

DEBT ADMINISTRATION OVERVIEW

The Debt Management Policy is part of the comprehensive St. Lucie County's Financial Policy included under the Introduction tab in this issue of the Budget Book. The details of the outstanding debt obligations such as original amounts, outstanding balances, fiscal year principal and interest are shown in the Debt Summary Schedule in this section of the book.

DEBT ISSUANCE PROCEDURES

Requests for debt issuance are considered in accordance with the County's overall adopted priorities and 5-year Capital Plan. St. Lucie County retains the services of professional financial consultants to facilitate the process.

The County may issue general obligation (GO) bonds and other debt instruments by means of referendums, County Ordinances, Bond Resolutions and/or other applicable provisions of law as required, and in full compliance with, the Constitution and Statutes of the State of Florida.

DEBT RATIOS *	BENCHMARK **	09/30/11	09/30/12	09/30/13	09/30/14
Net Direct Debt per Capita***	\$400	\$349	\$335	\$307	\$282.40
Net Direct Debt per Capita as % of Income per Capita	2%	1.18%	1.13%	1.00%	0.89%
Net Direct Debt as % of Taxable Property Value	1%	0.69%	0.66%	0.58%	0.53%
Net Direct Debt Service as % of General Govt. Expenditures	10%	4.42%	4.62%	3.50%	4.47%

Debt ratio calculations are based on the following data and sources:

290,882	Population of St. Lucie County – Estimate for 2014 Source: University of FL Bureau of Economic and Business Research (BEBR)
\$31,742	Per Capita Income in St. Lucie County Source: U.S. Dept. of Commerce; http://www.bea.doc.gov/bea/regional/
\$213,044,376	General Government Expenditures***** Source: FY15 Budget, FGIBDST Banner Query, Funds 001% and 107% as of 9/30/14
\$82,145,000	Net Direct Debt (General Obligation and Governmental Funds Bonds) Source: Bond Offering Statements as of September 30, 2014.
\$9,519,335	Net Direct Debt Service (Annual principal, interest and other debt service costs FY15) Source: Bond Offering Statements as of September 30, 2014.
\$15,552,934,933	Taxable Property Value (Property Appraiser's total property value before exemptions) Source: Tax Roll Certification

* Expressions used in these calculations are defined in the St. Lucie County Financial Policy section of this book

** Benchmarks are desirable ratio levels outlined in the St. Lucie County Financial Policy section of this book

*** Direct Debt includes general obligations and governmental fund bond debt

**** General Governmental expenditures are considered General Fund and Fine and Forfeiture Fund expenditures

Throughout the process, County Administration and the Finance Department coordinate the issuance of debt, such as sizing the new issue, structuring the debt, identifying the repayment sources and determining the mix and method of sale. The County, as a practice, structures all long-term debt with prepayment options except when alternative structures are more advantageous. The County's debt service requirements reflect its fiscal policies regarding the prudent use of tax-exempt financing.

CREDIT RATINGS

The County strives to maintain a minimum underlying bond rating equivalent to 'Upper Medium Grade' (Moody Rating Service A or Standard & Poor's A).

Current Moody's and Standard & Poor's ratings for St. Lucie County:

Moody's

- Sales Tax rating was downgraded from A1 to A2 in October of 2011, affirmed in May 2013 (stayed at A2 since this date).
- Transportation Revenue (Gas Tax) Bonds rating was upgraded from A2 to A1 in April 2010, affirmed in May 2013 (stayed at A1 since this date).
- State Revenue Sharing has maintained A2 rating, affirmed in May 2013.
- County Aa2 Issuer rating, affirmed in May 2013 - underlying rating.

Standard and Poor's (S&P)

- Sales Tax Bonds have maintained an A rating, affirmed in May 2013.
- Transportation Bonds have maintained A+ rating.
- State Revenue Sharing was upgraded from A to A+ in March 2011 (stayed at A+ since this date).
- County A Issuer rating, affirmed in June of 2005 - underlying rating.
- S&P assigned an A+ rating to St. Lucie County Water and Sewer District Utility System Improvement and Refunding Revenue Bonds. The outlook is stable.
- S&P raised its General Obligation (GO) rating on St. Lucie County by two notches to AA from A+ based on A&P local GO criteria, March 2014. The outlook is stable.

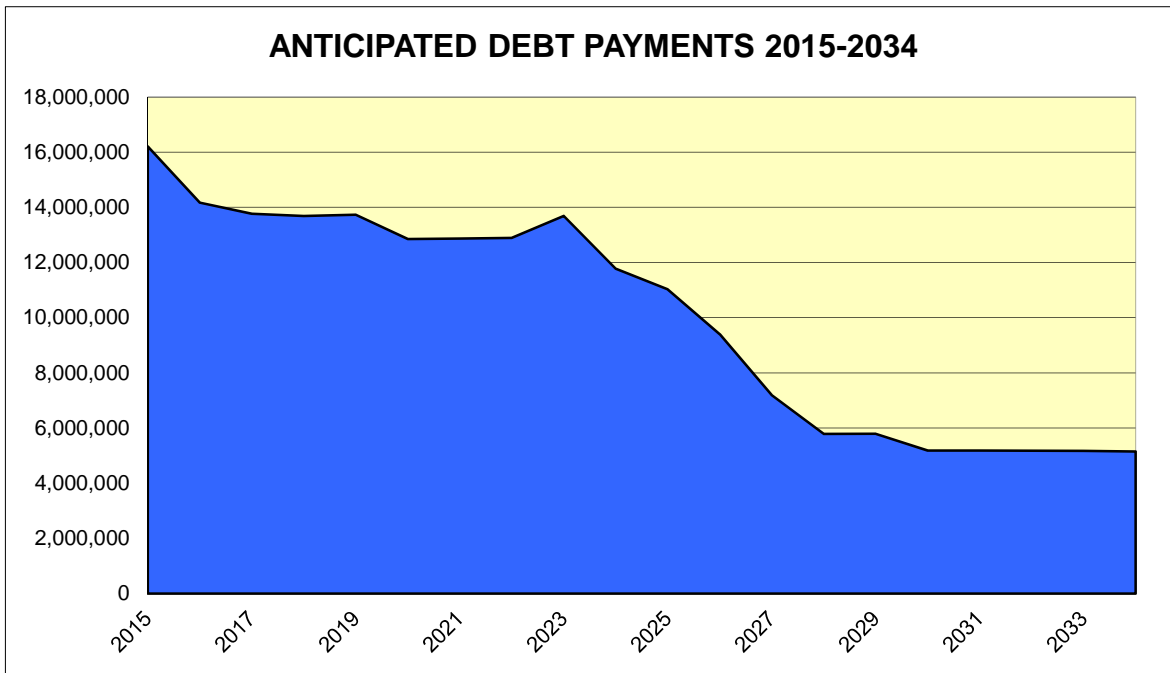
St. Lucie County has established a fund balance policy at 5% of operating expenses as recommended by Bond rating agencies. Also, the County Debt Policy outlines several key indicators designed to keep direct debt at the lowest possible level.

LEGAL DEBT MARGIN

Neither the Florida Constitution, Florida Statutes, nor the St. Lucie Board of County Commissioners place limits on the amount of debt the voters may approve by referendum. As of September 30, 2014 the County anticipates \$82,145,000 million of general obligation and governmental funds bonds. Based on the assessed valuation of \$15.6 billion for the fiscal year ending September 30, 2014, the County's general obligation and voted debt ratio currently equals 0.53 percent (0.53%).

OUTSTANDING INDEBTEDNESS

The County's total outstanding debt as of September 30, 2014 is estimated to be \$145,681,135 million. Approximately 0.37 percent of the total County debt is repaid with property tax revenues (\$545,000 thousand General Obligation ad valorem bonds). The remainder is repaid with pledged revenues, including sales tax, tourist tax and special taxing units.



General Obligation and Limited General Obligation Bonds

As of September 30, 2014, St. Lucie County has one outstanding general obligation bond (GO), payable from and secured by a lien upon and pledge of the proceeds of a direct, annual ad valorem tax upon all taxable property within the County. Additionally, the County has one limited ad valorem tax bond. Listed below are the outstanding principal GO Bonds anticipated as of September 30, 2014:

- GO Bonds, Series 1997 issued to pay the cost of land acquisition in the Port of Fort Pierce for marine, commercial, recreation, and tourism purposes.

Non-Ad Valorem Revenue Bonds

The St. Lucie County currently has several outstanding non-ad valorem revenue bonds. As of September 30, 2014, a total of \$108.269 million in outstanding principal balance is anticipated:

- Refunding Public Improvement Revenue Bond issued in 2004 for the purpose of advance refunding all of the County’s outstanding Public Improvement Revenue Bonds, Series 2000A which was issued to cover the cost of acquisition, construction, and installation of an 800 MHz Radio System for the County. The security for this bond consists of pledged revenues including Radio System Fines and amounts paid to the County by public agencies bound by the Radio System agreements.
- Transportation Revenue Note issued in 2007 for the purpose of acquisition, construction, and reconstruction of roads and bridges and other transportation improvements (The 2007 Project).
- (Half Cents) Sales Tax Refunding Revenue Bonds, Series 2013A issued to 1) refund all of the County’s outstanding Sales Tax Refunding Revenue Bonds, Series 2003, (the “Series 2003 Bonds”), 2) pay the premium for a Reserve Account Policy and 3) pay costs associated with the issuance of the Series 2013A Bonds. The Series 2003 Bonds were issued to advance refund all of the County’s outstanding Sales Tax Revenue Bonds Series 1994, pay the cost of certain capital improvements (Sheriff’s building, additional court, jail, library and other administrative facilities, purchase a Debt Service Reserve Account surety bond. The Bonds are secured by the County’s Local Government Half-Cent Sales Tax Clearing Trust Fund in the State Treasury.
- (Half Cents) Sales Tax Refunding Revenue Bonds, Series 2013B issued to 1) provide funds to advance refund all of the County’s outstanding Sales Tax Refunding Revenue Bonds, Series 2005 (the “Series 2005 Bonds,” and together with the Series 2003 Bonds, the “Refunded Bonds”), 2) pay the premium for a Reserve Account

Policy and 3) pay costs associated with the issuance of the Series 2013B Bonds. Refunding of bonds issued to provide money's with which the county purchased land for the County Research Park, (2) financing the costs of acquisition of certain lands within the county (the "Project" – the property is expected to be used for expansion of the St. Lucie County Fairgrounds); (3) purchasing a Reserve Account Credit Facility to fund the increase of the Reserve account requirements upon the issuance of the Series 2005 Bonds. These bonds and interest are limited, special obligations of the count payable form and secured solely by a pledge of and lien on (1) the proceeds of the Local Government Sales Tax Revenue when, as and if distributed to the county pursuant to chapter 218, Part VI, Florida Statutes.

- State Revenue Sharing Bonds, Series 2005 issued to provide funds for the purpose of financing the cost of the acquisition of real property, Environmentally Sensitive Land, and the construction of certain capital improvements including a courthouse expansion within the county and purchasing a Reserve account Credit facility to fund the Reserve account. Bonds secured solely by a pledge of and lien on the Pledged Revenues, which consist of (1) the Pledged Revenue Sharing Trust Fund Moneys, (2) the moneys on deposit in certain funds and accounts established per Bond Resolution, and (3) certain Investment Earnings.
- St. Lucie County Water and Sewer District, Utility System Improvement and Refunding Revenue Bonds, Series 2013. These bonds were issued to provide funds for the purposes of (i) financing and/or reimbursing the costs of the 2013 Project, (ii) currently refunding all of the North Hutchinson Island Water and Sewer System Revenue Refunding Bonds, Series 1997, the Holiday Pines Water and Wastewater System Revenue Bonds, Series 1999 and the North Hutchinson Island Water and Sewer System Revenue Bonds, Series 2002 (collectively the "refunded Bonds"), (iii) prepaying the Improvement Refunding revenue Note, Series 2009A and (iv) paying the costs of issuance of the Series 2013 Bonds.
- South Hutchinson Island Wastewater System, 1998 Series issued to refinance the County's Special Assessment Bonds Series 1995 for the construction of regional wastewater system on South Hutchinson Island. These bonds are secured by a first lien on special assessments levied by the County against the lands and real estate benefiting from the project.
- Erosion District (SHI Beach and Dune) Series 2012 issued to finance a portion of the costs of the acquisition and construction of beach and dune restoration improvements within the South Hutchinson Island Beach and Dune Restoration Special Assessment District. These bonds are secured by a first lien on special assessments levied by the County against the lands and real estate benefiting by the project.

Loans

As of September 30, 2014, St. Lucie County will have a total of \$21,479,595 million outstanding balances in notes payable from government type funds. The interest rates on these loans range from 2.17 to 4.79 percent. These obligations are secured by St. Lucie County's covenants to budget and appropriate from legally available revenues in an amount sufficient to pay the required annual principal and interest on the notes. Total FY2014-2015 debt service for the loans is projected to be \$3,109,111.

Capital Leases

St. Lucie County has entered into several capital lease agreements at interest rates to 4.03 percent. The total outstanding balance as of September 30, 2014 is estimated to be \$419,792. All capital lease transactions undergo a thorough process of comparison to actual cost of acquisition of assets. Lease options are chosen if the annual cost of owning and maintaining the assets is higher. Capital leases are a cost-saving mechanism designed to keep up with the fast-changing technologies and high service and repair costs related to assets owned by the County.

Other Long-Term Obligations

In 1998, St. Lucie County BOCC entered into a contract with the US Army Corp. of Engineers to repay portion of the cost of port deepening activities. The principal amount of the loan, \$797,960, is to be repaid over 30 years at 6.125 percent rate. St. Lucie County BOCC covers 48% the debt service, and 52% comes from the Port Development MSBU Fund.

FPL \$134,966 Lighting Loan is a 20-year contractual obligation, dated May 1, 2001, to repay Florida Power and Light for the installation and modification of recreational lighting facilities at the South County Regional Stadium.

Municipal Services Benefit Units (MSBU)

MSBUs are special assessments districts established to finance various neighborhood improvement projects. Special assessments are imposed against the properties benefiting from the projects. They are legally set up as trust accounts and are not obligations of the County. St. Lucie County is currently acting as the agent for the property owners in several municipal service taxing/benefit units located within the County. The County is in no way liable for repayment of the debt and is only collecting the assessments and forwarding the collections to the paying agent.

Conduit Debt

From time to time, the County has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The County has also participated with other counties in the issuance of Housing Authority/Community Development District Bonds to provide down payment and other financial assistance to low and moderate income individuals and families. The bonds also finance various local projects: water and sewer, irrigation, storm water and paving improvements, as well as stimulating the construction and rehabilitation of housing through the use of public financing. These bonds are secured by the property financed and are payable solely from payments received on the underlying debt. Upon repayment of the bonds, ownership of the required facilities transfers to the private-sector entity, or individuals, served by the bond issuance. Neither the County, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds.

Anticipated Future Debt Needs

Future debt needs such as Supervisor of Elections/Board Chambers building and Tax Collector's building are currently under review by Administration and the Board of County Commissioners at this time. Although the County may face some future debt needs to cover necessary improvements and repairs, its future debt position remains manageable.

ST. LUCIE COUNTY - BASIC DEBT SCHEDULE

FUND	Obligation	Year Issued	Maturity*	Original Amount	Interest Rate	Principal Outstanding On 09/30/14	Payments Due in FY 15		
							Principal	Interest	Total
<u>BONDS - GENERAL OBLIGATIONS & LIMITED AD VALOREM:</u>									
242	PORT I&S (Cotton Property), GO AD VALOREM Bond for purchasing land in the Port of Fort Pierce.	1997	2017	\$3,500,000	4%-5.37%	\$545,000	\$255,000	\$22,441	\$277,441
TOTAL:				3,500,000		545,000	255,000	22,441	277,441
<u>BONDS - GOVERNMENT FUNDS:</u>									
204	800 MHZ RADIO SYSTEM Refunding of Public Improvement Revenue Bonds Series 2000A	2004	2023	8,030,000	4.2% - 5.5%	2,705,000	\$250,000	\$117,163	367,163
218	TRANSPORTATION REVENUE NOTE Acquisition, construction, and reconstruction of Roads and bridges and other transportation improvements (The 2007 Project)	2007	2027	29,685,000	4.44%	14,595,000	\$2,555,000	\$673,763	3,228,763
215	(HALF-CENTS) SALES TAX REFUNDING REV BONDS Refunding of 2005 Sales Tax Ref Rev Bonds which ref 2003 5-bldg Bonds	2013 A	2033	47,285,000	2.00%-5.00%	46,820,000	\$1,815,000	\$2,099,075	3,914,075
215	(HALF-CENTS) SALES TAX REFUNDING REV BONDS Refunding of 2005 Research Park/Harbor Branch Acquisition Bonds	2013 B	2025	9,405,000	2.00%-5.00%	9,310,000	\$365,000	\$420,475	785,475
217	STATE REVENUE SHARING BONDS Courthouse Imp./ESL Acquisition	2005	2025	12,715,000	4.1%	8,170,000	\$590,000	\$356,419	946,419
TOTAL:				107,120,000		81,600,000	5,575,000	3,666,894	9,241,894
<u>BONDS - ENTERPRISE FUNDS:</u>									
471	SLC WATER AND SEWER DISTRICT Utility System Improvement and Refunding Revenue Bonds Utility Project funds \$3,800,000 and Refunding	2013	2033	21,105,000	2.00%-5.25%	21,105,000	\$450,000	\$968,050	1,418,050
TOTAL:				21,105,000		21,105,000	450,000	968,050	1,418,050
<u>BONDS - SPECIAL ASSESSMENT FUNDS:</u>									
273 (former 673)	S HUTCH W&S SPECIAL ASSESSMENT BONDS Refinancing of Bond for SHI Water & Sewer improvements.	1998	2025	14,920,000	4.2%-5%	3,570,000	\$0	\$178,500	178,500
39012 PR#36203	EROSION DISTRICT (SHI BEACH AND DUNE RESTORATION) South Hutchinson Island Beach and Dune Restoration Project	2012	2022	2,183,000	1.91%	1,994,000	\$205,000	\$36,128	241,128
TOTAL:				17,103,000		5,564,000	205,000	214,628	419,628
<u>NOTES PAYABLE - GOVERNMENT FUNDS:</u>									
129	PARKS MSTU CAPITAL IMP REFUNDING REV NOTE 2011 Refunding of Improvement Revenue Note 2008	2011	2022	10,330,000	2.17%	8,600,000	\$875,000	\$176,881	1,051,881
216	CAPITAL IMPROVEMENT REVENUE NOTE Seacoast (LOC) \$10 Million; Sam's Acquisition, Façade , & imp, Admin Complex cooling, EOC, Clerk's Bldg	2007	2019	9,859,656	4.79%	4,768,288	\$913,888	\$102,975	1,016,863
262	TOURIST DEV TAX REVENUE NOTE 2011A Improvements of \$3,000,000 to Sports Complex and Refunding of the 2003A Tourist Dev. Tax Revenue Bonds	2011	2023	6,225,000	2.37%	5,315,000	\$475,000	\$120,337	595,337
262	TOURIST DEV TAX REFUNDING REVENUE NOTE 2011B For Refunding of the 2003C Tourist Development Tax Revenue Note	2011	2023	1,460,000	3.31%	1,260,000	\$110,000	\$39,886	149,886
210	SOUTH COUNTY REGIONAL STADIUM Improvement Revenue Note Series 2008A	2009	2023	1,700,000	3.46%	1,165,000	\$105,000	\$56,852	161,852

FUND	Obligation	Year Issued	Maturity*	Original Amount	Interest Rate	Principal Outstanding On 09/30/14	Payments Due in FY 15		
							Principal	Interest	Total
216 PR#7655	FAIRGROUNDS CAPITAL IMPROVEMENT Improvement Revenue Bond, Series 2002B Const & Imp	2002	2017	1,510,000	3.80%	371,307	\$119,183	\$14,110	133,292
250	<u>10 million dollar Line of Credit for MSBUs from SunTrust 2006:</u> No Interim Loans currently outstanding on the Line of Credit (LOC)	2006	2014	N/A	N/A				
TOTAL:				31,084,656		21,479,595	2,598,071	511,040	3,109,111
<u>OTHER LONG-TERM OBLIGATIONS:</u>									
140001/ 142	PORT DEEPENING LOAN/US ARMY CORP OF ENG County pays 48% and Port MSBU pays 52%	1998	2027	797,960	6.125%	486,510	\$25,559	\$29,798	55,358
216 PR#79502	FP&L SOUTH COUNTY REGIONAL STADIUM Lights Contract	2001	2021	134,966	8.82%	72,048	\$8,410	\$6,014	14,424
TOTAL:				932,926		558,558	33,969	35,813	69,782
<u>SPECIAL ASSESSMENTS:</u> An MSBU is a Municipal Services Benefit Unit. The debt service is paid by assessments on benefiting property, and unless guaranteed by the Board, is not an obligation of county government.									
250	NAVAJO AVENUE MSBU (38021)	2007	2017	64,000	tbd	22,532	\$7,153	\$1,113	8,265
250	GREY TWIG LANE MSBU (38005)	2005	2015	143,067	5.41%	18,009	\$18,008	\$974	18,983
669	LAKE DRIVE MSBU	2008	2022	150,000	4.561%	92,308	\$8,524	\$4,016	12,540
681	KING ORANGE MSBU	2005	2018	98,000	5.24%	39,162	\$7,963	\$1,869	9,832
682	SKYLARK MSBU	2005	2018	74,000	5.24%	29,572	\$6,013	\$1,411	7,424
683	REVELS LANE I	2005	2018	124,000	5.24%	49,554	\$10,076	\$2,365	12,441
685	SUNLAND GARDENS	2006	2019	370,000	5.107%	159,264	\$23,352	\$7,537	30,889
686	GREENACRES	2006	2019	168,000	5.107%	79,527	\$9,736	\$3,813	13,549
687	INDIAN RIVER ESTATES	2009	2028	16,000,000	3.068%	7,294,492	\$390,249	\$217,809	608,058
684	SUNLAND GARDENS Phase II (#3815)	2009B	2024	3,130,000	3.40%	1,776,682	\$135,891	\$58,100	193,991
668	HARMONY HEIGHTS (FPUA UTIL) (#38015)	2009A	2022	1,250,000	3.40%	553,088	\$53,562	\$17,894	71,456
296	N. LENNARD RD. 1 MSBU (#4502) #296	2010	2025	4,355,000	3.70%	3,420,000	\$260,000	\$126,540	386,540
297	N. LENNARD RD.2 MSBU (#38003) #297	2010	2025	860,000	3.70%	675,000	\$50,000	\$24,975	74,975
298	N. LENNARD RD. 3 MSBU (#38004) #298	2010	2025	260,000	3.70%	200,000	\$15,000	\$7,400	22,400
TOTAL:				27,046,067		14,409,190	995,526	475,815	1,471,341

FUND	Obligation	Year Issued	Maturity*	Original Amount	Interest Rate	Principal Outstanding On 09/30/14	Payments Due in FY 15		
							Principal	Interest	Total
	ST. LUCIE COUNTY - OTHER DEBT								
	CAPITAL LEASES:								
107-1940	WATER CONSERVATION PROJECT	2007	2017	1,400,000	4.03%	419,792	\$184,646	\$15,076	199,721
PR#. 1542	Rock Road Jail (Citimortgage Lease/purchase) Obligation began 2008								
	TOTAL:			1,400,000		419,792	184,646	15,076	199,721
	TOTAL COUNTY DEBT OBLIGATIONS:			\$209,291,649		\$145,681,135	\$10,297,211	\$5,909,757	\$16,206,967
	Note: *Maturity Date is per amortization schedule and is not based on County Fiscal Year.								