency preparedness, and other key functions. The booklet will be distributed at outreach activities, including community events, HOA meetings, and fairs, and is intended to provide SLWSD information to residents and customers who may not regularly interact with the District's digital information platforms.

- **SLWSD.ORG Website**
 - Monthly tasks: Updated various website pages with new and updated data, such as billing information changes, visuals, important water utility notices, and others.
 - Website Analytics: Website generated 3.1k visits during the reporting period, representing approximately 44% of the District's service connections (7k).
 - 3k new users (The number of users who interacted with our site for the first time)
 - Most visited sections of the website:
 1. Pay My Bill Links (Homepage)
 2. Accounts & Billing Information
 3. Employment Opportunities
 4. Bill Payment Options
- **SLWSD June Newsletter** - topics covered:
 - (Informational article) “*How SLWSD Prepares for Hurricane Season, and How You Can Help*” This article provided general information about how the District maintains the stormwater system’s storm drains, lakes, and storm gates. The article also provided general information on how residents can help in the stormwater management, such as keeping storm drains clear of obstructions and chemicals, and to secure outdoor material during storms, so that they don’t end up blocking storm drains.
 - Step-by Step tutorial on how to Sign Up for Online Billing & Manage Alerts.
 - (QR Code) To sign up for our news and notice emails and text messages.
 - Board of Supervisors upcoming meeting date.
- **Email/Text Message (GovDelivery) Marketing Analytics:**
 - GovDelivery subscriber base for July: +735 new subscribers.
 - Overall GovDelivery engagement rate reached 78.5% (of total subscribers).
 - Total messages delivered: 10,826.

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
<u>BULLETIN</u> News: St Lucie West Boulevard Road Improvement Projects.	Jul. 27	Email	5,426
<u>NEWSLETTER</u> Our July Newsletter: How We Prepare for Hurricane Season, and How You Can Help.	Jul. 8	Email	5,400

St. Lucie West Services District

Board Agenda Item Tuesday, September 1, 2026

Item

CA 6 Financial Statements for July 31, 2026

Summary

Attached for your review are the Financial Reports for the period ending July 31, 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:
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St Lucie West Service District (General Fund)
Income Statement Budget vs. Actual
July 2026

	Oct 25-Jul 26	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
1-04000 · GF SLWSD GENERAL FUND REVENUE	4,253,670.97	4,232,938.70	20,732.27	100.49%	4,348,675.04
Total Income	4,253,670.97	4,232,938.70	20,732.27	100.49%	4,348,675.04
Gross Income	4,253,670.97	4,232,938.70	20,732.27	100.49%	4,348,675.04
Expense					
1-05000 · GF BOARD OF DIRECTORS	11,310.29	13,138.30	-1,828.01	86.09%	15,765.96
1-06000 · GF DISTRICT MANAGER	8,743.77	35,783.30	-27,039.53	24.44%	42,939.96
1-07000 · GF FINANCE	194,567.55	227,097.40	-32,529.85	85.68%	237,476.08
1-12000 · GF GRANT MANAGEMENT	0.00	1,271.70	-1,271.70	0.0%	1,526.04
1-13000 · GF CLERK TO THE BOARD	9,010.93	13,326.70	-4,315.77	67.62%	15,992.04
1-14000 · GF AQUATICS DIVISION-PERSNL	243,785.72	372,493.40	-128,707.68	65.45%	446,992.08
1-15000 · GF ADMINISTRATION DIV-PERSNL	946,956.35	1,052,554.10	-105,597.75	89.97%	1,263,064.92
1-16000 · GF STORM WATER MGMT-PERSNL	412,879.19	510,625.00	-97,745.81	80.86%	612,750.00
1-17000 · GF EXOTIC PLNT RMVL DIV-PERSNL	241,234.56	312,773.20	-71,538.64	77.13%	375,327.84
1-18000 · GF SHOP OPERATIONS-PERSNL	57,712.53	81,747.40	-24,034.87	70.6%	98,096.88
1-19000 · GF GENERAL COUNSEL	10,668.75	27,665.00	-16,996.25	38.56%	33,198.00
1-23000 · GF SPECIAL COUNSEL	4,800.00	5,097.50	-297.50	94.16%	6,117.00
1-26000 · GF ENGINEERING	48,777.00	77,330.80	-28,553.80	63.08%	92,796.96
1-29000 · GF POLLUTION CONTROL	0.00	2,322.50	-2,322.50	0.0%	2,787.00
1-31000 · GF AQUATICS DIVISION-OPERATING	78,098.21	142,036.70	-63,938.49	54.99%	170,444.04
1-33000 · GF ADMINISTRATION DIV-OPERATING	184,374.63	262,040.90	-77,666.27	70.36%	314,449.08
1-34000 · GF STORM WATER MGMT-OPERATING	267,078.49	314,990.00	-47,911.51	84.79%	355,388.00
1-35000 · GF EXOTIC PLANT RMVL-OPERATING	43,810.80	72,436.60	-28,625.80	60.48%	83,923.92
1-36000 · GF SHOP OPERATIONS-OPERATING	30,099.85	55,356.60	-25,256.75	54.37%	60,927.92
1-46000 · GF RENEWAL & REPLACEMENT	332,591.21	333,987.00	-1,395.79	99.58%	333,987.00
Total Expense	3,126,499.83	3,914,074.10	-787,574.27	79.88%	4,563,950.72
Net Ordinary Income	1,127,171.14	318,864.60	808,306.54	353.5%	-215,275.68
Net Income	1,127,171.14	318,864.60	808,306.54	353.5%	-215,275.68

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

	<u>Oct 25 - Jul 26</u>	<u>Budget YTD</u>	<u>\$ +/- Budget YTD</u>	<u>% of Budget YTD</u>	<u>Total Budget</u>
Ordinary Income/Expense					
Income					
2-04000 · WB WTR MGMT BEN SRS 1999A REV	1,659,844.44	1,741,931.80	-82,087.36	95.29%	1,742,015.96
2-07000 · DS WMB OTHER INCOME	0.00	0.00	0.00	0.0%	0.00
Total Income	<u>1,659,844.44</u>	<u>1,741,931.80</u>	<u>-82,087.36</u>	<u>95.29%</u>	<u>1,742,015.96</u>
Gross Income	1,659,844.44	1,741,931.80	-82,087.36	95.29%	1,742,015.96
Expense					
2-05000 · WB WTR MGMT BEN SRS 1999A DS	1,561,129.55	1,559,322.90	1,806.65	100.12%	1,761,388.88
Total Expense	<u>1,561,129.55</u>	<u>1,559,322.90</u>	<u>1,806.65</u>	<u>100.12%</u>	<u>1,761,388.88</u>
Net Ordinary Income	<u>98,714.89</u>	<u>182,608.90</u>	<u>-83,894.01</u>	<u>54.06%</u>	<u>-19,372.92</u>
Net Income	<u><u>98,714.89</u></u>	<u><u>182,608.90</u></u>	<u><u>-83,894.01</u></u>	<u><u>54.06%</u></u>	<u><u>-19,372.92</u></u>

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

	Oct 25 - Jul 26	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
4-04000 · CP WMB CAP PROJECTS REVENUE	5,314.26	4,166.60	1,147.66	127.54%	5,000.00
4-07000 · CP WMB OTHER INCOME	0.00	0.00	0.00	0.0%	0.00
Total Income	5,314.26	4,166.60	1,147.66	127.54%	5,000.00
Gross Income	5,314.26	4,166.60	1,147.66	127.54%	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	4,166.60	1,147.66	127.54%	5,000.00
Net Income	5,314.26	4,166.60	1,147.66	127.54%	5,000.00

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

	Oct 25-Jul 26	Budget YTD	\$ +/- of Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
5-04000 · WS SLWSD WATER & SEWER REVENUE	9,833,584.51	10,243,593.66	-410,009.15	96.0%	13,488,502.20
Total Income	9,833,584.51	10,243,593.66	-410,009.15	96.0%	13,488,502.20
Gross Income	9,833,584.51	10,243,593.66	-410,009.15	96.0%	13,488,502.20
Expense					
5-05000 · WS BOARD OF DIRECTORS	11,263.50	12,935.00	-1,671.50	87.08%	15,522.00
5-06000 · WS DISTRICT MANAGER	679.74	26,331.70	-25,651.96	2.58%	31,598.04
5-07000 · WS FINANCE	404,487.59	499,395.30	-94,907.71	81.0%	522,378.96
5-09000 · WS PROPERTY CONTROL	9,915.74	43,185.00	-33,269.26	22.96%	51,822.00
5-11000 · WS UTILITY RATE CONSULTANT	22,858.75	21,458.30	1,400.45	106.53%	25,749.96
5-13000 · WS CLERK TO THE BOARD	13,291.81	18,430.90	-5,139.09	72.12%	22,117.08
5-14000 · WS ADMIN DVSN-PERSNL	1,379,280.05	1,543,110.80	-163,830.75	89.38%	1,851,732.96
5-15000 · WS WATER TRTMNT PLANT-PERSNL	410,455.10	455,846.70	-45,391.60	90.04%	547,016.04
5-16000 · WS WASTEWATER TRTMT PL-PERSNL	378,771.94	450,442.70	-71,670.76	84.09%	540,531.24
5-17000 · WS UNDERGROUND UTIL-PERSNL	884,303.57	1,029,762.40	-145,458.83	85.88%	1,235,714.88
5-18000 · WS IRRIGATION DIV-PERSNL	55,091.20	64,850.90	-9,759.70	84.95%	77,821.08
5-40000 · WS SHOP DIV - PERSNL	143,502.23	161,876.60	-18,374.37	88.65%	194,251.92
5-19000 · WS GENERAL COUNSEL	34,261.25	36,380.80	-2,119.55	94.17%	43,656.96
5-23000 · WS SPECIAL COUNSEL	4,800.00	7,305.80	-2,505.80	65.7%	8,766.96
5-26000 · WS ENGINEERING	43,163.80	87,755.00	-44,591.20	49.19%	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	484,389.20	484,389.20	0.00	100.0%	581,267.04
5-29000 · WS ADMIN DIV-OPERATING	305,570.92	652,925.90	-347,354.98	46.8%	782,511.08
5-30000 · WS WATER TRTMNT PLANT-OPER	678,350.40	996,521.60	-318,171.20	68.07%	1,185,825.92
5-31000 · WS WASTEWATER TRTMT PL-OPER	585,044.40	781,164.10	-196,119.70	74.89%	937,396.92
5-32000 · WS UNDERGROUND UTIL-OPERATING	1,157,335.09	811,209.90	346,125.19	142.67%	935,451.88
5-33000 · WS IRRIGATION DIV-OPERATING	135,785.77	301,822.60	-166,036.83	44.99%	362,187.12
5-41000 · WS SHOP DIV - OPER	31,627.80	58,206.60	-26,578.80	54.34%	64,347.92
Total Expense	8,392,188.35	9,758,266.30	-1,366,077.95	86.0%	14,453,890.96
Net Ordinary Income	1,441,396.16	485,327.36	956,068.80	297.0%	-965,388.76
Net Income	1,441,396.16	485,327.36	956,068.80	297.0%	-965,388.76

St Lucie West Service District (W&S Capital Outlay)

Income Statement Budget vs. Actual

July 2026

	Oct 25-Jul 26	Budget YTD	\$ +/- Budget YTD	% of Budget YTD	Total Budget
Ordinary Income/Expense					
Income					
5-36000 · WS CAP REVENUES					
5-36001 · INTEREST - R&R	30,123.98				
5-36002 · INTEREST - WWCF	3,185.93				0.00
5-36003 · INTEREST - BOND CONST	694,895.41				0.00
5-36004 · INTEREST - WCF	13,856.96				0.00
5-36005 · WATER IMPACT FEES	4,645.13	3,193.30	1,451.83	145.47%	3,831.96
5-36006 · WW IMPACT FEES	3,703.47	2,396.60	1,306.87	154.53%	2,875.92
5-36007 · R&R TRANS FROM W&S OPERATING	484,389.20	484,389.10	0.10	100.0%	581,266.92
Total 5-36000 · WS CAP REVENUES	1,234,800.08	489,979.00	744,821.08	252.01%	587,974.80
Total Income	1,234,800.08	489,979.00	744,821.08	252.01%	587,974.80
Gross Income	1,234,800.08	489,979.00	744,821.08	252.01%	587,974.80
Expense					
5-37000 · WS RENEWAL & REPLACEMENT CIP					
5-37004 · CAPITAL PROJECTS SW049	20,646.75	29,700.00	-9,053.25	69.52%	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	98,350.97	215,833.00	-117,482.03	45.57%	215,833.00
5-37009 · CAPITAL PROJECTS SW037	171,206.01	250,000.00	-78,793.99	68.48%	250,000.00
5-37013 · CAPITAL PROJECTS SW047	17,141.50	33,000.00	-15,858.50	51.94%	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	430,751.45	1,050,071.00	-619,319.55	41.02%	1,050,071.00
5-38000 · WS WATER CONNECT FEE CIP					
5-38015 · CAPITAL PROJECTS SW098	5,524,287.77	0.00	0.00	0.0%	0.00
Total 5-38000 · WS WATER CONNECT FEE CIP	5,524,287.77	0.00	5,524,287.77	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	5,955,039.22	1,050,071.00	4,904,968.22	567.11%	1,050,071.00
Net Ordinary Income	-4,720,239.14	-560,092.00	-4,160,147.14	842.76%	-462,096.20
Net Income	-4,720,239.14	-560,092.00	-4,160,147.14	842.76%	-462,096.20

St Lucie West Service District

Check Register

As of July 31, 2026

Date	Num	Name	Memo	Credit
ASSETS				
Current Assets				
Checking/Savings				
1-00001 - TRUIST (GF operating) #1363				
07/01/2026	14000	CHEMICAL CONTAINERS, INC.	INV#745236	109.06
07/01/2026	14001	CINTAS CORPORATION		855.55
07/01/2026	14002	CITY ELECTRIC SUPPLY CO.		203.00
07/01/2026	14003	FLORIDA WATER & POLLUTION CONTROL O...	REF#43406	1,200.00
07/01/2026	14004	PALMDALE OIL COMPANY, INC	INV#SI-269501	940.28
07/01/2026	14005	SPECIAL DISTRICT SERVICES, INC.	INV#2026-2474	9,884.59
07/01/2026	14006	THE LAKE DOCTORS, INC	INV#2205379	750.00
07/01/2026	14007	TREASURE COAST MOWERS, LLC	INV#85926	176.35
07/08/2026		Florida Dept of Fin Svcs Deferred Comp	PR Check Date 07/08/26 (06/20/26-07/03/26) def...	19,069.52
07/09/2026	14008	TRUIST CARD SERVICES		22,882.43
07/09/2026	14009	AT & T	ACCT#341533839	203.30
07/09/2026	14010	ATLANTIC PERSONNEL & TENANT SCREENI...	INV#186402	34.10
07/09/2026	14011	CINTAS CORPORATION		989.65
07/09/2026	14012	DIAMONDBACK AIRBOATS	INV#68377	1,095.00
07/09/2026	14013	EVERGREEN SOLUTIONS, LLC	INV#1586-3	6,290.00
07/09/2026	14014	FPL	VOID: 5685005356-NOT DECISIONED	
07/09/2026	14015	GRAU AND ASSOCIATES	INV#28666	2,000.00
07/09/2026	14016	LOWE'S	ACCT# 872 9	532.53
07/09/2026	14017	NAPA AUTO SUPPLY OF PORT ST. LUCIE	VOID: ACCT#5508- NOT DECISIONED	
07/09/2026	14018	NEXAIR, LLC	INV#0014797095	48.96
07/09/2026	14019	SAM'S CLUB MASTERCARD	ACCT#5653	429.01
07/09/2026	14020	SCHAEFFER MFG. CO		4,266.07
07/09/2026	14021	ST LUCIE CO BALING & RECYCLING	ACCT#396	1,216.60
07/09/2026	14022	UNIVERSAL ENVIRONMENTAL SERVICES, LLC	INV#IN0709659	135.00
07/09/2026	14023	US BANK N.A.-CDD	ACCOUNT NUMBER #213449000, INV#3287592	195,210.79
07/09/2026	14024	USA TODAY MEDIA CORP	INV#7735233 Notice of Qualifying Period	111.76
07/09/2026	14025	VERIZON WIRELESS	INV#6147218877	1,365.74
07/09/2026	14026	VERO CHEMICAL DISTRIBUTORS INC	ACCT#STLUWE	38,514.79
07/09/2026	14027	WEX BANK	INV#113569161	14,624.84
07/15/2026	14028	FPL	5685005356	52,306.78
07/15/2026	14029	NAPA AUTO SUPPLY OF PORT ST. LUCIE	ACCT#5508	4,363.57
07/16/2026	14030	GRAU AND ASSOCIATES	INV# 29911	22,000.00
07/16/2026	14031	TRUIST CARD SERVICES	T. FORT JUNE 2026	530.34
07/16/2026	14032	CHEMICAL CONTAINERS, INC.	INV#745886	121.35
07/16/2026	14033	CINTAS CORPORATION	INV#4275215549	574.17
07/16/2026	14034	FCC ENVIRONMENTAL SERVICES, LLC	FCCFL/24/110987, 22/118565, 23/167964, 23/10...	1,458.98
07/16/2026	14035	HELENA CHEMICAL CO		4,483.50
07/16/2026	14036	MD NOW	INV#FE1324-4085863	125.00
07/16/2026	14037	PITNEY BOWES-PURCHASE POWER	ACCT#8000-9000-0280-5368	199.37
07/16/2026	14038	SCHAEFFER MFG. CO	INV#AXG2001-INV1	854.26
07/16/2026	14039	SUNSHINE STATE ONE CALL OF FLORIDA, I...	INV#PS-INV1062654	64.62
07/16/2026	14040	T-MOBILE USA INC	ACCT#216865806	650.00
07/16/2026	14041	TREASURE COAST MOWERS, LLC	INV#87064	241.44
07/22/2026		Florida Dept of Fin Svcs Deferred Comp	PR Check Date 07/22/26 (07/04/26-07/17/26) D...	19,631.19
07/23/2026	14042	FLORIDA BLUE	HEALTH INSURANCE-GROUP NO. 41965 AUG ...	114,609.18
07/23/2026	14043	GUARDIAN	GROUP ID 00-563384 AUG 2026	5,751.70
07/23/2026	14044	SUN LIFE	PLAN NUMBER: 960974-0001 AUG 2026	3,825.34
07/23/2026	14045	ADP, LLC	INV#1307475	1,736.65
07/23/2026	14046	AMERICAN PRESSURE SYSTEMS/PRESSUR...	INV#200860	23.43
07/23/2026	14047	CINTAS CORPORATION		629.64
07/23/2026	14048	HELENA CHEMICAL CO	INV#24312437	1,123.50
07/23/2026	14049	INDUCTIVE AUTOMATION	INV#1443168	17,479.01
07/23/2026	14050	INTEGRATION SERVICES, INC.	INV#I2026-01-11	2,240.00
07/23/2026	14051	IntraCoastal Generators Inc.	INV#26580	304.99
07/23/2026	14052	NASON YEAGER GERSON HARRIS & FUMER...	INV#506013	13,940.00
07/23/2026	14053	PALMDALE OIL COMPANY, INC	INV#SI-285953	2,752.24
07/23/2026	14054	SITEONE LANDSCAPE SUPPLY, LLC	INV#168851634-001	33.43
07/23/2026	14055	SPECIAL DISTRICT SERVICES, INC.	INV#2026-2593	9,585.87
07/23/2026	14056	VERIZON WIRELESS	INV#6148244015	860.56
07/23/2026	14057	INFRASTRUCTURE SOLUTION SERVICES	INV#205230	3,145.00
07/30/2026	14058	ABERCROMBIE'S LAND SERVICES, LLC	VOID:	
07/30/2026	14059	AQUAFIX	INV# IN025375	3,564.00
07/30/2026	14060	ARMADILLO DIRT WORKS, LLC	VOID: INV #7776	
07/30/2026	14061	ARS POWERSPORTS, OKEECHOBEE	INV# 55509	159.99
07/30/2026	14062	BARNEY'S PUMP	VOID: INV#3034989	
07/30/2026	14063	CHEMICAL CONTAINERS, INC.		198.16
07/30/2026	14064	CINTAS CORPORATION	VOID:	

Date	Num	Name	Memo	Credit
07/30/2026	14065	CITY ELECTRIC SUPPLY CO.	VOID: INV# PSL/290478	
07/30/2026	14066	CL2 SOLUTIONS, LLC	VOID: INV #2552	
07/30/2026	14067	DAVID MIKLAS, P.A.	PO# 90929	9,600.00
07/30/2026	14068	EGIS INSURANCE ADVISORS	INV# 32535	212.00
07/30/2026	14069	ELPEX TIRE	INV# 216519	1,052.16
07/30/2026	14070	FERGUSON ENTERPRISES	VOID:	
07/30/2026	14071	HOME DEPOT CREDIT SERVICES	ACCT#6035 3225 3921 0744	3,122.13
07/30/2026	14072	IMERYS	VOID: INV#1000683036	
07/30/2026	14073	INFRASTRUCTURE SOLUTION SERVICES	VOID:	
07/30/2026	14074	INTEGRATION SERVICES, INC.	VOID:	
07/30/2026	14075	KYOCERA DOCUMENT SOLUTIONS SOUTHE...	VOID: INV# 55V1502938	
07/30/2026	14076	MASCHMEYER CONCRETE	VOID: INV# II-9747266	
07/30/2026	14077	MINGACE CUSTOM SOUND, INC	INV# 9845C.1842	3,024.78
07/30/2026	14078	ODYSSEY MANUFACTURING COMPANY	VOID: INV# 124883	
07/30/2026	14079	SITEONE LANDSCAPE SUPPLY, LLC	VOID: INV#168961862-001	
07/30/2026	14080	TREASURE COAST MOWERS, LLC		685.20
07/30/2026	14081	ABERCROMBIE'S LAND SERVICES, LLC	INV# 878160	2,100.00
07/30/2026	14082	CINTAS CORPORATION	INV# 4276697787	585.73
07/30/2026	14083	COMPUTER NETWORK SERVICES	VOID:	
Total 1-00001 · TRUIST (GF operating) #1363				633,088.18
1-00002 · TRUIST (GF R&R Fund) # 3968				
Total 1-00002 · TRUIST (GF R&R Fund) # 3968				
5-00002 · TRUIST (WS Operating) #7918				
07/01/2026	15067	A QUALITY FENCING, INC	REINSTALL FENCE AND GATES TO LIFTSTAT...	975.00
07/01/2026	15068	A QUALITY FENCING, INC	REINSTALL FENCE AND GATES TO LIFTSTAT...	975.00
07/09/2026	15069	ALYSSA SIDLAK	CUSTOMER REFUND 702 SW ARUBA WAY	38.53
07/09/2026	15070	ANTONIO COSTAGLIOLA	CUSTOMER REFUND 1711 SW MOCKINGBIRD...	70.09
07/09/2026	15071	CAROL BISACCIA	CUSTOMER REFUND 708 SW ST VINCENT CV	19.43
07/09/2026	15072	CHERYL MORRISON	CUSTOMER REFUND 732 SW MUNJACK CIR	20.76
07/09/2026	15073	CINDY SPENCER O' CONNELL	CUSTOMER REFUND 603 SW TREASURE CV	30.15
07/09/2026	15074	EVANGELINE G BRUHN	CUSTOMER REFUND 311 SW MACLAY WAY	22.20
07/09/2026	15075	JOHN FREIERMUTH	CUSTOMER REFUND 334 NW TOSCANE TRL	23.87
07/09/2026	15076	MARK ANTHONY	CUSTOMER REFUND 708 SW ST VINCENT CV	230.11
07/09/2026	15077	NANCY STEFFEY	CUSTOMER REFUND 719 SW MUNJACK CIR	202.40
07/09/2026	15078	RESTODAY MANAGEMENT SERVICES, LLC	CUSTOMER REFUND 677 SW ANDROS CIR	18.66
07/09/2026	15079	SHARON SANDSTROM	CUSTOMER REFUND 839 SW MUNJACK CIR	3.93
07/16/2026	15080	ALEXANDRA MANZANARES	CUSTOMER REFUND 796 SW MUNJACK CIR	37.22
07/16/2026	15081	ENCLAVE PROPERTIES LLC	CUSTOMER REFUND 247 SW SANDY WAY	260.00
07/16/2026	15082	GEORGE WASHINGTON	CUSTOMER REFUND 445 NW SHERRY LN	131.44
07/16/2026	15083	ROSEMARY DEMARTA	WATER CONSERVATION REBATE FY2025-26 30	100.00
07/16/2026	15084	SUSAN YERMES	WATER CONSERVATION REBATE FY2025-26 29	100.00
07/30/2026	15085	COMPUTER NETWORK SERVICES	I.T. PROJECT - SCADA HOST SERVER CHAN...	7,436.50
07/30/2026	15086	COMPUTER NETWORK SERVICES	I.T. PROJECT - SCADA HOST SERVER CHAN...	7,436.50
Total 5-00002 · TRUIST (WS Operating) #7918				18,131.79
Total Checking/Savings				651,219.97
Total Current Assets				651,219.97
TOTAL ASSETS				651,219.97
LIABILITIES & EQUITY				
TOTAL LIABILITIES & EQUITY				

St Lucie West Service District
Checks Over \$35,000
As of July 31, 2026

Date	Num	Name	Memo	Credit
ASSETS				
Current Assets				
Checking/Savings				
1-00001 · TRUIST (GF operating) #1363				
07/09/2026	14023	US BANK N.A.-CDD	ACCOUNT NUMBER #213449000, INV#3287592	195,210.79
07/09/2026	14026	VERO CHEMICAL DISTRIBUTORS INC	ACCT#STLUWE	38,514.79
07/15/2026	14028	FPL	5685005356	52,306.78
07/23/2026	14042	FLORIDA BLUE	HEALTH INSURANCE-GROUP NO. 41965 AUG 2026	114,609.18
Total 1-00001 · TRUIST (GF operating) #1363				400,641.54
5-00002 · TRUIST (WS Operating) #7918				
Total 5-00002 · TRUIST (WS Operating) #7918				
Total Checking/Savings				400,641.54
Total Current Assets				400,641.54
TOTAL ASSETS				400,641.54
LIABILITIES & EQUITY				
TOTAL LIABILITIES & EQUITY				

St Lucie West Service District
Balance Sheet
As of July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-15,081.44
5-53200	56.00
D-ACCNT	-3,896.67
xxx	0.06
1-00001 · TRUIST (GF operating) #1363	1,579,536.82
1-00002 · TRUIST (GF R&R Fund) # 3968	920,483.69
5-00001 · TRUIST (WS Deposit) #1355	-331,563.31
5-00002 · TRUIST (WS Operating) #7918	7,444,592.33
Total Checking/Savings	9,594,127.48
Other Current Assets	
1-02000 · GF SLWSD GENERAL ASSETS	689,616.66
2-01000 · WB WTR MGMT BEN 1999A ASSETS	419,846.59
5-01000 · WS SLWSD WATER & SEWER ASSETS	83,879,953.97
Total Other Current Assets	84,989,417.22
Total Current Assets	94,583,544.70
Other Assets	
000000 · Journal Entry Exchange	2,465.25
Total Other Assets	2,465.25
TOTAL ASSETS	94,586,009.95
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	60,113.44
Total Accounts Payable	60,113.44
Other Current Liabilities	
1-03000 · GF SLWSD GENERAL LIAB	175,495.32
5-02000 · WS SLWSD WATER & SEWER LIAB	55,796,180.02
Total Other Current Liabilities	55,971,675.34
Total Current Liabilities	56,031,788.78
Total Liabilities	56,031,788.78
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	-2,079,977.32
Total Equity	38,554,221.17
TOTAL LIABILITIES & EQUITY	94,586,009.95

**ST LUCIE WEST SERVICE DISTRICT
ACCOUNT RECONCILIATION SUMMARY
FOR MONTH END JULY 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	1,948,551.91	(926,514.58)	1,022,037.33	1,022,037.33	* Yes
1-00002	Operating Checking R&R Fund	TR	1000104113968	920,483.69	-	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						\$ 1,950,423.60	\$ 1,950,423.60	
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	219,846.59	-	219,846.59	219,846.59	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	Acquisition 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						\$ 419,846.59	\$ 419,846.59	
WATER AND SEWER ACCOUNTS								
5-00001	Water & Sewer Cash Depository	TR	1000104111355	28,105.33	350,532.09	378,637.42	378,637.42	* Yes
5-00002	Water & Sewer Operating Checking	TR	1000104117918	7,490,728.83	(272,870.00)	7,217,858.83	7,217,858.83	* 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	252,283.49	-	252,283.49	252,283.49	Yes
5-01102	Rate Stabilization	TR	7998203	673,518.72	-	673,518.72	673,518.72	Yes
5-01103	Renewal & Replacement	TR	7998207	1,467,988.10	-	1,467,988.10	1,467,988.10	Yes
5-01104	Wastewater Connection	TR	7998208	107,723.04	-	107,723.04	107,723.04	Yes
5-01105	Operating/Maintenance	TR	7998209	360.70	-	360.70	360.70	Yes
5-01106	Interest	TR	7998210	1,327,292.70	-	1,327,292.70	1,327,292.70	Yes
5-01107	Principal Account	TR	7998213	1,619,275.13	-	1,619,275.13	1,619,275.13	Yes
5-01108	Redemption Account	TR	7998214	-	-	-	-	Yes
5-01109	Water Connection	TR	7998215	618,136.09	-	618,136.09	618,136.09	Yes
5-01110	Surplus Fund	TR	7998216	3,021,697.02	-	3,021,697.02	3,021,697.02	Yes
5-01111	Rebate Fund	TR	7998217	-	-	-	-	Yes
5-01112	Construction Fund	TR	7998218	29,371,276.75	-	29,371,276.75	29,371,276.75	Yes
5-01113	Transaction Cost Fund	TR	7998219	14,272.26	-	14,272.26	14,272.26	Yes
5-01042	Surplus Funds - SBA	SBA	271911	612.39	-	612.39	612.39	Yes
WATER AND SEWER ACCOUNTS TOTAL						\$ 46,070,932.64	\$ 46,070,932.64	
GRAND TOTAL						\$ 48,441,202.83	\$ 48,441,202.83	

* 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:

Michael McElligott - Assistant Finance Director

DATE:

St. Lucie West Services District

Board Agenda Item Tuesday, September 1, 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.

- \$60,227.90 – Renewal & Replacement Trust Account
- \$103,893.85 – 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 \$60,227.90 and UC Account for FY 2026 \$103,893.85 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:

2026-18

(B) Name of Payee:

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

(C) Amount Payable:

\$60,227.90

(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,

2026-18

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

2026-18

11:58 AM

08/24/26

Accrual Basis

St Lucie West Service District
Transaction Detail By Account
July 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-37000 - WS RENEWAL & REPLACEMENT CIP							
5-37004 - CAPITAL PROJECTS SW049							
Bill	07/01/2026	6004	UNDERGROUND SERVICES OF AMERICA, INC.	INV# 6004	2,500.00		2,500.00
Total 5-37004 - CAPITAL PROJECTS SW049					2,500.00	0.00	2,500.00
5-37007 - CAPITAL PROJECTS SW001							
Bill	07/01/2026	1430004	FERGUSON ENTERPRISES	INV# 1430004	4,125.00		4,125.00
Bill	07/23/2026	1438315	FERGUSON ENTERPRISES	INV# 1438315	798.00		4,923.00
Bill	07/23/2026	1438184	FERGUSON ENTERPRISES	INV# 1438184	2,464.80		7,387.80
Total 5-37007 - CAPITAL PROJECTS SW001					7,387.80	0.00	7,387.80
5-37009 - CAPITAL PROJECTS SW037							
Bill	07/09/2026	I2025-19-06	INTEGRATION SERVICES, INC.	INV# I2025-19-06	23,882.18		23,882.18
Bill	07/23/2026	7776	ARMADILLO DIRT WORKS, LLC	INV #7776	5,800.00		29,682.18
Bill	07/23/2026	I2025-19-07	INTEGRATION SERVICES, INC.	INV# I2025-19-07	15,740.76		45,422.94
Bill	07/30/2026	FLO-4818602	COMCAST FLORIDA COST RECOVERY DEPT.	INV# FLO-4818602	1,637.91		47,060.85
Total 5-37009 - CAPITAL PROJECTS SW037					47,060.85	0.00	47,060.85
5-37013 - CAPITAL PROJECTS SW047							
Bill	07/01/2026	6004	UNDERGROUND SERVICES OF AMERICA, INC.	INV# 6004	3,279.25		3,279.25
Total 5-37013 - CAPITAL PROJECTS SW047					3,279.25	0.00	3,279.25
Total 5-37000 - WS RENEWAL & REPLACEMENT CIP					60,227.90	0.00	60,227.90
TOTAL					60,227.90	0.00	60,227.90

**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:

2026-19

(B) Name of Payee:

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

(C) Amount Payable:

\$103,893.85

(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

12:06 PM

08/24/26

Accrual Basis

St Lucie West Service District
Transaction Detail By Account
 July 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
5-38000 - WS WATER CONNECT FEE CIP							
5-38015 - CAPITAL PROJECTS SW098							
Bill	07/01/2026	204140	INFRASTRUCTURE SOLUTION SERVICES	INV# 204140	37,238.40		37,238.40
Bill	07/01/2026	201619	INFRASTRUCTURE SOLUTION SERVICES	INV# 201619	16,040.00		53,278.40
Bill	07/23/2026	1438862	FERGUSON ENTERPRISES	INV# 1438862	420.00		53,698.40
Bill	07/30/2026	205402	INFRASTRUCTURE SOLUTION SERVICES	INV# 205402	35,362.00		89,060.40
Bill	07/30/2026	2369629	CORE & MAIN	INV# 2369629	11,345.00		100,405.40
Bill	07/30/2026	1439742	FERGUSON ENTERPRISES	INV# 1439742	219.60		100,625.00
Bill	07/30/2026	1439565	FERGUSON ENTERPRISES	INV# 1439565	123.60		100,748.60
General Journal	07/31/2026			S. DAVIDIAN JUNE 2026	700.00		101,448.60
General Journal	07/31/2026			J. MILLER JUNE 2026	905.25		102,353.85
General Journal	07/31/2026			INV#I2026-01-11	1,540.00		103,893.85
Total 5-38015 - CAPITAL PROJECTS SW098					103,893.85	0.00	103,893.85
Total 5-38000 - WS WATER CONNECT FEE CIP					103,893.85	0.00	103,893.85
TOTAL					103,893.85	0.00	103,893.85

St. Lucie West Services District

Board Agenda Item

Tuesday, September 1, 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.
Ice Machine	Hoshizaki	N/A	SHOP	N/A
Laptop	Lenovo Thinkpad	PF1P22TA	ADMIN	868
Battery Backup	Emerson-NXB30	021319A1	WWTF	1001
Composite Sampler	Aqua Cell	P2M-02567	WWTF	852
Composite Sampler	Sigma SD900	120500441465	WWTF	853
MOXA Units (77)	UC-8112A-ME-T	Multiple Units	UGU,SW,IRR	N/A
Rosemount PSI Gauges (2)	0-800	N/A	WTP	N/A

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:
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Supervisors' Requests



Adjournment