

EXHIBIT A
 Beach Community Development District
 Proposed Fiscal Year 2022 Annual Operations & Maintenance Budget

	Adopted FY 2021 Budget	Proposed FY 2022 Budget
Revenues		
Assessments	\$1,366,726.00	\$1,619,334.00
Other Assessments	0.00	0.00
Other Income & Other Financing Sources	0.00	0.00
Carryforward	0.00	0.00
Interest Income	0.00	0.00
Net Revenues	\$1,366,726.00	\$1,619,334.00
General & Administrative Expenses		
Supervisor Fees	\$3,200.00	\$4,000.00
Public Official Insurance	2,543.00	2,800.00
General Liability Insurance	3,267.00	3,600.00
Trustee Fees	14,000.00	14,000.00
District Management	35,000.00	38,500.00
Engineering	2,500.00	2,500.00
Dissemination Agent	6,000.00	6,000.00
District Counsel	5,000.00	5,000.00
Assessment Administration	5,000.00	12,500.00
Reamortization Schedule	500.00	500.00
Audit	6,000.00	6,000.00
Legal Advertising	1,500.00	1,500.00
Miscellaneous	1,000.00	1,000.00
Website	2,400.00	2,400.00
Dues, Licenses & Fees	175.00	175.00
Total General & Administrative Expenses	\$88,085.00	\$100,475.00
Field Expenses		
Field Management	\$16,200.00	\$16,200.00
Property Insurance	71,875.00	75,500.00
Lake Maintenance	19,800.00	24,000.00
Landscaping (Including materials)	362,784.00	423,792.00
Landscape Improvement	5,000.00	5,000.00
Irrigation (Repairs)	5,000.00	5,000.00
Electric - Street Lights/Irrigation	180,000.00	180,000.00
Right of Way / Lake Mowing	2,500.00	2,500.00
Entry Water Feature	7,500.00	7,500.00
Contingency - Hurricane Expenses	0.00	10,000.00
General Maintenance	8,000.00	8,000.00
Total Field Expenses	\$678,659.00	\$757,492.00
Amenity Expenses		
Amenity Admin/Operation/Lifeguards	\$170,000.00	\$170,000.00
Swimming Pool Maintenance & Chemicals	47,500.00	47,500.00
Swimming Pool Chemicals	5,400.00	1,500.00
Amenity General Maintenance	10,000.00	21,510.00
Amenity Cleaning	15,000.00	15,000.00
Amenity Electric	60,000.00	60,000.00
Amenity Gates/Control Access	2,500.00	2,500.00
Amenity Website	7,860.00	7,860.00
Amenity Internet/Cable	10,000.00	10,000.00
Amenity Dues & Licenses	850.00	850.00
Amenity Security	800.00	800.00
Fitness Equipment Lease	23,280.00	23,280.00
Lifestyles Programming	25,000.00	37,000.00
Amenity Gas	600.00	600.00
Tennis Court Maintenance - 4 Clay Courts	2,000.00	22,500.00
Landscaping Materials	76,000.00	76,000.00
Landscape Improvement	2,500.00	2,500.00
Amenity Irrigation (Repairs)	1,500.00	1,500.00
Pest Control	1,200.00	1,200.00
Amenity Fire System Monitoring	1,500.00	1,500.00
Alarm	500.00	500.00
Trash Collection	2,292.00	2,292.00
Total Amenity Expenses	\$466,282.00	\$506,392.00
Access control /Gate House		
Guard Service	\$126,000.00	\$246,000.00
Guard House Supplies	800.00	800.00
Guard House Utilities	3,800.00	3,800.00
Guard House Repair & Maintenance	1,000.00	1,000.00
Guard House Janitorial	600.00	1,875.00
Bar Code Expense	1,500.00	1,500.00
Total Access Control/Gate House Expenses	\$133,700.00	\$254,975.00
Total Expenses	\$1,237,755.00	\$1,619,334.00

Net Assessment	\$1,441.69	\$1,708.16
Gross Assessment	\$1,558.59	\$1,846.66