

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

|  | <u>Adopted FY 2021</u><br><u>Budget</u> | <u>Adopted FY 2022</u><br><u>Budget</u> |
|--|---|---|
| <b>Revenues</b>                                    |   |   |
| Assessments  | \$1,366,726.00                          | \$1,554,404.00                          |
| 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                                    |
| <b>Net Revenues</b>                                | <b>\$1,366,726.00</b>                   | <b>\$1,554,404.00</b>                   |
| <b>General &amp; Administrative Expenses</b>       |   |   |
| Supervisor Fees                                    | \$3,200.00                              | \$4,800.00                              |
| Public Official Insurance                          | 2,543.00                                | 2,800.00                                |
| General Liability Insurance                        | 3,267.00                                | 3,600.00                                |
| Trustee Fees                                       | 14,000.00                               | 8,000.00                                |
| District Management                                | 35,000.00                               | 38,500.00                               |
| Engineering  | 2,500.00                                | 2,500.00                                |
| Dissemination Agent                                | 6,000.00                                | 4,000.00                                |
| District Counsel                                   | 5,000.00                                | 5,000.00                                |
| Assessment Administration                          | 5,000.00                                | 9,000.00                                |
| Reamortization Schedule                            | 500.00                                  | 500.00                                  |
| Audit  | 6,000.00                                | 6,000.00                                |
| Legal Advertising                                  | 1,500.00                                | 1,750.00                                |
| Miscellaneous                                      | 1,000.00                                | 1,000.00                                |
| Website  | 2,400.00                                | 2,400.00                                |
| Dues, Licenses & Fees                              | 175.00                                  | 175.00                                  |
| <b>Total General &amp; Administrative Expenses</b> | <b>\$88,085.00</b>                      | <b>\$90,025.00</b>                      |
| <b>Field Expenses</b>                              |   |   |
| Field Management                                   | \$16,200.00                             | \$16,200.00                             |
| Property Insurance                                 | 71,875.00                               | 75,500.00                               |
| Lake Maintenance                                   | 19,800.00                               | 19,800.00                               |
| Landscaping (Including materials)                  | 362,784.00                              | 402,792.00                              |
| Landscape Improvement                              | 5,000.00                                | 0.00                                    |
| Irrigation (Repairs)                               | 5,000.00                                | 10,000.00                               |
| Electric - Street Lights/Irrigation-JEA            | 180,000.00                              | 188,475.00                              |
| Right of Way / Lake Mowing                         | 2,500.00                                | 2,500.00                                |
| Entry Water Feature                                | 7,500.00                                | 7,500.00                                |
| Carryforward replenish                             | 0.00                                    | 5,000.00                                |
| Contingency - Hurricane Expenses/deductible        | 0.00                                    | 10,000.00                               |
| General Maintenance                                | 8,000.00                                | 8,000.00                                |
| <b>Total Field Expenses</b>                        | <b>\$678,659.00</b>                     | <b>\$745,767.00</b>                     |
| <b>Amenity Expenses</b>                            |   |   |
| Amenity Admin/Operation/Lifeguards                 | \$170,000.00                            | \$170,000.00                            |
| Swimming Pool Maintenance & Chemicals              | 47,500.00                               | 47,500.00                               |
| Swimming Pool Inspection                           | 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/Water and Sewer                   | 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                               | 10,000.00                               |
| Lifestyles Programming                             | 25,000.00                               | 25,000.00                               |
| Amenity Gas  | 600.00                                  | 600.00                                  |
| Tennis Court Maintenance - 4 Clay Courts           | 2,000.00                                | 14,500.00                               |
| Landscaping Maintenance of Amenity Center          | 76,000.00                               | 68,400.00                               |
| 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                                |
| <b>Total Amenity Expenses</b>                      | <b>\$466,282.00</b>                     | <b>\$465,512.00</b>                     |
| <b>Access control /Gate House</b>                  |   |   |
| 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                                  | 0.00                                    |
| Bar Code Expense                                   | 1,500.00                                | 1,500.00                                |
| <b>Total Access Control/Gate House Expenses</b>    | <b>\$133,700.00</b>                     | <b>\$253,100.00</b>                     |
| <b>Total Expenses</b>                              | <b>\$1,366,726.00</b>                   | <b>\$1,554,404.00</b>                   |

|                  |            |            |
|------------------|------------|------------|
| Net Assessment   | \$1,441.69 | \$1,639.67 |
| Gross Assessment | \$1,558.59 | \$1,772.61 |