

USER'S GUIDE

This document is the final budget for FY 2014-2015 for the period beginning October 1, 2014 and ending September 30, 2015. The intent of this document is to provide the public with concise and readable information about St. Lucie County. It contains general information, analysis of revenues and expenditures, as well as a budget history.

SUMMARIES/ANALYSIS

This section contains key information from subsequent sections in which the Office of Management and Budget (OMB) has extracted and then presented in an understandable format. Staff recommends this section as an excellent starting point for review of the budget because it includes a discussion of the revenue sources. Summaries of the total county budget, each constitutional officer, and of the court and legal system are available to provide ease in understanding the budget. This section contains charts, graphs and spreadsheets showing the history of property values, tax millage rates, and the resulting revenues. This section also includes a personnel history report that shows the percent (%) change in personnel for each year.

BUDGET BY FUND

This section begins with a listing of the numerous funds that make up the county budget along with fund definitions. This section categorizes each fund by type and briefly describes the sources of revenue and types of expenditures found in each fund. This list is followed by a three-year history of each fund showing the budget versus actual amounts. The history also shows the amount budgeted in the new fiscal year and the percent change from the previous year's budget. A section showing the estimated changes in fund balance is also included. The remaining portion of this section is comprised of charts and graphs of selected funds that reveal the amount of budgeted revenue sources and budgeted expenditures.

DEPARTMENTAL SUMMARIES

This section contains budgetary information as it applies to each department. Each department includes an organizational chart, a four-year budget summary of each division located within the department along with the division mission, function, and goals. The divisions also list key indicators, which are used to measure how well each goal is being accomplished.

CAPITAL BUDGET

The heart of this section is the St. Lucie County Board of County Commissioners Five-Year Capital Improvement Plan. This plan is designed to address the foreseeable capital improvement

needs of St. Lucie County. This section also provides information on the planning and approval process involved in the development of the Five-Year Capital Improvement Plan.

The Five-Year Capital Improvement Plans may include capital improvements affecting major infrastructure facilities such as roads, bridges, beach restoration / preservation, environmental lands, drainage and stormwater projects, port and airport facilities, parks and recreational facilities, libraries, general governmental buildings and correctional facilities, utilities and museums.

Each plan identifies the sources of funding and provides a detailed listing of projects and the estimated costs associated with each project.

DEBT SERVICE

This section contains important information regarding outstanding debt issued by the County or, in the case of Community Development District Bonds and Industrial Revenue Bonds, in which the County has a vested interest. Some of the debt, such as the Port Interest & Sinking General Obligation Ad Valorem Bond, was issued as a result of a voter-approved referendum. Others were issued after the Board of County Commissioners approved the funding of improvements through debt financing. Still, the Board, on behalf of County utilities or a third party, issued other debts. The Office of Management and Budget carefully monitors the amount of debt the County issues in order to preserve its creditworthiness.

APPENDICES

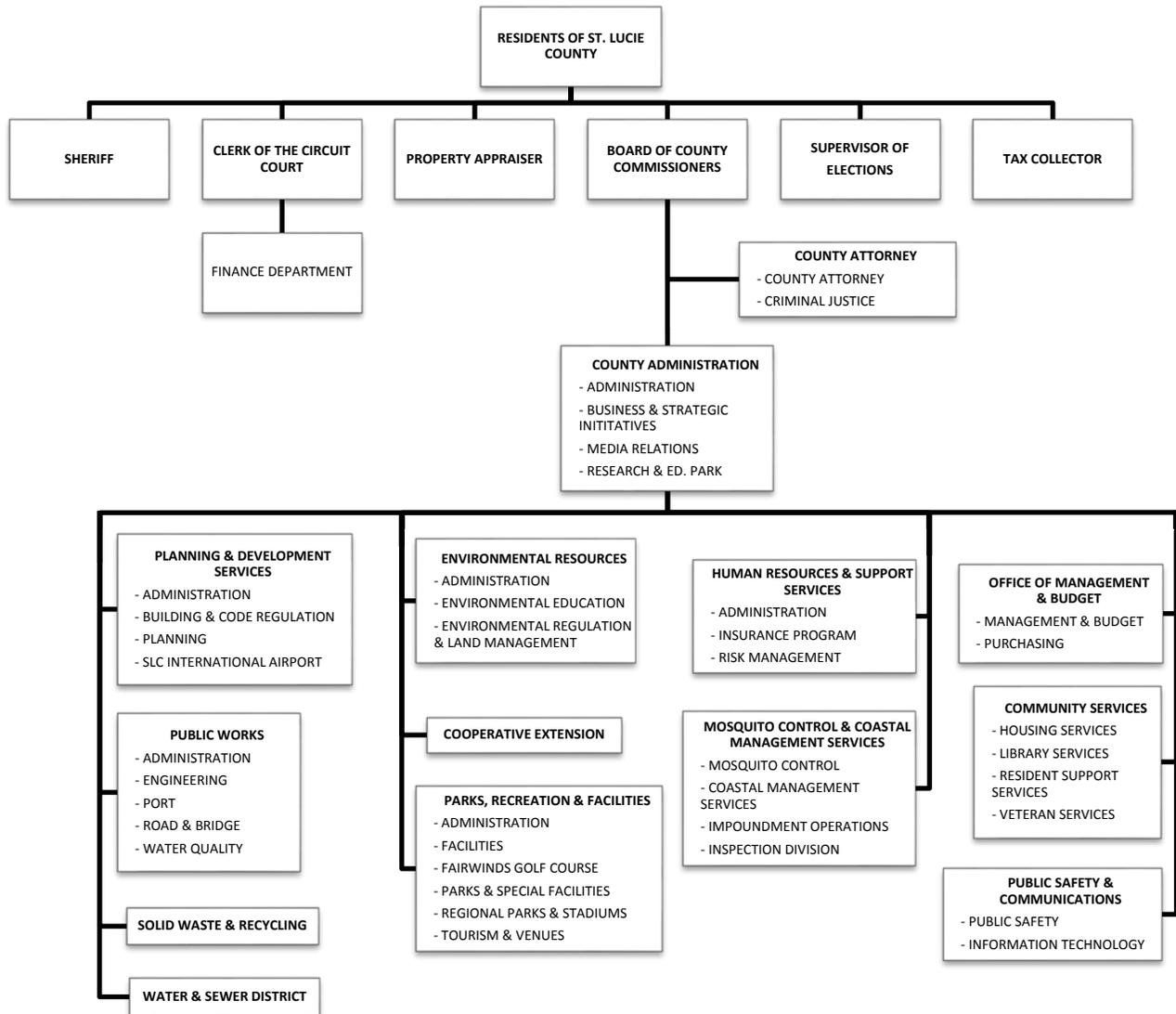
The Appendices Section includes a glossary for the definitions of terms and a section on acronyms.

For any additional information, contact our office:

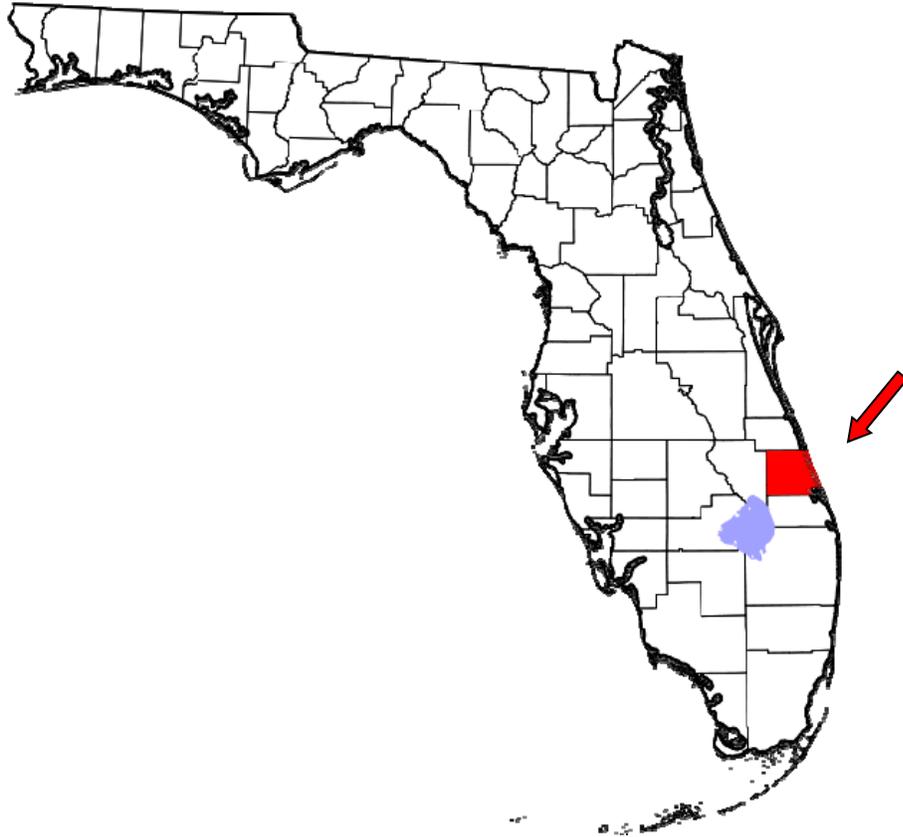
ST. LUCIE BOARD OF COUNTY COMMISSIONERS
OFFICE OF MANAGEMENT & BUDGET
2300 Virginia Avenue,
Fort Pierce, FL 34982-5652
Telephone (772) 462-1670 • Fax (772) 462-2117

or visit the St. Lucie County website: **www.stlucieco.org**

ST. LUCIE BOARD OF COUNTY COMMISSIONERS



ST. LUCIE COUNTY PROFILE



HISTORY OF ST. LUCIE COUNTY

Archaeological research indicates that Florida had been inhabited for thousands of years before any European settlements. Of the many indigenous peoples, the largest known were the Ais, the Apalachee, the Calusa, the Timucua, and the Tocobago tribes. Along the east coast of Florida, from Cape Canaveral in the north to as far south as Fort Pierce, was the area of the Ais Indian settlement. Their lands extended westward to the St. Johns River, and encompassed the Indian River. There was little recorded about the Ais by the early explorers and mission priests. From the early 1500's to the late 1800's, the area was settled by Spanish explorers, Seminoles (Creek Indians from Alabama and Georgia), runaway slaves, and shipwrecked sailors.

According to historians, it is believed that the name "St. Lucie" was first given to this area by the Spanish when they began construction of a fort at the Jupiter Inlet in 1565. The garrison (a permanent military installation post) was established on December 13th, in honor of the feast day of the Roman Catholic Saint Lucia. Lucy's Latin name *Lucia* shares a root (*luc-*) with the Latin word for light, *lux*. "In 'Lucy' is said, the way of light". Prior to her execution, her eyes were gouged out, and thus she became the patron saint of those who are blind. She was born in Syracuse, Sicily, Italy, and executed in 304 AD for being a Christian.

HISTORY OF ST. LUCIE COUNTY – continued

The area now known as the Town of St. Lucie Village has been inhabited for centuries, in part, because of its proximity to the Indian River Inlet, a natural inlet that was eventually closed north of the current Fort Pierce Inlet. The sixteenth century Spanish explorer Pedro Menendez, who founded St. Augustine, came through the inlet in 1565 while sailing to Cuba, and established a garrison among the Ais, in the Indian River area. Old Spanish maps identify the area between what is now known as Vero Beach to Stuart as “Santa Lucia”, which is where a Spanish colony was established circa 1567. Shortly after their first contact with the Ais, a war broke out with the Spanish, but peace was concluded later by 1570.

‘In 1763, France, Britain, and Spain signed the Treaty of Paris at the end of the French and Indian War. As part of the treaty, France gave up almost all of its land in North America and Spain gave up Florida. During the French and Indian War, Britain had captured Havana, Spain's busiest port. In exchange for Havana, the Spanish traded Florida to Britain, which in turn, Britain then divided Florida into two territories: East Florida and West Florida.’ Also known as the Floridas, the area known as East Florida consisted of entire peninsula and were bordered on the west by the Apalachicola River. The area known as West Florida, consisted of the land between the Mississippi River to the Apalachicola River, which includes parts of modern day Alabama, Mississippi, and Louisiana.

The Spanish never had a firm hold on Florida, and maintained tenuous control over the region by converting the local tribes, briefly with Jesuits and later with Franciscan friars. The local leaders demonstrated their loyalty to the Spanish by converting to Roman Catholicism and welcoming the Franciscan priests into their villages. The area of Spanish Florida diminished over time with the establishment of English colonies to the north and French colonies to the west. Spain regained the Floridas after Britain's defeat by the American colonies and the subsequent Treaty of Versailles on September 3, 1783.

The modern day Saint Lucie County was known as East Florida in 1810, and then in 1819, the Spanish lost their settlements when the United States effectively took control of East Florida. During 1821, the area was combined with other lands and renamed St. Johns County. In 1832, the U.S. territory of Florida was created by Congress, and during the Second Seminole War (1835-1842), the U.S. Army began setting up military posts throughout the state. In 1837 Col. Benjamin K. Pierce (brother to the future 14th President of the United States) sailed down the Indian River from St. Augustine. A year later, he built a fort out of palmetto trees near an Ais Indian mound, on what is now known as Old Fort Park on Indian River Drive, in Fort Pierce.

In 1840, St. Johns County was split into several counties, causing the St. Lucie area to become part of the newly formed Mosquito County. The Armed Occupation Act of 1842 provided for the settlement of the unsettled part of east Florida. In 1844, segments of Mosquito County were split off. One area became St. Lucia County and the other became Brevard County. On March 3, 1845, the territory of Florida became the 27th state of the United States of America. And on January 6, 1855, St. Lucia County was renamed St. Lucie County.

The Florida East Coast Railway's first steam locomotive came to Fort Pierce in 1894, and eventually Henry Flagler took his trains all the way down to Key West, before the onset of World War I. The railroad expansion helped create a population boom for the area, but it also brought in the importation of

HISTORY OF ST. LUCIE COUNTY – continued

pineapples from Cuba. The pineapple imports, along with the frequent freezes and persistent disease to the area's existing pineapple groves, caused the collapse of the region's pineapple trade. Later, citrus and cattle would become the area's agricultural engine.

On July 1, 1905, the County's boundaries changed again, with St. Lucie County acquiring the southern part of Brevard County, which included the City of Fort Pierce. This newly created St. Lucie County included sections of modern day Indian River, Okeechobee, and northern Martin counties. However, there are some historians that believe the county was established on May 24, 1905, but the event was not celebrated until July 1st. Portions of land were stripped away over the years, first in 1917, when the western acres were taken away to become Okeechobee County. Then on May 30, 1925, a northern chunk of land was removed to become Indian River County, and Martin County was formed with land from the southern part of St. Lucie and a portion of northern Palm Beach County.

Now, 100 years later, St. Lucie County is approximately 600 square miles with a diverse population that includes two cities and one village: Fort Pierce, Port St. Lucie and St. Lucie Village. With 21 miles of unspoiled beaches, charming neighborhoods, progressive businesses and friendly people; St. Lucie County is truly the crown jewel of the Treasure Coast.

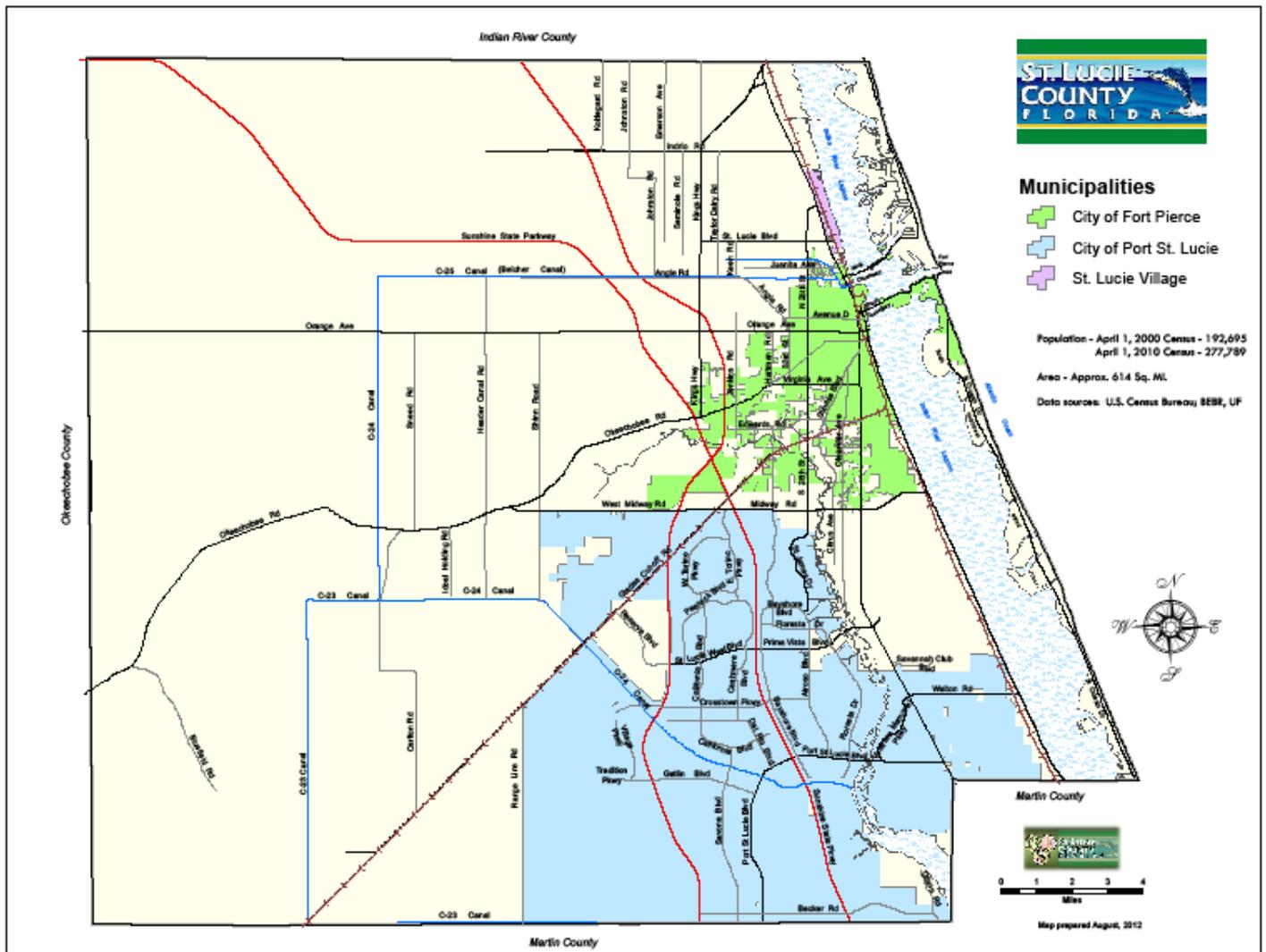
Sources: St. Lucie County website (<http://www.stlucieco.gov/media/history.htm>)
St. Lucie County Historical Society (<http://www.stluciehistoricalsociety.org/>)
St. Lucie County Historical Society (<http://www.rootsweb.ancestry.com/~flstluci/slchistory.htm>)
Florida Counties Map (http://www.floridacountiesmap.com/st_lucie_county.shtml)
Ancient Native Heritage of The Ancient Ones (<http://www.ancientnative.org/ais.php>)
Spanish Contacts with the Ais (Indian River) Country (<http://www.treasurelore.com/florida/ais.htm>)
Orlando: A Visual History: Mosquito County 1842 (<http://www.cfhf.net/maps/1839.htm>)
Wikipedia website (http://en.wikipedia.org/wiki/State_of_Florida)
Wikipedia website (http://en.wikipedia.org/wiki/Saint_Lucy)
Wikipedia website (http://en.wikipedia.org/wiki/Indian_River_County,_Florida)
Exploring Florida: Social Studies Resources for Students and Teachers (<http://fcit.usf.edu/florida/lessons/transfer/trnsfer1.htm>)
Maps Etc: Brevard County Maps (<http://fcit.usf.edu/florida/maps/galleries/County/stlucia/index.php>)

GENERAL INFORMATION

St. Lucie County is located on the eastern edge of the south-central coast of Florida in the heart of the Treasure Coast region. It is bounded on the north by Indian River County, the west by Okeechobee County, the south by Martin County and the east by the beautiful Atlantic Ocean. According to the U.S. Census Bureau, the County has a total area of 688 square miles (1,782 km²), of which, 572 square miles (1,483 km²) of it is land and 116 square miles (299 km²) of water that merges with the Atlantic Ocean. The total area is 16.80% water. Between two cities and their major tourist attractions, the City of Fort Pierce is located approximately 60 miles north of West Palm Beach, and 100 miles southeast of the City of Orlando.

Source: Wikipedia (http://en.wikipedia.org/wiki/St._Lucie_County)

MAP OF ST. LUCIE COUNTY'S MUNICIPALITIES



INCORPORATED MUNICIPALITIES

St. Lucie County consists of three municipalities: the City of Fort Pierce (which is also the location of the County Seat), the City of Port St. Lucie, and St. Lucie Village.

Fort Pierce

The City of Fort Pierce was named after Lt. Col. Benjamin K. Pierce, who established a U.S. Army fort there during the second Seminole War in 1838. But it would take more than 60 years for the area to officially become the City of Fort Pierce.

On Dec. 29, 1900, a notice was posted calling all registered voters to assemble at Davis Hall, Fort Pierce, Brevard County, Florida, on February 2, A.D. 1901, for the purpose of organizing a municipal government. On that date, 54 of the 66 voters who resided in the proposed village voted to incorporate. They elected A.C. Dittmar as mayor, appointed D.L. Alderman, A.Y.W. Hogg, P.P. Cobb, L.L. Carlton and F.M. Tyler as the City's five aldermen. H.I. Klopp was elected as city clerk and D.S. Carlton as marshal. Those 66 residents have now grown to more than 40,000.

Fort Pierce covers 21 square miles and serves as the county seat. The city's early economies were water transportation and fishing, along with the production of pineapple (a crop that was eventually replaced with citrus). Fort Pierce remains the commercial center of St. Lucie County, although it is smaller in population and land area than Port St. Lucie. The City of Fort Pierce is governed by a five-member city commission and employs a professional manager for the management of daily activities.

Port St. Lucie

Its history may not be as old as Fort Pierce's, but the story behind Port St. Lucie is just as interesting.

In 1958, General Development Corporation purchased the River Park property as well as an adjoining 40,000 acres. A subsidiary of Mackle Co., General Development Corporation (GDC) had a budget of \$50 million to develop a new community on the North Fork of the St. Lucie River.

The population boom was on. Full-page ads drew the interest of retirees from the Northeast, offering them 80 x 125-foot lots for \$10 down and \$10 a month. Homes sold for as little as \$9,000. Soon ranchers began selling pasture land that they had purchased for just \$6 an acre for as much as \$225 per acre. At its sales office on U.S. 1 and Prima Vista, GDC sold as many as 300 lots a day.

The City of Port St. Lucie is the largest city both geographically and in terms of population in St. Lucie County. It covers 120 square miles. It was incorporated in 1961 as a residential community and was originally developed in large measure as a retirement community by the GDC. The City of Port St. Lucie is governed by a five-member city council and also employs a professional manager for the management of daily activities.

Town of St. Lucie Village

The community's founding dates back to 1849, when a Seminole attack prompted the U.S. Government to build Fort Capron to protect skittish settlers. The homestead of Major James Paine, who settled there after completing his tour of duty at Fort Capron, his forty acres were along the west bank of the Indian River about one mile south of the fort. Major Paine's family joined him in 1857 and became neighbors with the Bell family around 1872, when Alexander Bell brought his family to the Village and

homesteaded from Taylor Creek south. Over the next 20 years the area became known "Sportsman's Paradise", attracted visiting northerners and tourists, and enabled Paine to rent rooms to visitors for \$3.00 per day.

INCORPORATED MUNICIPALITIES - continued

In the 1890's, Mathew Quay, a Republican Senator from Pennsylvania, built a large winter retreat near the Paine home, to which he added a private railroad siding to accommodate his friends' personal railroad cars. Ten of his political allies enjoyed the area so much they formed the St. Lucie Club and built a clubhouse in 1902. This became a center for national Republican politics.

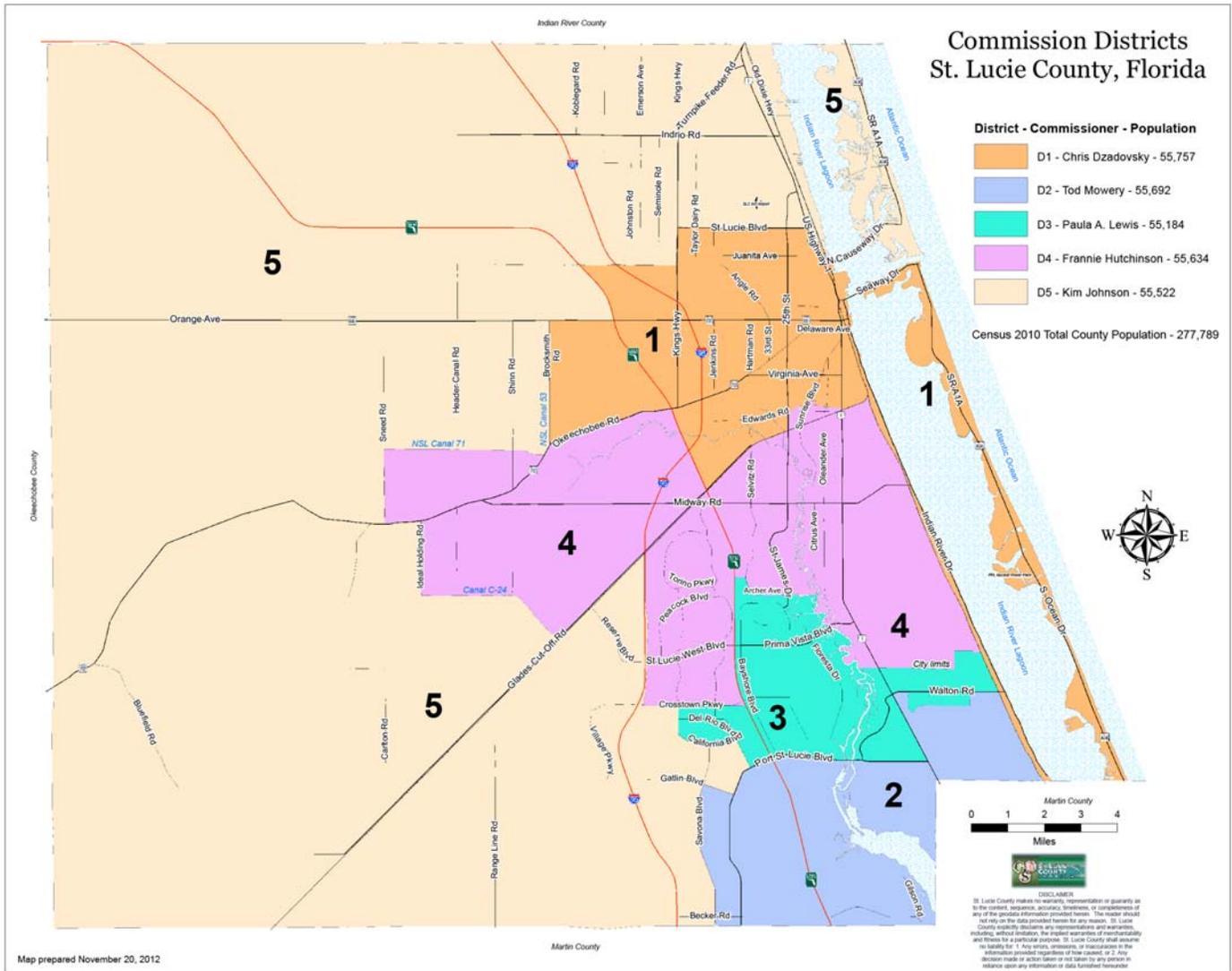
The Village has 36 historic structures listed on the National Register of Historic Places and is a place where generations of some families have resided for a century or more. The roads remain narrow from the days when horse-and-buggy was the mode of transportation. Some of the Village's early economies were the production of pineapples and fishing the Indian River Lagoon for green turtles, oysters, large snook, goliath grouper, redfish, sawfish, mullet, and other various types of native fish.

The Town of St. Lucie Village is a small enclave covering 1.5 square miles of territory in North St. Lucie County located on the west side of the Indian River Lagoon. The village is about 4 miles north of Fort Pierce and 11 miles south of Vero Beach, and was incorporated in 1961. The village is governed by a five-member Board of Aldermen, and the mayor serves as the chief executive officer of the Town.

Sources:

- St. Lucie County website (<http://www.stlucieco.gov/media/history.htm>)
- Florida Counties Map (http://www.floridacountiesmap.com/st_lucie_county.shtml)
- St. Lucie County Historical Society (<http://www.stluciehistoricalsociety.org/>)
- St. Lucie County Historical Society (<http://www.rootsweb.ancestry.com/~flstluci/slchistory.htm>)
- Wikipedia (http://en.wikipedia.org/wiki/St._Lucie,_Florida)
- Florida Commission on Ethics (<http://www.ethics.state.fl.us/opinions/94/CEO%2094-008.htm>)
- Indian River Magazine (http://indianrivermag.com/LIVE/index.php?module=pagemaster&PAGE_user_op=view_page&PAGE_id=174)
- St. Johns River Water Management District and the Indian River Lagoon National Estuary Program: Indian River Lagoon: An Introduction to a Natural Treasure (http://sjr.state.fl.us/itsyourlagoon/pdfs/IRL_Natural_Treasure_book.pdf)

MAP OF ST. LUCIE COUNTY COMMISSION DISTRICTS



GOVERNMENT

St. Lucie County is a non-charter county governed by a Board of County Commissioners consisting of five-members. The commissioners are elected at large to serve a period of four years. Elections are staggered to provide continuity between boards. A professional administrator, who is appointed by the Board of County Commissioners, manages the County on a daily basis.

Some key facts about St. Lucie County are:

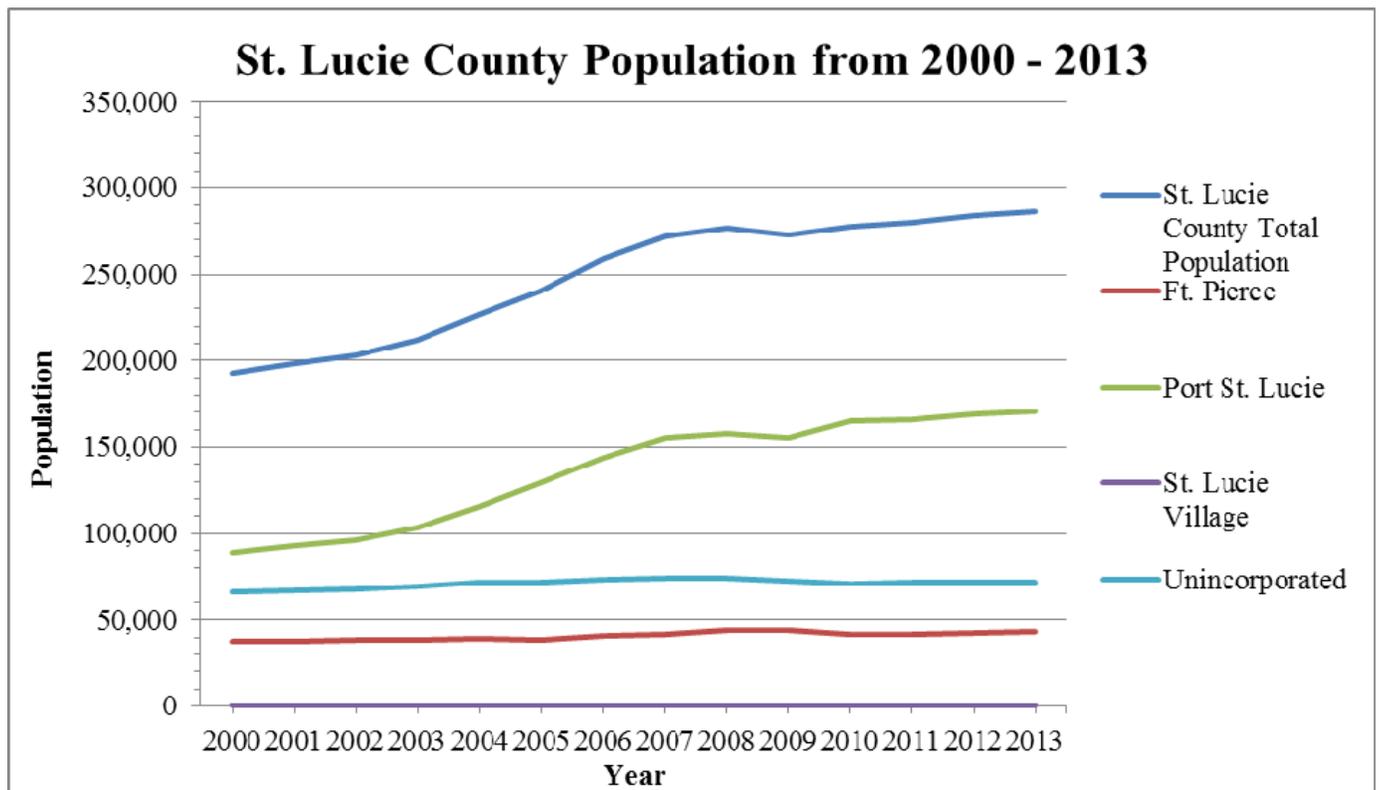
POPULATION

St. Lucie County’s population in 2013 is estimated to be 286,832.

2010 is estimated by the census at 277,789, an increase of 4,925 (+1.8%) persons from 2009’s population census estimate of 272,864. The population is largely concentrated in the eastern portion of the County within 5-10 miles of the Atlantic Coast. The current population has increased by 47.3% over the 2000 census population of 192,695 and a considerable 89.0% increase since 1990’s census population of 150,171.

For 2012, the County’s median age was 42.4 and the County was ethnically comprised of 60.4% white, 19.9% black, 17.1% Hispanic, 1.8% Asian, 0.6% American Indian and Alaskan Natives, and 0.1% Native Hawaiian and Other Pacific Islanders.

The County’s entire population of increased by 1.03% from 283,920 in 2012 to 286,832 in 2013. When looking at the 2013 population concentrations and the (+/- %) shifts in population from 2012 to 2013, there is: 15.0% of the population in Fort Pierce (+0.93%); 59.6% in Port St. Lucie (+1.18%); 0.2% in St. Lucie Village (+0.67%); and 25.1% in Unincorporated (+0.71%).



Sources:

United States Department of Commerce – U.S. Census Bureau – State and County Quick Facts
<http://quickfacts.census.gov/qfd/states/12/12111.html>

United States Department of Commerce – U.S. Census Bureau – Population Estimates: City and Town Totals: Vintage 2013: All Incorporated Places and Minor Civil Divisions Datasets: Subcounty Resident Population Estimates: April 1, 2010 to July 1, 2013
<http://www.census.gov/popest/data/cities/totals/2013/SUB-EST2013.html>

EMPLOYMENT

Services, tourism, agriculture, construction and light manufacturing are the principal industries within the County. While St. Lucie County is poised to take advantage of its location, climate and abundant workforce, the growth in employment opportunities has not kept pace with the growth in population between 2000 and 2004. From 2005 to 2010, the St. Lucie County had been greatly affected by the economic downturn with rising unemployment rates. To counter, the County initiated an aggressive campaign to attract targeted businesses. From 2011 to 2013, the economic downturn is starting to show signs of a rebound as the County's unemployment rate declined.

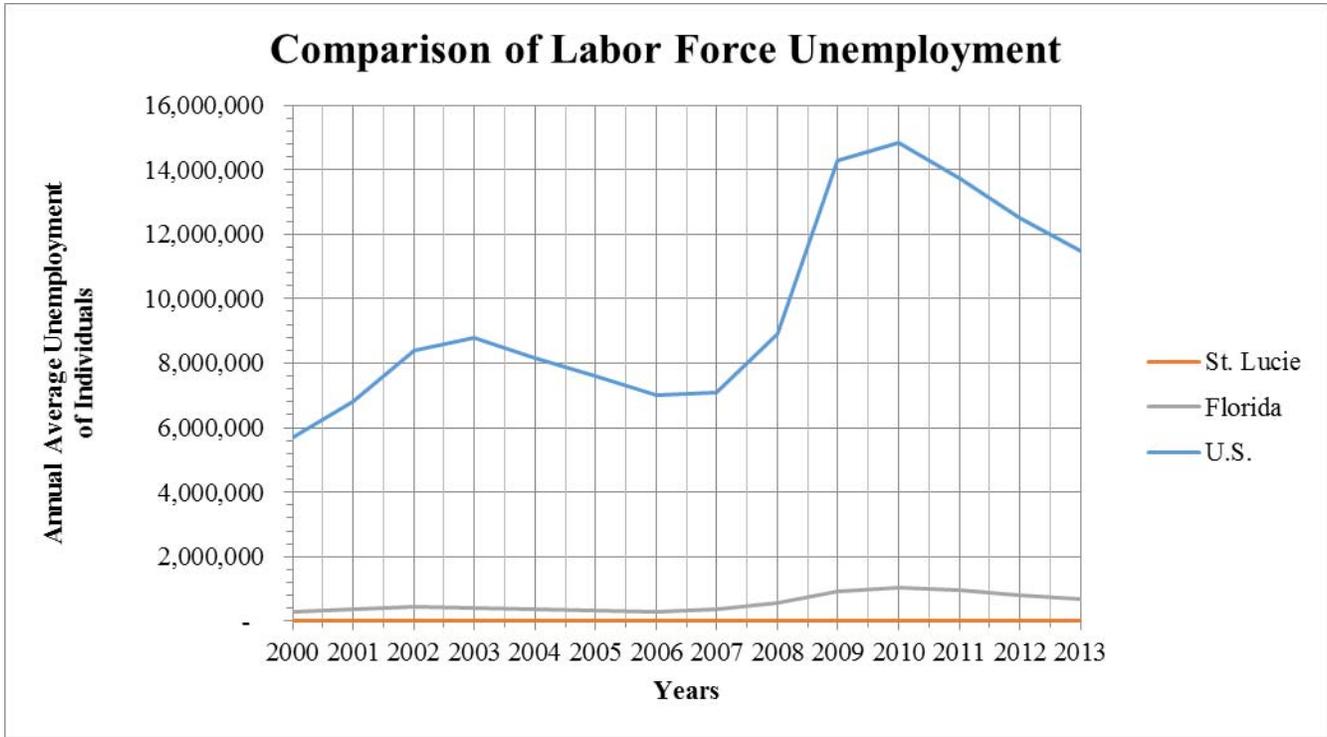
In 2013, as the economic conditions started to turn around, the County's unemployment rate decreased by 1.50%, from 11.2% down to 9.7% from 2012, and was matched by the State's unemployment rate experiencing a decrease by 1.60% from 8.8% down to 7.2%. The County's total population was 286,832, of which, there were 115,180 employed individuals (40.2% of the County population) and 12,443 individuals were unemployed (4.3% of the County's population).

Labor Force Summary: Yearly Average of Unemployed Individuals in St. Lucie County, the State of Florida, and the United States from 2000 through 2013:

Year	St. Lucie	% Change	Unempl. Rate (%)	Florida	% Change	Unempl. Rate (%)	U.S.	% Change	Unempl. Rate (%)
2000	5,017	n/a	5.7%	300,284	n/a	3.8%	5,692,000	n/a	4.0%
2001	5,663	12.9%	6.2%	373,344	24.3%	4.7%	6,801,000	19.5%	4.7%
2002	6,632	17.1%	7.1%	462,419	23.9%	5.7%	8,378,000	23.2%	5.8%
2003	6,471	-2.4%	6.6%	433,253	-6.3%	5.3%	8,774,000	4.7%	6.0%
2004	6,427	-0.7%	6.2%	390,627	-9.8%	4.7%	8,149,000	-7.1%	5.5%
2005	5,294	-17.6%	4.7%	329,751	-15.6%	3.8%	7,591,000	-6.8%	5.1%
2006	4,831	-8.7%	4.1%	296,256	-10.2%	3.3%	7,001,000	-7.8%	4.6%
2007	6,878	42.4%	5.5%	366,749	23.80%	4.0%	7,078,000	1.1%	4.6%
2008	10,765	56.5%	8.7%	579,175	57.9%	6.3%	8,924,000	26.1%	5.8%
2009	16,320	51.6%	13.2%	944,608	63.1%	10.4%	14,265,000	59.8%	9.3%
2010	17,494	7.2%	14.0%	1,036,461	9.7%	11.3%	14,825,000	3.9%	9.6%
2011	16,122	-7.8%	12.9%	957,799	-7.6%	10.3%	13,747,000	-7.3%	8.9%
2012	14,267	-11.5%	11.2%	819,678	-14.4%	8.8%	12,506,000	-9.0%	8.1%
2013	12,443	-12.8%	9.7%	682,703	-16.7%	7.2%	11,460,000	-8.4%	7.4%

Source:

Florida Department of Economic Opportunity (<http://www.floridajobs.org/labor-market-information/data-center/statistical-programs/local-area-unemployment-statistics>)

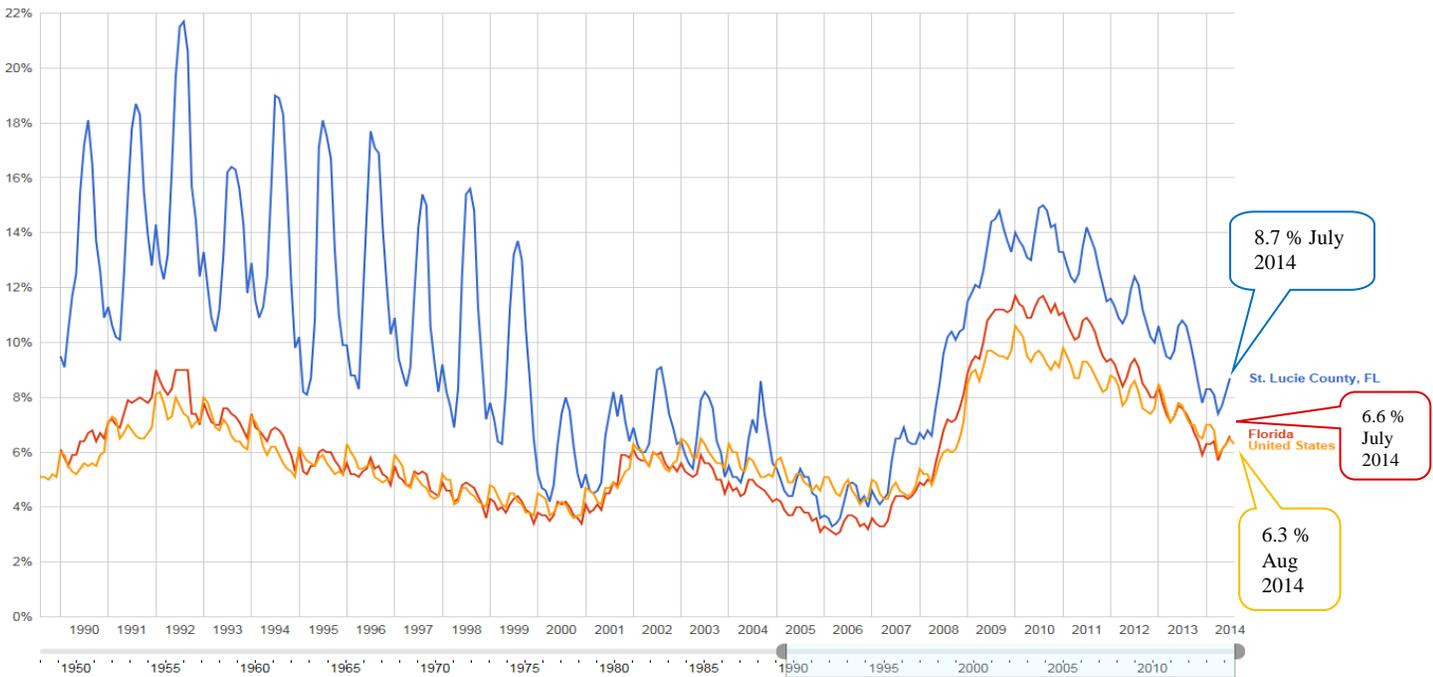


Sources:

Florida Department of Economic Opportunity (<http://www.floridajobs.org/labor-market-information/data-center/statistical-programs/local-area-unemployment-statistics>)

Unemployment rate

The percent of the labor force that is unemployed, not seasonally adjusted.



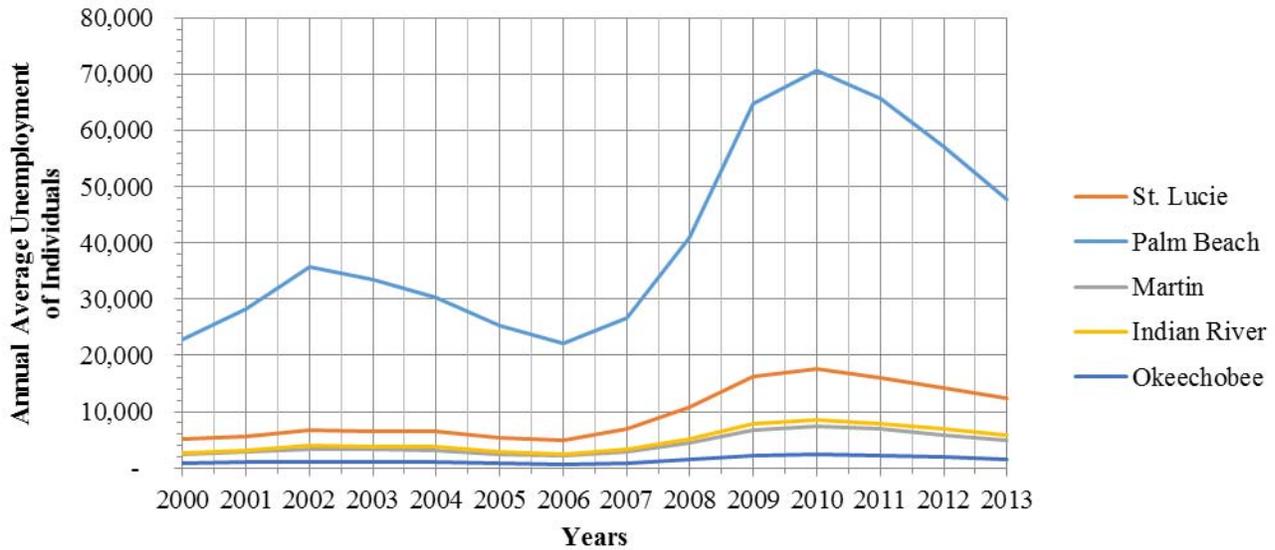
Data from U.S. Bureau of Labor Statistics Last updated: Sep 19, 2014
 ©2014 Google - Help - Terms of Service - Privacy - Disclaimer - Discuss

Source:

Google Public Data

(http://www.google.com/publicdata/explore?ds=z1ebjgk2654c1_#!tctype=l&strail=false&bcs=d&nselm=h&met_y=unemployment_rate&fdim_y=seasonality:U&scale_y=lin&ind_y=false&rdim=country&idim=state:ST120000000000&idim=county:CN121110000000&idim=country:US&ifdim=country&tstart=619329600000&tend=1408248000000&hl=en_US&dl=en_US&ind=false)

South East Florida Regional Labor Force Annual Unemployment



Source:

Florida Department of Economic Opportunity (<http://www.floridajobs.org/labor-market-information/data-center/statistical-programs/local-area-unemployment-statistics>)

The Major Industry Areas of Employment in the State of Florida Are:

Industry Descriptions	2011		2012		2013		2013 vs. 2011	2013 vs. 2011
	Labor Force	% Labor Force	Labor Force	% Labor Force	Labor Force	% Labor Force	# Change in Growth	% Change in Growth
Agriculture, natural resources, & mining	166,763	1.6%	173,961	1.7%	171,452	1.6%	4,689	2.8%
Construction	490,003	4.8%	487,130	4.9%	529,900	5.0%	39,897	8.1%
Education and health services	1,330,364	13.1%	1,328,910	13.3%	1,375,985	13.0%	45,621	3.4%
Financial activities	1,252,939	12.4%	1,151,273	11.5%	1,303,174	12.3%	50,235	4.0%
Government	1,182,474	11.7%	1,180,843	11.8%	1,162,725	11.0%	(19,749)	-1.7%
Information	169,599	1.7%	166,508	1.7%	169,850	1.6%	251	0.1%
Leisure and hospitality	1,120,691	11.1%	1,116,624	11.2%	1,210,192	11.5%	89,501	8.0%
Manufacturing	343,414	3.4%	340,267	3.4%	358,104	3.4%	14,690	4.3%
Other Services	681,303	6.7%	688,443	6.9%	714,375	6.8%	33,072	4.9%
Professional and business services	1,577,268	15.6%	1,581,576	15.8%	1,655,312	15.7%	78,044	4.9%
Retail trade	1,125,005	11.1%	1,115,158	11.1%	1,178,335	11.2%	53,330	4.7%
Trade, transportation, and utilities	337,839	3.3%	331,003	3.3%	362,029	3.4%	24,190	7.2%
Wholesale trade	350,932	3.5%	347,007	3.5%	364,649	3.5%	13,717	3.9%
Total Employment	10,128,594	100%	10,331,627	100%	10,556,082	100%	191,021	4.2%

Source:

US Department of Commerce - Bureau of Economic Analysis - Total Full-Time and Part-Time Employment by NAICS Industry (<http://www.bea.gov/iTable/iTable.cfm?ReqID=70&step=1>)

COST OF LIVING

October 2013 Cost of Living	St. Lucie County		Palm Beach County	Broward County	Miami- Dade County	Suffolk County	Cook County	San Diego County	U.S. Average
	Port St. Lucie	Fort Pierce	West Palm Beach	Fort Lauderdal e	Miami	Boston	Chicago	San Diego	
Overall	91	83	95	108	108	149	105	143	100.0
Grocery	104	104	107	106	105	117	108	106	100.0
Health	98	98	108	110	108	123	104	110	100.0
Housing	66	36	71	117	120	211	107	223	100.0
Miscellaneous	100	100	104	104	104	135	102	103	100.0
Transportation	104	104	107	106	108	108	110	111	100.0
Utilities	95	95	93	96	95	130	99	112	100.0
Housing									
Median Home Costs	\$95,300	\$ 54,600	\$ 113,100	\$ 204,000	\$190,600	\$339,600	\$156,100	\$ 360,200	\$153,800
Property Tax Rates	\$ 13.61	\$ 13.61	\$ 13.37	\$ 14.38	\$ 14.71	\$ 9.23	\$ 16.10	\$ 7.35	\$ 11.20
Health									
Air Quality (100 = best)	92.6	92.6	92	78.5	65.3	26.4	6.8	5.2	82.8
Water Quality (100 = best)	55	55	30	50	50	1	31	74	55
Environment									
Temperature - high / low	90 / 50	90 / 50	90 / 57	90 / 58	90 / 60	84 / 19	83 / 18	72 / 53	87 / 22
Rain - average annual	58"	58"	61"	63"	60"	45"	36"	10"	37"

Source:

Economic Development Council of St. Lucie County (<http://www.youredc.com/about-st-lucie-county/economic-data/cost-of-living>)

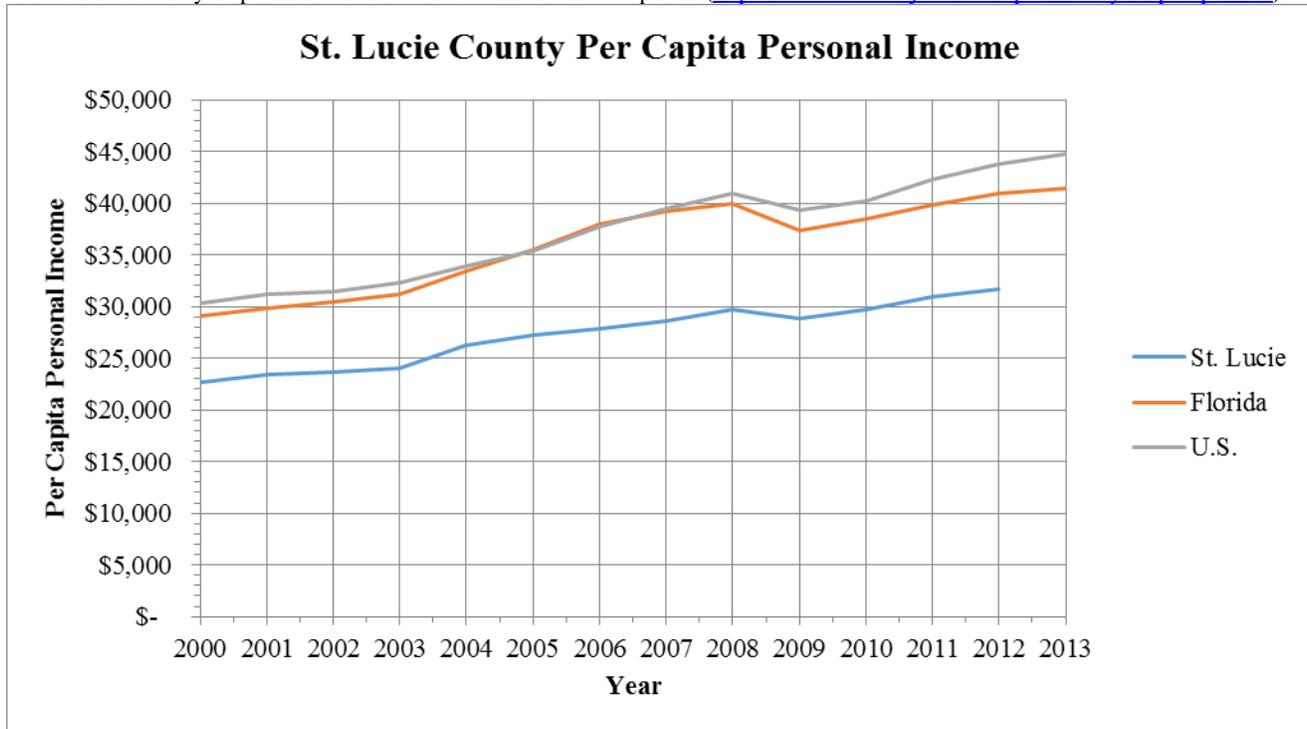
FINANCIAL HEALTH

The Per Capita Personal Income from 2000 to 2013:

Year	St. Lucie	% Change	Florida	% Change	U.S.	% Change
2000	\$ 22,645		\$ 29,079		\$ 30,319	
2001	\$ 23,405	3.4%	\$ 29,804	2.5%	\$ 31,157	2.8%
2002	\$ 23,664	1.1%	\$ 30,462	2.2%	\$ 31,481	1.0%
2003	\$ 23,999	1.4%	\$ 31,241	2.6%	\$ 32,295	2.6%
2004	\$ 26,309	9.6%	\$ 33,463	7.1%	\$ 33,909	5.0%
2005	\$ 27,249	3.6%	\$ 35,489	6.1%	\$ 35,452	4.6%
2006	\$ 27,900	2.4%	\$ 37,996	7.1%	\$ 37,725	6.4%
2007	\$ 28,568	2.4%	\$ 39,256	3.3%	\$ 39,506	4.7%
2008	\$ 29,691	3.9%	\$ 39,978	1.8%	\$ 40,947	3.6%
2009	\$ 28,792	-3.0%	\$ 37,382	-6.5%	\$ 39,357	-3.9%
2010	\$ 29,694	3.1%	\$ 38,493	3.0%	\$ 40,163	2.0%
2011	\$ 30,979	4.3%	\$ 39,896	3.6%	\$ 42,298	5.3%
2012	\$ 31,742	2.5%	\$ 41,012	2.8%	\$ 43,735	3.4%
2013	N/A	N/A	\$ 41,497	1.2%	\$ 44,765	2.4%

Source:

Bureau of Economic Analysis (<http://www.bea.gov/iTable/iTable.cfm?ReqID=70&step=1&isuri=1&acrdn=5>)



Source:

Bureau of Economic Analysis (<http://www.bea.gov/iTable/iTable.cfm?reqid=70&step=1&isuri=1&acrnd=5>)

State of New Jersey Department of Labor and Workforce Development (<http://lwd.dol.state.nj.us/labor/lpa/industry/incpov/pci.htm>)

FINANCIAL CHARACTERISTICS

Household Income in the past 12 months (estimates in 2013 inflation-adjusted dollars):

Subject	St. Lucie County		State of Florida	
	Owner-occupied housing units	Renter-occupied housing units	Owner-occupied housing units	Renter-occupied housing units
Occupied housing units	71,545	32,791	4,672,482	2,539,102
Less than \$5,000	3.0%	9.2%	2.7%	6.5%
\$5,000 to \$9,999	3.0%	13.2%	2.5%	7.4%
\$10,000 to \$14,999	5.9%	5.8%	4.3%	8.7%
\$15,000 to \$19,999	5.0%	9.1%	4.8%	8.0%
\$20,000 to \$24,999	6.0%	5.2%	5.4%	8.2%
\$25,000 to \$34,999	11.8%	13.8%	10.3%	14.4%
\$35,000 to \$49,999	15.7%	18.8%	14.6%	16.4%
\$50,000 to \$74,999	18.6%	10.3%	19.4%	15.8%
\$75,000 to \$99,000	13.5%	7.3%	12.6%	7.3%
\$100,000 to \$149,999	10.8%	5.0%	13.2%	4.9%
\$150,000 or more	6.7%	2.4%	10.2%	2.4%
Median house hold income	49,571	30,098	55,740	32,131

Source:

United States Census Bureau: American Fact Finder: Financial Characteristics

(http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_1YR_S2503&prodType=table)

HOUSEHOLD INCOME

Household Income in the past 12 months (estimates in 2013 inflation-adjusted dollars):

	St. Lucie County	State of Florida
Less than \$10,000	11,652	593,608
\$10,000 to \$14,999	6,109	423,408
\$15,000 to \$19,999	6,601	427,416
\$20,000 to \$24,999	5,992	458,363
\$25,000 to \$29,999	6,479	420,587
\$30,000 to \$34,999	6,457	426,891
\$35,000 to \$39,999	5,605	393,833
\$40,000 to \$44,999	4,647	388,487
\$45,000 to \$49,999	7,168	317,942
\$50,000 to \$59,999	7,560	606,350
\$60,000 to \$74,999	9,089	703,283
\$75,000 to \$99,000	12,050	774,887
\$100,000 to \$124,999	6,523	489,331
\$125,000 to \$149,999	2,847	251,324
\$150,000 to \$199,999	2,549	253,241
\$200,000 or more	3,008	282,633
Total	104,336	7,211,584

Source:

United States Census Bureau: American Fact Finder: Financial Characteristics
http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_1YR_B19001&prodType=table

HOUSING

Residential Housing Trends in St. Lucie County:

	2003 Q1	2004 Q1	2005 Q1	2006 Q1	2007 Q1	2008 Q1
Average Price	\$ 142,500	\$ 176,600	\$ 221,600	\$ 265,100	\$ 224,000	\$ 172,800
# Homes on the Market	1,060	1,663	3,466	6,382	9,014	8,072
# Homes Sold	834	1,206	767	1,071	728	651
# New Homes Built	557	1,113	2,040	1,778	282	103
Average # Days on Market	75	70	59	88	139	135

	2009 Q1	2010 Q1	2011 Q1	2012 Q2	2013 Q1
Average Price	\$ 118,300	\$ 103,600	\$ 112,000	\$ 110,700	\$ 119,537
# Homes on the Market	4,399	3,145	3,291	2,686	1,781
# Homes Sold	1,037	1,334	955	975	1,193
# New Homes Built	41	46	34	44	N/A
Average # Days on Market	112	108	142	102	82

Note: Q1 is for first quarter of each year and Q2 is for the second quarter of each year.

Source:

Regional MLS (<http://www.rmlsfl.com/downloads/Stats.php>)

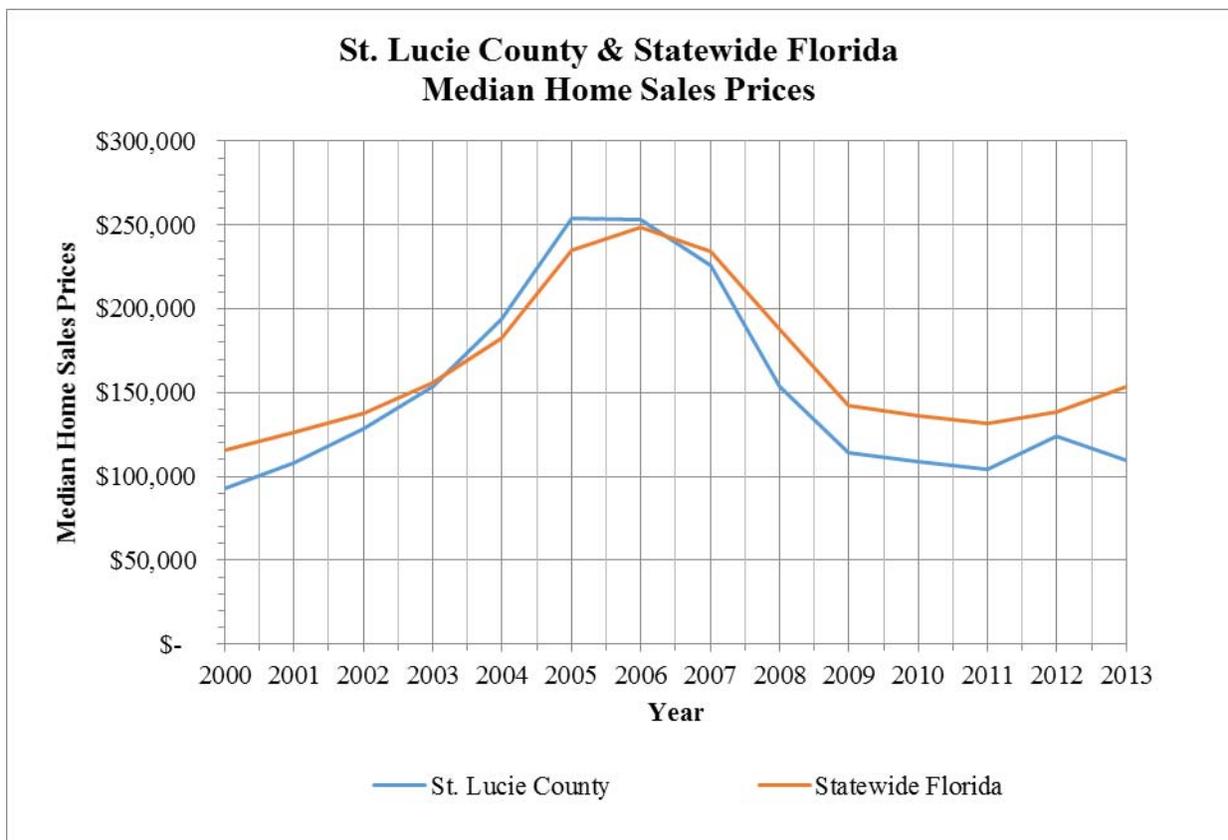
The Median Home Sales for St. Lucie County and the State of Florida:

Year	St. Lucie County	% Change	Statewide Florida	% Change	Year	St. Lucie County	% Change	Statewide Florida	% Change
2000	\$ 93,100		\$ 115,900		2007	\$ 226,100	-10.7%	\$ 234,300	-5.6%
2001	\$ 108,200	16.2%	\$ 126,600	9.2%	2008	\$ 153,600	-32.1%	\$ 187,800	-19.8%
2002	\$ 128,300	18.6%	\$ 137,800	8.8%	2009	\$ 114,500	-25.5%	\$ 142,600	-24.1%
2003	\$ 153,900	20.0%	\$ 155,800	13.1%	2010	\$ 108,500	-5.2%	\$ 136,500	-4.3%
2004	\$ 193,900	26.0%	\$ 182,400	17.1%	2011	\$ 104,000	-4.1%	\$ 131,700	-3.5%
2005	\$ 254,000	31.0%	\$ 235,200	28.9%	2012	\$ 124,163	19.4%	\$ 138,600	5.2%
2006	\$ 253,200	-0.3%	\$ 248,300	5.6%	2013	\$ 109,900	15.7%	\$ 154,000	14.1%

Source:

Economic Development Council of St. Lucie County (http://www.youredc.com/wp-content/uploads/2013/05/St.-Lucie-County_Single-Family-Homes_2013-Q1_Summary.pdf)

Florida Realtors (<http://media.floridarealtors.org/wp-content/uploads/2013/05/1Q-2013-Fla-MSA-summary.pdf>)



Source:

Economic Development Council of St. Lucie County (http://www.youredc.com/wp-content/uploads/2013/05/St.-Lucie-County_Single-Family-Homes_2013-Q1_Summary.pdf)

Florida Realtors (<http://media.floridarealtors.org/wp-content/uploads/2013/05/1Q-2013-Fla-MSA-summary.pdf>)

EDUCATION

The public school system is countywide and is governed by the School Board consisting of five members each elected for a four-year term. The school system is comprised of 19 elementary schools (grades K-5), 12 schools that combine grades K-8, three middle schools (grades 6-8) and six high schools (grades 9-12). Of the total 40 schools in St. Lucie County, there are Charter Schools; and five Magnet Schools, that consist of: three elementary (K-5), one combined (K-8), and one high school.

Higher educational resources within the County include: Indian River State College (IRSC) (formally Indian River Community College), Keiser University, and the extension campuses of Florida Atlantic University, University of Florida, Nova Southeastern University, Barry University, and Strayer University. These prestigious schools enable an individual to obtain two and four-year degrees without having to leave the area.



Source:

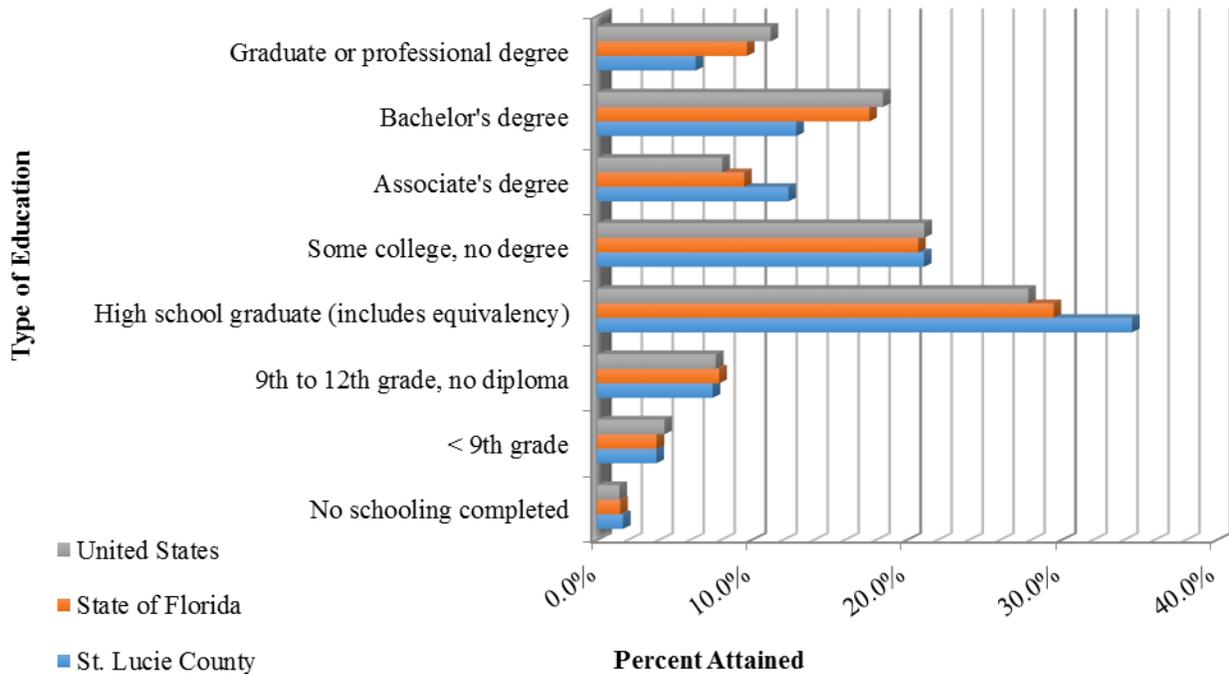
Economic Development Council of St. Lucie County (<http://www.youredc.com/html/education.asp>)

Educational Attainment Rates in St. Lucie County, the State of Florida, and the United States

2013 Levels of Educational Attainment:

	St. Lucie County		State of Florida		United States	
	Count	Percentage	Count	Percentage	Count	Percentage
No schooling completed	3,368	1.7%	202,183	1.5%	2,999,238	1.4%
< 9th grade	7,755	3.8%	525,130	3.8%	9,135,130	4.3%
9th to 12th grade, no diploma	15,160	7.4%	1,079,856	7.9%	16,133,858	7.6%
High school graduate (includes equivalency)	70,269	34.5%	4,042,708	29.5%	58,659,473	27.8%
Some college, no degree	42,924	21.1%	2,842,328	20.7%	44,510,161	21.1%
Associate's degree	25,120	12.3%	1,300,616	9.5%	17,006,372	8.1%
Bachelor's degree	26,136	12.8%	2,409,162	17.6%	38,881,973	18.4%
Graduate or professional degree	12,913	6.3%	1,325,013	9.7%	23,584,410	11.2%
Population 25 years and over	203,645	100%	13,726,996	100%	210,910,615	100%

2013 Levels of Educational Attainment



Sources:

US Census Bureau - Educational Attainment - Population 25 Years and Over - 2011 American Community Survey 1-Year Estimates (http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_1YR_B15003&prodType=table)

QUALITY OF LIFE:

Points of Interest:

- Dolphin Watch & Wildlife Eco Tours – Ft. Pierce
- FPL’s Energy Encounter – Hutchinson Island
- Fort Pierce City Marina – Ft. Pierce
- Ocean Discovery Center, Harbor Branch Oceanographic Institution – Ft. Pierce
- Heathcote Botanical Gardens – Ft. Pierce
- Hallstrom Planetarium – Ft. Pierce
- Navy UDT-SEAL Museum – Ft. Pierce
- PGA Historical Center – Port St. Lucie
- Manatee Observation & Education Center – Ft. Pierce
- Experimental Oculina Research Reserve – Ft. Pierce
- Smithsonian Marine Ecosystems Exhibit – Ft. Pierce
- St. Lucie County Regional History Center – Ft. Pierce
- Seven Gables House Visitor Information Center – Ft. Pierce



Recreational Opportunities:

- Beaches and Water Sports
- Diving at Artificial Reefs
- Fishing
- Horseback Riding at Frederick Douglass Beach
- 4 County Pools
- 38 Parks
- 23 Ballfields
- 19 Beach Access Sites
- 1 Skate Park



Golf Courses:

- Fairwinds – Ft. Pierce
- Ballantrae – Port St. Lucie
- Gator Trace – Ft. Pierce
- Club Med Resort – Port St. Lucie
- Edward G. Enns Indian Hills – Ft. Pierce
- The Saints – Port St. Lucie



Cultural Events / Festivals:

- Events at St. Lucie County Fairgrounds.....Year Round
 - South Florida Quarter Horse Show.....November
 - Gun Show.....December
 - Professional Bull Riding.....January
 - St. Lucie County Fair.....February
 - St. Lucie County School Board Graduations.....End of May / Beginning of June
 - AKC Dog Show.....June
 - Horse Show Boot Camp.....June
 - Florida Quarter Horse Association Show.....August
 - Twin Rivers Saddle Club Horse Show.....Monthly from October to May
- New York Mets Major League Baseball Game.....Majors in Feb-Apr / Minors Apr – Sep
- Vinny Ball / NCAA & High School Baseball.....March
- Art Walk in Historic Downtown Fort Pierce.....2nd Wednesday / month
- Zora Neale Hurston Dust Tracks Heritage Trail.....Year Round
- Zora Fest – various locations in Ft. Pierce.....March
- Friday Fest in Historic Downtown Fort Pierce.....1st Friday / month
- West Fest – Tradition Community.....3rd Friday / month
- Seafood & Fishing Frenzy.....Mid-May
- Fort Pierce Oyster Festival.....April
- Big Bird Fly In – Radio Controlled Model Airplanes.....March

Galleries:

- A.E. “Bean” Backus Museum & Gallery – Ft. Pierce
- Brush Strokes Gallery – Ft. Pierce
- IRSC’s Arts Gallery – Ft. Pierce
- Lafferandre Gallery – Ft. Pierce
- The Littleton Collection – Ft. Pierce

Theater Companies:

- Club Med, Port St. Lucie
- McAlpin Fine Arts Center, IRSC – Ft. Pierce
- Pineapple Playhouse – Ft. Pierce
- Sunrise Theater – Ft. Pierce
- Black Box Theatre – Ft. Pierce

Symphony Orchestras:

- Fort Pierce Jazz Society
- Treasure Coast Symphony at IRSC’s McAlpin Fine Arts Center – Ft. Pierce

Medical Services:

- Lawnwood Regional Medical Center & Heart Institute
- Martin Health Systems
- Savannas Hospital
- St. Lucie Medical Center
- Tradition Medical Center

For more information, visit <http://www.visitstluciefla.com/>. For information on the Arts and Cultural Alliance of St. Lucie County, visit <http://www.artsinstlucie.org/p/2/home>

Sources:

- St. Lucie County Tourism (http://www.stlucieco.gov/tourism/galleries_museums.html)
- Economic Development Council of St. Lucie County (<http://www.eflorida.com/profiles/CountyReport.asp?CountyID=36&Display=all>)
- Economic Development Council of St. Lucie County (<http://www.youredc.com/html/attractions.asp>)
- Economic Development Council of St. Lucie County (http://www.youredc.com/html/arts_and_culture.asp)
- St. Lucie County website (<http://www.st-lucie.lib.fl.us/zora/index.htm>)
- St. Lucie County website (<http://www.co.st-lucie.fl.us/zorafest/index.htm>)
- St. Lucie County website (<http://www.stlucieco.gov/parks/index.htm>)
- Wikipedia (http://en.wikipedia.org/wiki/St._Lucie_County)

OTHER RESOURCES

St. Lucie County is situated in an area where the Florida Turnpike, Interstate 95, US Highway 1, the St. Lucie County International Airport, the Port of Fort Pierce, and the Florida East Coast Railway system are in close proximity to each other. This provides for easy access to County amenities as well as commercial opportunities.

The County is also the home of two prestigious research facilities -- Harbor Branch Oceanographic Institute and the Smithsonian Marine Station, Fort Pierce. Additionally, The University of Florida has established an agricultural research center in the County, and the United States Department of Agriculture has selected St. Lucie County as a location for a research facility.

The St. Lucie County Sports Complex is the site of many public events and includes a modern baseball stadium and practice fields that serve as the spring training home of the New York Mets baseball team. It is also home of the St. Lucie Mets, a local farm club that provides near major league quality baseball action for fans at a very affordable rate.

Three local law enforcement departments serve the County. The St. Lucie County Sheriff's Department services primarily the unincorporated area. The Fort Pierce Police Department and the Port St. Lucie Police Departments service their respective cities. The three departments work closely to ensure that St. Lucie County is a safe place to work and live.

FINANCIAL POLICY

FINANCIAL POLICY STATEMENT

St. Lucie County has an important responsibility to its citizens to correctly account for public funds, to manage county finances wisely and to plan for adequate funding of services desired by the public. St. Lucie County needs to ensure that it is capable of adequately funding and providing local government services needed by the community.

Sound fiscal policies that are realistic and consistent provide useful guidance for the long-term programming of services and facilities. They also provide a set of assumptions under which budget and tax decisions should be made. While established for the best management of government resources, generally accepted fiscal policy also helps set the parameters for government's role in the broader economy of the community. The following fiscal policies set a framework to guide the operations of the County.

FINANCIAL STRUCTURE

All operations of St. Lucie County are accounted for by the use of fund accounting, in order to provide proper accountability for the different kinds of resources. Various funds have been established to track transactions. Funds with similar objectives, activities and legal restrictions are placed in one the following three groups:

Governmental Funds - These funds account for general governmental functions, such as the court system and law enforcement. They use a spending measurement focus; which means that only current assets and liabilities are generally included on the fund types' balance sheets, and the difference between these assets and liabilities is classified as fund balance. Governmental Funds types are classified into four generic fund types as follow:

- X **General Fund** is used to account for all financial resources except those required to be accounted for in a specific fund. Most countywide activities are accounted for in this fund.
- X **Special Revenue Funds** account for proceeds of specific revenue sources that legally restricted to expenditures for specified purposes.
- X **Debt Service Funds** are used to account for the accumulation of resources for and the payment of general long-term debt principal, interest and other costs associated with long-term debt.
- X **Capital Project Funds** are used to account for the purchase or construction of major capital facilities, such as buildings, infrastructure and lands.

Proprietary Funds - These funds are used to account for governments' ongoing activities that are similar to those of private enterprise. They are accounted for on a cost of service basis. There are two types of Proprietary Funds:

- X **Enterprise Funds** are used to account for the provision of public services that are similar to services provided by business enterprises. Operating costs of such funds are paid from user charges or other non-governmental revenue.

- X **Internal Service Funds** is the financing of goods or services provided by one department to other departments within the same government on a cost reimbursement basis.

Fiduciary Funds - These funds account for assets belonging to others, held by a government in a trustee capacity or as an agent. Agency and expendable trust funds are accounted for like governmental funds. Non-expendable trusts are accounted for in the same manner as proprietary funds. Fiduciary Funds consists of two groups:

- X **Expendable Trust Funds** account for assets held by the County in trust for administration and disbursement for specific purposes.

- X **Agency Funds** account for assets belonging to others, which are held pending disposition.

BUDGETARY BASIS

Modified Accrual Basis for Governmental Funds - All Governmental Funds (General Fund, Special Revenue Funds, Debt Service Funds, Capital Project Funds), Expendable Trust Funds and Agency Funds are maintained on the modified accrual basis of accounting. Modified accrual is essentially accrual accounting, modified to recognize the governmental environment and unique accounting measurement objectives. Revenues are generally recognized during the fiscal year when they are quantifiable, measurable and there is a reasonable expectation that they will be collected during that period. In most cases, expenditures are recorded when the good or service is actually delivered, regardless of when the funds are disbursed. As a budgetary control measure, the funds are encumbered or "reserved" when the good or service is ordered.

Accrual Basis for Proprietary Funds- Proprietary Funds include the Internal Service Funds and the Enterprise Funds. Under the Accrual basis revenues are budgeted based on the measurable amount expected to be "earned" during the fiscal year. Expenditure estimates are developed for all expenses anticipated to be "incurred" during the fiscal year. Revenue is recognized when earned and expenditures are recognized when incurred. Transactions are recorded when they occur - regardless of when cash is received or disbursed. This is essentially the same method used in the private sector; however there are a few differences:

1. Capital expenditures and debt principal are budgeted as appropriations
2. Compensated absence accruals are not budgeted

Fund Balance - Fund balance is the result of the previous fiscal year's beginning cash balance plus revenues received minus actual expenditures. It includes unallocated resources that may be used to fund new projects/programs as well as unspent allocated funds, which will be carried forward to fund those existing projects/programs. Fund balance is adjusted for inventory and other non-cash assets and liabilities.

Depreciation - For budget purposes, depreciation is recognized in a designated reserve only to the extent that it is funded.

GRANTS BUDGETING

Grants are funds awarded to St. Lucie County by the federal government, state agencies, or other organizations to finance projects such as capital improvement, cultural and educational activities, environmental projects, economic development, planning and research, etc. Grant revenues are received into governmental or proprietary funds related to the project. Each grant is individually budgeted as a sub-fund subordinate to its hierarchy governmental or proprietary fund. Transfers of grant local matches, interest monies and residual cash between a grant and its hierarchy fund are permitted without Board approval.

CAPITAL BUDGETING

St. Lucie County maintains a Capital Improvements Plan (CIP), which covers a five-year period and is updated annually. The Office of Management and Budget determines the amount of funds available for capital projects. Proposed projects are prioritized and the available funds are allocated accordingly. A separate section of this document is designated for the CIP projects detail. Projects in the CIP this fiscal year are funded; however out years are estimated needs and may exceed future available revenues.

The capitalization threshold is \$25,000 for buildings or infrastructure with a life span of more than one year. Budgets for buildings and infrastructure under \$25,000 are reflected in the County's operating budget instead of the Capital Improvement Program.

GENERAL BUDGET POLICY

1. The operating budget authorizing expenditure of County money will be adopted annually by the Board at the fund level.
2. The budget shall reflect the estimated beginning balances of all funds and all planned revenues or receipts for each fund for which the County must maintain accounts. Once the annual audit is completed, staff may prepare a Budget Resolution to adjust the beginning balances from the estimated to the actual.

3. No monies shall be expended or disbursed from accounts of the Board of County Commissioners except pursuant to authorization reflected in the adopted budget. The Clerk of Courts shall advise the Board of any exceptions to this policy required by law or generally accepted accounting practice.
4. Florida law states that a county must have a balanced budget. Therefore, the budgeted expenditures and reserves of each fund (including reserves for contingencies, cash flow and all other purposes) will equal the sum of projected fund balance at the beginning of the fiscal year and all revenues and receipts which reasonably can be expected to be received during the fiscal year.
5. Reserves:
 - a. A reserve for contingency may be budgeted in each of the funds. At the Board's discretion, these funds may be allocated as needed during the year to fund unexpected operations or events.
 - b. The Board will also maintain a designated Emergency Reserve of 5% of the total operating budget excluding funds that have a minimum of 10% or \$2 million in reserves (whichever is greater). By majority vote, the Board may use all or a portion of this designated Emergency Reserve, however, the use is normally reserved for natural or manmade disasters.
 - c. The Board will also maintain a fund balance reserve in the general fund equal to 5% of the general fund operating budget. By a majority vote, the Board may use all or a portion of this fund balance reserve to address unanticipated revenue shortfalls or any unforeseen expenditures not necessarily resulting from a natural disaster.
6. Transfers:
 - a. Transfers to reserve accounts may be made during the fiscal year by the County Administrator or the Management & Budget Director as required for proper management of the budget.
 - b. Transfers among expenditure or revenue accounts may be made during the fiscal year by County Administration and/or the Office of Management & Budget, if re-allocations within a fund are determined to be needed. Additional procedures will be established by the County Administrator. No transfers having an impact on capital facility improvement will be made without Board authority.
 - c. No transfer affecting the total allocations to a Constitutional Officer may be made without Board approval.
 - d. No transfer may be made between funds if the result of such transfer will be to change the adopted total budget of a fund, except pursuant to a public hearing and Board action to amend the adopted budget.

- e. Transfers from reserves for contingency will require approval of the Board.
7. Changes in the adopted total budget of a fund will be made only with Board approval of a budget amendment resolution.
8. To provide information to the Board on budget and financial operations the Office of Management & Budget will prepare quarterly analyses of financial condition.
9. The operating budget will reflect programmatic expectations of the Board and County Administrator for each department. The budget will emphasize the relationship between financial and managerial (operations) planning.
10. For purposes of budget preparation, in the event policies or stated desires of the Board regarding appropriations or service levels prove to be incompatible with forecasted revenues or revenue policies, these conflicts will be resolved in favor of the revenue policy.
11. The Capital Improvement Budget showing estimated annualized costs of capital projects will be updated on an annual basis.

REVENUE POLICY

1. The use of general ad valorem tax revenues will be limited to the General, Law Enforcement & Courts (Fine & Forfeiture), MSTU Funds, and dependent special districts, unless required in other funds by bond indenture agreements or by the terms of municipal service taxing units ordinance.
2. The use of ad valorem tax revenues based on millage levied for the Mosquito Control, and Erosion Control Special Districts will be limited to those districts.
3. The use of gas tax revenues will be limited to the Transportation Trust and Transportation Projects Funds, unless required in other funds by bond indenture agreements.
4. The use of sales tax revenues will be limited to the General and Law Enforcement & Courts (Fine & Forfeiture) funds except when allocated to debt service funds to meet non-ad valorem debt service requirements.
5. Pursuant to Ordinance, Tourist Development Tax proceeds will be appropriated as follows:
 - a. 20% for tourist advertising and promotion within St. Lucie County.
 - b. 40% for stadium expenses.
 - c. 33.40% debt service for stadium renovations.
 - d. 6.60% for capital facilities that promote tourism in the Fairgrounds and the area north of Midway Road.

6. The use of revenues pledged to bondholders will conform in every respect to the bond covenants committing those revenues.
7. Periodic cost studies of all County services for which user fees are imposed will be prepared, and proposed fee adjustments will be presented for Board consideration. Fee revenues will be anticipated for purposes of budget preparation using fee schedules, which have been adopted by the Board.
8. County staff will continue to aggressively pursue grant funds. For purposes of preparing the annual budget, revenues will be budgeted at actual award levels when known, and at anticipated grant award levels for continuing grants. Other grants will be budgeted upon notice of award.
9. Ad valorem taxes will be anticipated for purposes of operating budget preparation at 95% of the final assessed taxable value as determined by the Property Appraiser.
10. Millages for Debt Service will be established at the amounts, which will generate sufficient revenue, to make all required payments plus any reserve amount deemed prudent by the Office of Management and Budget or prescribed by covenant or ordinance.
11. All revenues, which are reasonably expected to be unexpended and unencumbered at the end of the fiscal year, will be anticipated as "fund balance" in the budget of the following fiscal year.

DEBT POLICY

1. Neither the Florida Constitution, Florida Statutes, nor the Board of County Commissioners place a limit on the amount of debt the voters may approve by referendum. However, as a practical matter, debt is limited by the availability of revenue streams to pay debt service, by market factors, and by Board/voter discretion.
2. In concert with the County Administrator and the County Finance Team, and to facilitate better short-term decisions, the Office of Management and Budget creates an annual debt schedule to the Board, which lists current debt and projects debt requirements.
3. The County will not fund operations or normal maintenance from the proceeds of long-term financing and will confine long-term borrowing and capital leases to capital improvements, projects, or equipment that cannot be financed from current or projected financial resources. To conserve debt capacity as well as maintain a high bond rating the County will utilize pay-as-you-go financing to the maximum extent possible.
4. Notwithstanding extenuating circumstances, the County's debt capacity will be maintained within the following generally accepted benchmarks:
 - Direct debt per capita shall remain below four hundred dollars (\$400.00). Direct debt includes general obligations and governmental fund bond debt.

- Direct debt per capita as a percentage of income per capita should not exceed 2%.
 - Direct debt as a percentage of the final assessment value of taxable property as provided by the Office of the Property Appraiser shall not exceed 1%.
 - The ratio of direct debt service expenditures as a percentage of general governmental expenditures will not exceed 10%. General governmental expenditures are considered General Fund expenditures, Fine and Forfeitures Fund expenditures plus transfers to the Constitutional Officers, the Airport, the Port and all transfers to Internal Service Funds.
5. The County strives to maintain a minimum underlying bond rating equivalent to ‘Upper Medium Grade’ (Moody Rating Service A or Standard & Poor’s A). The County shall request an evaluation of their underlying rating every five years or as deemed necessary by the Board.
 6. The County shall strive to keep the average maturity of general obligation bonds at or below fifteen (15) years.
 7. When financing capital projects or equipment by issuing bonds, the County will amortize the debt over a term not to exceed the useful life of the project or piece of equipment.
 8. Each year the County will review its outstanding debt for the purpose of determining the feasibility of refunding an issue.
 9. To the maximum extent possible, the County will use special assessment (i.e. Municipal Services Benefit Unit) or self-supporting bonds (i.e. Revenue Bonds) in lieu of general obligation bonds so that those benefiting from the improvements will absorb all or part of the project costs.

APPROPRIATION POLICY

1. Fund appropriations of the Board will be allocated to departments, divisions, programs, organization codes, projects, and line item object codes as deemed appropriate by the Management & Budget Director, with the approval of the County Administrator, to facilitate managerial control and reporting of financial operations.
2. Each year, before Department Directors and Division Managers begin to prepare operating budget requests, the Office of Management & Budget will issue budget preparation instructions. These instructions will take into consideration: 1) County financial policies; 2) The expressed desires of the Board and County Administrator for changes in service or service levels; 3) Projected costs of authorized services; 4) Forecasted revenues. County managers will prepare annual budget consistent with these instructions.
3. The County, in conjunction with an independent consultant, will prepare and maintain an indirect cost allocation plan, which conforms to federal guidelines for grant reimbursement

of administrative costs. Managers will bill and collect indirect cost charges to eligible grant projects, enterprise funds, and other funds as appropriate.

4. The budget requests of County agencies will include itemized lists of all desired operating equipment, and of any equipment in inventory for which replacement is being requested. Purchase of equipment valued in excess of \$1,000 not on the approved budget list will require approval by the County Administrator or the Board on a case-by-case basis.
5. Each year the County will prepare a comprehensive five-year capital improvement program identifying needed public facilities by service type and geographic area for approval by the Board.
6. The annual budget will contain appropriations to fund capital projects identified by Departments for the purpose of completing the first year of the five-year capital improvement program. Operating budget implications of these capital projects will be identified; such expenses for the first (budgeted) year of the capital plan shall be funded.

THE BUDGET PROCESS

Budget preparation is a year round process. In March, the Office of Management and Budget distributes the Budget Preparation Manual and tentative schedule to the departments. OMB then begins finalizing the schedule for the County Administrator's review, which takes place in April, and the Board's workshops in July.

Departments prepare their 'requested' budget during the months of March and April. The County Administrator reviews the budgets in April and the 'recommended' budget is reviewed by the Board during the month of July. Once the Board approves the budgets and adopts the proposed millage rates in July, OMB notifies the Property Appraiser and prepares the Tentative Budget. The Tentative Budget is presented to the citizens of St. Lucie County and the Board of County Commissioners at the first public hearing in September. The Board will then adopt the Tentative Budget and Tentative Millage as presented or as amended. At the second and final public hearing the Board adopts the final millage rate and final budget.

The budget is adopted at the fund level. During the course of the year, the administration may approve the transfer of funds among line items within the same department as may be necessary for proper budgetary and fiscal management. The budget may be amended (increased or decreased) and funds transferred from contingency reserves only by action of the Board of County Commissioners as set forth in Florida Statutes.

The Truth In Millage (TRIM) timetable and budget process schedule for fiscal year 2014 – 2015 follow.

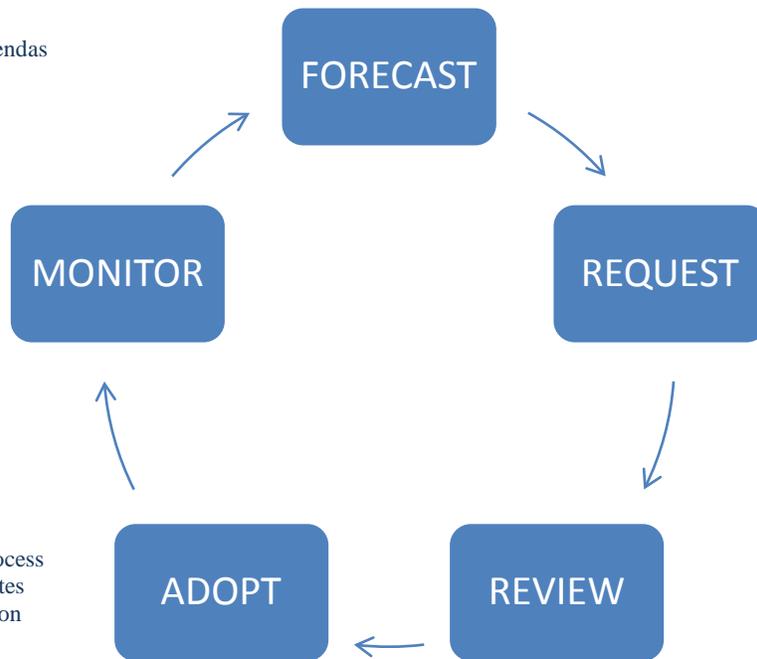
ST. LUCIE COUNTY BUDGET PROCESS OVERVIEW

October – September:

- ✓ Occurs Year Round
- ✓ Budget is loaded into Banner Accounting System
- ✓ Transmit Adopted Millage
- ✓ Review Departmental Accounts
- ✓ Process Line To Lines, Budget Amendments, Budget Resolutions, and New Equipment Requests
- ✓ Verify Departmental Agendas
- ✓ Grant Monitoring
- ✓ Grants Quarterly Status Report
- ✓ Monitor CIP Projects

November – March:

- ✓ Beginning of the Budget Process
- ✓ Outline the Budget Process to the Departments
- ✓ Begin the CIP Process
- ✓ Calculation of Fund Balance Forward
- ✓ Meet with Departments for Revenue and Expense Projections



January – June:

- ✓ Staff Training of Microsoft Office and Banner as needed
- ✓ Department Requests (including equipment and position changes)
- ✓ CIP Requests
- ✓ Department Mission, Goals, Objectives, and Key Indicators
- ✓ Revenue Projections

July – September:

- ✓ Ending of the Budget Process
- ✓ Set Proposed Millage Rates
- ✓ Tentative Budget Adoption
- ✓ TRIM Notice
- ✓ Public Hearings
- ✓ TRIM Advertisement
- ✓ Final Adoption of the Budget

March – September:

- ✓ Review of Budget Packages Submitted
- ✓ County Administrator’s Budget Review
- ✓ Balancing of the Budget
- ✓ BOCC Budget Review Workshops

The budget formulation, adoption, and execution in St. Lucie County, involve the year-round interaction of the Board of County Commissioners, the County Administrator, and staff at various levels within the County. The purpose of the budget process is to identify departmental needs, develop strategies to meet those needs, and to develop detailed revenue and expenditure estimates to carry out the financial plan. The budget process for fiscal year 2014 - 2015 for St. Lucie County incorporates the scheduled activities listed on the Budget Preparation and Implementation Calendar, beginning in October 2013.

BUDGET PREPARATION AND IMPLEMENTATION CALENDAR

Date: 2013

ACTIVITY

October

- The new 2013/2014 fiscal year begins on October 1st.
- Implementation of the FY 2013/2014 adopted budget.
- Prepare Truth In Millage (TRIM) compliance packet for Florida Department of Revenue.
- Comply with GFOA requirements for submission for the budget awards program.
- Monitor FY 2013/2014 beginning year activity.
- Prepare any needed budget amendments.
- Begin policy planning for FY 2014/2015.

November

- Close out FY 2012/2013.

December

- Adjust prior year estimates to unaudited actual.
- The FY 2013/2014 final budget book is printed and uploaded to the County's website.

Date: 2014

ACTIVITY

January

- Citizens Budget Committee elects chair and vice chair members and schedules meeting dates for the calendar year.

February

- Work on payroll projections and Department's approved positions.
- OMB calculates preliminary fund balance estimates.

Date: 2014

ACTIVITY

March

- Distribute budget preparation guidelines to departments.
- OMB opens Banner — enabling departments to input requested budget data.
- Banner & Microsoft Office training for Budget Coordinators as needed.
- Departments prepare budget requests.
- Provide budget assistance to Departments. Department Directors review budgets.
- Update audited carryover amounts.
- Make preliminary revenue, expense, and Fund Balance Forward estimates.

April

- Departmental budget packages and Capital Improvement Plans due to OMB.
- Departmental Banner input completed.
- Analyze budget requests.
- Balance Funds.
- Make preliminary revenue, expense, and Fund Balance Forward estimates.
- OMB conducts technical budget reviews with departments.
- Judges, Court Administrator, Public Defender, State Attorney, Guardian Ad Litem and Medical Examiner budgets are due.

May

- County Administrator's budget review with Departments.
- Work with Departments and enter the County Administrator's budget changes into Banner's recommended phase of the FY 2014/2015 budget.

Date: 2014

ACTIVITY

May

- Clerk of Court, Sheriff, and Supervisor of Elections budgets are due.
- Complete recommended phase budget changes.
- If necessary, rebalance Funds from applied recommended budget changes.
- Update the preliminary revenue, expense, and Fund Balance Forward estimates.

June

- Compile the tentative budget packets for the Board's review in July.
- Property Appraiser's budget and Property Value Estimates are due.
- Distribute budget summaries to Departments for review.

July

- Property Appraiser certifies property values to the BOCC (DR420's).
- Distribute budget to the Commissioners.
- The County Administrator presents the proposed budget to the BOCC.
- Conduct the BOCC Budget Review Workshops.
- The BOCC sets the proposed millage rates to be advertised in the Notice of Proposed Property Taxes.
- Enter the BOCC's budget changes into Banner's tentative phase of the FY 2014/2015 budget.
- Complete tentative phase budget changes.
- OMB returns completed DR420's to Property Appraiser.

Date: 2014

ACTIVITY

August

- Tax Collector's budget is due on August 1st.
- Prepare and print the tentative budget book.
- Departments turn in their purchase order roll-over requests for FY 2014/2015 to OMB.
- Property Appraiser distributes TRIM notices to all property owners. The TRIM notice notifies property owners of the 1st public hearing for the tentative budget and millage.
- Prepare for public hearings.

September

- The BOCC holds the 1st public hearing of the FY 2014/2015 budget in September and tentatively adopts the budget and millage rates.
- The County advertises in newspapers the 2nd public hearing for the adoption of the final budget and millage.
- The BOCC holds the 2nd public hearing of the FY 2014/2015 budget in September and adopts the final budget and millage rates.
- Certify final millage with the Property Appraiser and State of Florida Department of Revenue within 3 days of final adoption.
- The 2013/2014 fiscal year ends on September 30th.

REVENUES ARE DIVIDED INTO THE FOLLOWING CATEGORIES:

A. Taxes - The State of Florida does not have a state or local income tax. Specific types of taxes levied by local government include ad valorem (real and personal property), and sales and use taxes (imposed upon sale or consumption of goods and services levied locally). Sales and use taxes imposed by county government include the tourist development taxes, and local option gas taxes. Property tax revenue estimates are based on certified property valuations. Sales and use tax revenues are based on history and state provided estimates.

Franchise fees are also accounted for in this category. These fees may be levied on a corporation or individual by the local government in return for granting a privilege or permitting the use of public property subject to regulations. The State collects fees imposed under the Telecommunications Act and disperses them to participating counties. The County also collects electrical and solid waste franchise fees. Revenue estimates are based on history and customer base projections.

B. Licenses and Permits - These revenues are derived from the issuance of local licenses and permits. Within this category are professional and occupational licenses, building permits and any other licenses and permits (e.g., building, roofing, plumbing permits; occupational license fees). Revenue estimates are based on prior year collections.

C. Intergovernmental Revenues - Included are revenues received from federal, state and other local governmental sources in the form of grants, shared revenues and payments in lieu of taxes. The state shared revenues that are of most importance to county government are revenue sharing, mobile home licenses, alcoholic beverage licenses, racing tax, local government half-cent sales tax, constitutional gas tax, and county gas tax. The state provides revenue estimates, except for grants; grant revenues are estimated based on information provided by grantors.

D. Charges for Services - These revenues include all charges for current services such as recording of legal documents, zoning fees, county officer fees (fees remitted to county from officers whose operations are budgeted by the Board of County Commissioners), county court fees, circuit court fees, water utility, garbage/solid waste, sewer fees, park, library and recreation fees. Revenue estimates are based on revenue history and operating agency projections.

E. Fines and Forfeitures - This group of revenues includes moneys received from fines and penalties imposed for the commission of statutory offenses, violation of lawful administrative rules and regulations or for neglect of official duty. Some examples include court fines, library fines, and pollution control violations. Revenue estimates are based on revenue history.

F. Miscellaneous Revenues - Monies in this category are primarily interest earnings. Types of interest earnings include moneys on investments, contracts and notes, interest earnings of the Clerk of Court, Tax Collector, Sheriff, Property Appraiser and Supervisor of Elections. Also included would be rents and proceeds for use of public property. Revenue estimates are based on history and analysis of fund balances.

G. Internal Service Charges - The Risk Management program generates revenue to fund the program by billing the departments for services provided. Revenues are determined by agency requirements, which are determined in the budget review process. The expenditure to the department is an example of an Internal Service Charge. The use of an internal service fund enhances cost accounting and accountability for this in-house service; however, since expenditures are counted in both the originating department and in the internal service fund, this results in a double count of the expenditures.

H. Non-Revenues - Non-revenues are categories of monies that are not generated by traditional activities such as taxes, fees for services, or intergovernmental transfers from State to County. Included are such groupings as transfers, bond proceeds, insurance proceeds and unspent budgets and interest earned by Constitutional Officers which must, by State law, be returned to the County. Estimates are based on history or on anticipated transactions such as bond issuances.

I. Less 5% Anticipated Revenues - State law requires that budgeted collections for ad valorem (property tax) revenues be set at not less than 95% of estimates projected by the Tax Collector, and that receipts generally, except for fund balances brought forward, be budgeted at 95% of anticipated levels.

EXPENDITURES ARE DIVIDED INTO THE FOLLOWING CATEGORIES:

A. General Government Services - Includes the costs of providing representation of the citizenry by the governing body (Board of County Commissioners) as well as executive management and administration of the affairs of local government (County Administrator's Office). Also included in this category are the financial and administrative costs of government (budgeting, accounting, auditing, property appraisal, tax collecting, personnel, purchasing, communication, printing, stores, property control, grants development and any other support services).

In addition, General Government includes legal services (County Attorney), comprehensive planning (County Planning Department), costs of providing a court system (Court Administrator, County Court, State Attorney, Public Defender, Law Library), court reporting, and Information Technology.

B. Public Safety - Security of persons and property is the major focus of this category. Included are law enforcement (Sheriff, Public Safety), detention and/or correction (county jail),

protective inspections (building and zoning inspections), emergency and disaster relief services (emergency management, communications system), and medical examiner.

C. Physical Environment - Costs of services provided to achieve a satisfactory living environment are assigned to this group. Categories include utility services, garbage/solid waste control, sewer services, conservation and resource management, flood control and other physical environmental needs.

D. Transportation - Costs incurred for the safe and adequate flow of vehicles, travelers and pedestrians are included. Specific subcategories include road and street facilities, traffic engineering, street lighting (County Department of Public Works), airports (Port & Airport), water transportation systems (canals, terminals, dock and ports), and transit systems.

E. Economic Environment - Costs of providing services to develop and improve the economic conditions of the community, including tourist development, are allocated to this category. Not included are welfare functions, which are included in human services.

F. Human Services - Costs of providing services for care, treatment and control of human illness and injury are included. Expenditures in this function include mental health, physical health, welfare programs, special needs and interrelated programs such as the provision of health care for indigent persons. Specific health care activities related to the County included the Health Unit, New Horizons, Mosquito Control, Abbie Jean Russell Center, and the Council on Aging.

G. Culture and Recreation - Costs incurred in providing and maintaining cultural and recreational facilities and activities for citizens and visitors are included in this function. Separate categories include all library costs, recreational programs, golf courses, swimming pools, tennis courts, public parks, community centers, camping areas and bicycle paths. Any expenses for special events such as county fairs, civic events, historical celebrations etc. are assigned here.

H. Internal Services - Expenditures incurred by one County department for services requested by another County department. Risk Management (Insurance Fees) is an example of an internal service expenditure.

I. Non-Expenditure Disbursements - Included in this category are transfers, reserves and transfer to constitutional officers. Interfund transfers represent amounts transferred from one fund to another to assist in financing the services of the recipient fund. Transfers do not constitute additional revenues or expenditures of the governmental unit, but reflect the movement of cash from one fund to another. Transfers to constitutional officers are disbursements to the constitutional officers (Sheriff, Supervisor of Elections and Clerk of the Circuit Court).

EXPENDITURES ARE ALSO DIVIDED INTO THE FOLLOWING ACCOUNT TYPES:

A. Personnel - Expense for salaries, wages, and related employee benefits provided for all persons employed whether on full-time, part-time, temporary, or seasonal basis. Employee benefits include employer contributions to a retirement system, social security, insurance, sick leave, terminal pay, and similar direct benefits as well as other costs such as Other Post Employment Benefits (OPEB) expense accrual, Worker's Compensation and Unemployment Compensation Insurance.

B. Operating - Includes expenditures for goods and services, which are not defined as personal services or capital outlays.

C. Capital Plan - Outlays for the acquisition of or addition to land, buildings and infrastructure.

D. Capital - Other - Outlays for the acquisition of or addition to fixed assets other than land, building and infrastructure. This category includes machinery and equipment, library books and materials, and software.

E. Debt Service - Outlays for debt service purposes.

F. Grants & Aids - Grants and Aids include all grants, subsidies, and contributions to other government entities/reporting units and private organizations.

G. Other Uses - Expenses for intragovernmental transfers, reserves, emergency reserves, contingency, project reserves and transfers to Constitutional Officers.