

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

	Adopted FY 2018 Budget	Adopted FY 2019 Budget
Revenues		
Assessments	\$1,095,972	\$1,095,935
Other Income & Other Financing Sources	\$0	\$0
Carryforward	\$160,821	\$150,000
Net Revenues	\$1,256,793	\$1,245,935
General & Administrative Expenses		
Trustee Fees	\$7,500	\$10,000
Supervisor Fees	\$0	\$1,600
District Management	\$25,000	\$25,000
Engineering	\$7,000	\$7,000
Dissemination Agent	\$6,000	\$6,000
District Counsel	\$15,000	\$7,500
Assessment Administration (Tax Roll & Audit)	\$8,000	\$8,000
Telephone	\$300	\$0
Website	\$900	\$900
Postage & Shipping	\$450	\$0
Legal Advertising	\$1,500	\$1,500
Bank Fees	\$250	\$0
Miscellaneous	\$3,000	\$0
Office Supplies	\$50	\$0
Dues, Licenses & Fees	\$175	\$175
General Liability Insurance	\$71,208	\$3,350
Public Official Insurance	\$0	\$2,600
Office Misc (Phone / Copies / Supplies /	\$0	\$2,000
Total General & Administrative Expenses	\$151,333	\$80,625
Field Expenses		
Field Management	\$18,000	\$16,200
Property Insurance	\$0	\$68,550
Lake Maintenance	\$12,000	\$16,000
Landscaping (Including materials)	\$180,000	\$270,000
Landscape Improvement	\$35,000	\$8,510
Irrigation	\$5,000	\$5,000
Electric - Street Lights/Irrigation	\$141,500	\$170,000
Right of Way / Lake Mowing	\$8,000	\$5,000
Entry Water Feature	\$10,000	\$7,500
Contingency - Hurricane Expenses	\$0	\$0
General Maintenance	\$20,000	\$10,000
Total Field Expenses	\$429,500	\$576,760
Amenity Expenses		
Amenity Admin/operation	\$190,000	\$174,590
Amenity Maintenance and Cleaning Staff	\$0	\$0
Swimming Pool Maintenance & Chemicals	\$50,000	\$46,000
Swimming Pool Chemicals	\$2,500	\$2,500
Amenity General Maintenance	\$20,000	\$10,000
Amenity Cleaning	\$20,000	\$15,000
Life Guards	\$22,000	\$18,000
Amenity Electric	\$80,000	\$60,000
Amenity Phone	\$0	\$0
Amenity Gates/Control Access	\$2,500	\$2,500
Amenity Website	\$9,430	\$9,430
Amenity Cable	\$10,200	\$10,000
Amenity - Dues Licenses	\$850	\$850
Amenity Security	\$0	\$800
Fountains - Chemical and Equipment	\$4,000	\$0
Fitness Equipment Lease	\$23,280	\$23,280
Lifestyles Programming	\$25,000	\$25,000
Concierge	\$0	\$0
Gas	\$1,200	\$600
Tennis Court Maintenance - 4 Clay Courts	\$2,000	\$2,000
Lighting - Tennis Courts	\$0	\$0
Landscaping Maintenance	\$76,000	\$76,000
Landscape Improvement	\$20,000	\$5,000
Irrigation	\$2,500	\$2,500
Pest Control	\$2,000	\$1,200
Fire System Monitoring	\$2,500	\$2,800
Alarm	\$0	\$500
Trash Collection	\$1,500	\$1,500

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Total Amenity Expenses	\$567,460	\$490,050
<u>Security/Gate House</u>		
Guard Service	\$100,000	\$90,000
Guard House Supplies	\$800	\$800
Guard House Utilities	\$3,000	\$3,000
Guard House Repair & Maintenance	\$2,000	\$2,000
Guard House Janitorial	\$1,200	\$1,200
Bar Code Expense	\$1,500	\$1,500
Total Security/Gate House Expenses	\$108,500	\$98,500
Total Expenses	\$1,256,793	\$1,245,935
948 Total Units	\$1,156.09	\$1,156.05
	\$1,249.83	\$1,249.78