

**EXHIBIT A**  
 Beach Community Development District  
 Proposed Fiscal Year 2019 Annual Operations & Maintenance Budget

	<b>Adopted FY 2018 Budget</b>	<b>Actual Through 2.28.18</b>	<b>Proposed FY 2019 Budget</b>
<b><u>Revenues</u></b>			
Assessments	\$1,095,972.00	\$573,134.22	\$1,095,972.00
Other Income & Other Financing Sources	\$0.00	\$3,350.00	\$0.00
Carryforward	\$160,821.00	\$0.00	\$160,821.00
<b>Net Revenues</b>	<b>\$1,256,793.00</b>	<b>\$576,484.22</b>	<b>\$1,256,793.00</b>
<b><u>General &amp; Administrative Expenses</u></b>			
Trustee Fees	\$7,500.00	\$13,166.64	\$13,950.00
District Management	\$25,000.00	\$8,333.32	\$25,000.00
Engineering	\$7,000.00	\$0.00	\$7,000.00
Dissemination Agent	\$6,000.00	\$0.00	\$6,000.00
District Counsel	\$15,000.00	\$3,359.07	\$15,000.00
Assessment Administration (Tax Roll & Lienbook)	\$5,000.00	\$5,000.00	\$5,000.00
Audit	\$8,000.00	\$0.00	\$8,000.00
Telephone	\$300.00	\$0.00	\$300.00
Website	\$900.00	\$300.00	\$900.00
Postage & Shipping	\$450.00	\$89.69	\$450.00
Legal Advertising	\$1,500.00	\$72.00	\$1,500.00
Bank Fees	\$250.00	\$0.00	\$0.00
Miscellaneous	\$3,000.00	\$0.00	\$2,058.00
Office Supplies	\$50.00	\$0.00	\$200.00
Dues, Licenses & Fees	\$175.00	\$175.00	\$175.00
General Liability Insurance	\$71,208.00	\$3,035.00	\$3,350.00
Public Official Insurance	\$0.00	\$2,363.00	\$2,600.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$151,333.00</b>	<b>\$35,893.72</b>	<b>\$91,483.00</b>
<b><u>Site Maintenance</u></b>			
Road and Entrance Maintenance	\$0.00	\$0.00	\$0.00
Security	\$0.00	\$0.00	\$0.00
Amenity	\$0.00	\$0.00	\$0.00
<b>Total Field Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b><u>Field Expenses</u></b>			
Field Management	\$18,000.00	\$5,400.00	\$18,000.00
Property Insurance	\$0.00	\$62,316.00	\$68,550.00
Lake Maintenance	\$12,000.00	\$4,300.00	\$12,000.00
Landscaping (Including materials)	\$180,000.00	\$97,768.95	\$180,000.00
Landscape Improvement	\$35,000.00	\$7,426.25	\$35,000.00
Irrigation	\$5,000.00	\$1,017.00	\$5,000.00
Electric - Street Lights/Irrigation	\$141,500.00	\$64,472.99	\$141,500.00
Right of Way / Lake Mowing	\$8,000.00	\$0.00	\$8,000.00

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Entry Water Feature	\$10,000.00	\$2,975.00	\$10,000.00
Contingency - Hurricane Expenses	\$0.00	\$21,925.00	\$30,000.00
General Maintenance	\$20,000.00	\$7,146.62	\$20,000.00
<b>Total Field Expenses</b>	<b>\$429,500.00</b>	<b>\$274,747.81</b>	<b>\$528,050.00</b>
<b><u>Amenity Expenses</u></b>			
Amenity Admin/operation	\$190,000.00	\$69,344.04	\$188,320.00
Amenity Maintenance and Cleaning Staff	\$0.00	\$0.00	\$0.00
Swimming Pool Maintenance & Chemicals	\$50,000.00	\$19,150.00	\$50,000.00
Swimming Pool Chemicals	\$2,500.00	\$0.00	\$2,500.00
Amenity General Maintenance	\$20,000.00	\$266.71	\$20,000.00
Amenity Cleaning	\$20,000.00	\$5,728.13	\$20,000.00
Life Guards	\$22,000.00	\$2,366.72	\$22,000.00
Amenity Electric	\$80,000.00	\$19,907.30	\$40,000.00
Amenity Phone	\$0.00	\$0.00	\$0.00
Amenity Gates/Control Access	\$2,500.00	\$1,473.95	\$2,500.00
Amenity Website	\$9,430.00	\$1,995.68	\$9,430.00
Amenity Cable	\$10,200.00	\$4,398.66	\$11,880.00
Amenity - Dues Licenses	\$850.00	\$0.00	\$850.00
Amenity Security	\$0.00	\$480.00	\$800.00
Fountains - Chemical and Equipment	\$4,000.00	\$0.00	\$4,000.00
Fitness Equipment Lease	\$23,280.00	\$9,696.50	\$23,280.00
Lifestyles Programming	\$25,000.00	\$14,545.92	\$25,000.00
Concierge	\$0.00	\$0.00	\$0.00
Gas	\$1,200.00	\$544.10	\$1,200.00
Tennis Court Maintenance - 4 Clay Courts	\$2,000.00	\$1,176.56	\$2,000.00
Lighting - Tennis Courts	\$0.00	\$0.00	\$0.00
Landscaping Materials	\$76,000.00	\$31,666.70	\$76,000.00
Landscape Improvement	\$20,000.00	\$330.00	\$20,000.00
Irrigation	\$2,500.00	\$0.00	\$2,500.00
Pest Control	\$2,000.00	\$475.00	\$2,000.00
Fire System Monitoring	\$2,500.00	\$1,032.12	\$2,500.00
Alarm	\$0.00	\$149.75	\$500.00
Trash Collection	\$1,500.00	\$627.35	\$1,500.00
<b>Total Amenity Expenses</b>	<b>\$567,460.00</b>	<b>\$185,355.19</b>	<b>\$528,760.00</b>
<b><u>Security/Gate House</u></b>			
Guard Service	\$100,000.00	\$45,835.61	\$100,000.00
Guard House Supplies	\$800.00	\$0.00	\$800.00
Guard House Utilities	\$3,000.00	\$1,316.06	\$3,000.00
Guard House Repair & Maintenance	\$2,000.00	\$0.00	\$2,000.00
Guard House Janitorial	\$1,200.00	\$0.00	\$1,200.00
Bar Code Expense	\$1,500.00	\$0.00	\$1,500.00
<b>Total Security/Gate House Expenses</b>	<b>\$108,500.00</b>	<b>\$47,151.67</b>	<b>\$108,500.00</b>

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<b>Total Expenses</b>	<u>\$1,256,793.00</u>	<u>\$543,148.39</u>	<u>\$1,256,793.00</u>
<b>Total Units</b>	948		\$1,156.09 \$1,249.83