

Beach Community Development District

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April 27, 2021

City of Jacksonville City Council  
117 West Duval St., Suite 425  
Jacksonville, Florida 32202

Re: Beach Community Development District Proposed FY 2022 Budget

To Whom It May Concern:

In accordance with Chapter 190.008 F.S., attached is a copy of the proposed fiscal year 2022 budget for the Beach Community Development District which is located within the City of Jacksonville. This budget is for your review and comments, should you have any. However, no action is necessary on your part.

If you have any questions regarding this matter please feel free to contact me.

Sincerely,

*Amy Champagne*

Amy Champagne  
Senior District Accountant

**RECEIVED**

APR 30 2021

**CITY COUNCIL  
JACKSONVILLE, FLORIDA**

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

	Actual Through 03/31/21	Anticipated Apr - Sept	Anticipated FY 2021 Total	Adopted FY 2021 Budget	Proposed FY 2022 Budget
<b>REVENUES</b>					
Assessments	\$1,103,328.28	\$263,397.72	\$1,366,726.00	\$1,366,726.00	\$1,619,334.00
Other Assessments	0.00	0.00	0.00	0.00	0.00
Other Income & Other Financing Sources	4,877.50	4,877.50	4,877.50	0.00	0.00
Carryforward	0.00	0.00	0.00	0.00	0.00
Interest Income	794.38	0.00	794.38	0.00	0.00
<b>Net Revenues</b>	<b>\$1,108,970.16</b>	<b>\$269,175.22</b>	<b>\$1,378,145.58</b>	<b>\$1,366,726.00</b>	<b>\$1,619,334.00</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$2,600.00	\$600.00	\$3,200.00	\$3,200.00	\$4,000.00
Public Official Insurance	2,543.00	\$0.00	2,543.00	2,543.00	2,800.00
General Liability Insurance	3,267.00	\$0.00	3,267.00	3,267.00	3,600.00
Trustee Fees	13,916.67	\$83.33	14,000.00	14,000.00	14,000.00
District Management	17,500.02	\$17,499.98	35,000.00	35,000.00	38,500.00
Engineering	55.00	\$2,445.00	2,500.00	2,500.00	2,500.00
Dissemination Agent	3,000.00	\$3,000.00	6,000.00	6,000.00	6,000.00
District Counsel	3,442.97	\$2,500.00	5,942.97	5,000.00	5,000.00
Assessment Administration	5,000.00	\$0.00	5,000.00	5,000.00	12,500.00
Reamortization Schedule	0.00	\$500.00	500.00	500.00	500.00
Audit	0.00	\$6,000.00	6,000.00	6,000.00	6,000.00
Legal Advertising	837.52	\$662.48	1,500.00	1,500.00	1,500.00
Miscellaneous	699.95	\$309.05	1,000.00	1,000.00	1,000.00
Utilities	900.00	\$1,500.00	2,400.00	2,400.00	2,400.00
Dues, Licenses & Fees	175.00	\$0.00	175.00	175.00	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$53,928.13</b>	<b>\$34,499.84</b>	<b>\$88,427.97</b>	<b>\$88,085.00</b>	<b>\$100,475.00</b>
<b>Field Expenses</b>					
Field Management	\$5,370.00	\$10,630.00	\$16,000.00	\$16,200.00	\$16,200.00
Property Insurance	71,874.00	0.00	71,874.00	71,875.00	75,500.00
Lake Maintenance	8,988.00	3,834.00	12,822.00	19,800.00	24,000.00
Landscaping (including materials)	147,818.56	68,071.28	213,889.84	362,784.00	423,792.00
Landscaping Improvement	0.00	5,000.00	5,000.00	5,000.00	5,000.00
Irrigation (Repairs)	1,460.38	3,539.61	5,000.00	5,000.00	5,000.00
Electric - Street Light/Irrigation	64,855.42	115,144.58	180,000.00	180,000.00	180,000.00
Right of Way / Lane Mowing	0.00	2,500.00	2,500.00	2,500.00	2,500.00
Entry Water Feature	3,570.00	1,785.00	5,355.00	7,500.00	7,500.00
Contingency - Hurricane Expenses	0.00	0.00	0.00	0.00	10,000.00
General Maintenance	6,434.64	1,565.36	8,000.00	8,000.00	8,000.00
<b>Total Field Expenses</b>	<b>\$308,751.01</b>	<b>\$210,269.83</b>	<b>\$520,020.84</b>	<b>\$678,659.00</b>	<b>\$757,492.00</b>
<b>Amenity Expenses</b>					
Amenity Administration/Operators/Security	\$45,883.79	\$124,116.21	\$170,000.00	\$170,000.00	\$170,000.00
Swimming Pool Maintenance & Chemicals	26,003.39	11,490.00	37,493.39	47,500.00	47,500.00
Amenity General Maintenance	5,499.38	1,500.00	6,999.38	10,000.00	21,510.00
Amenity Cleaning	11,748.16	3,525.00	15,273.16	60,000.00	60,000.00
Amenity Electric	20,964.07	39,035.93	60,000.00	60,000.00	60,000.00
Amenity Gas/Control Access	0.00	0.00	0.00	2,500.00	2,500.00
Amenity Website	1,865.00	5,895.00	7,760.00	7,860.00	7,860.00
Amenity Interim/Code	5,925.24	4,074.76	10,000.00	10,000.00	10,000.00
Amenity Dues & Licenses	850.00	850.00	850.00	850.00	850.00
Amenity Security	0.00	800.00	800.00	800.00	800.00
Fitness Equipment/Lease	11,727.15	11,552.85	23,280.00	23,280.00	23,280.00
Lifestyle Programming	8,867.18	18,132.82	25,000.00	25,000.00	37,000.00
Amenity Gas	210.96	389.04	600.00	600.00	600.00
Tennis Court Maintenance - 4 Clay Courts	1,953.41	46.69	2,000.00	2,000.00	22,500.00
Landscaping Materials	38,000.04	37,999.96	76,000.00	76,000.00	76,000.00
Landscaping Improvement	0.00	2,500.00	2,500.00	2,500.00	2,500.00
Amenity Irrigation (Repairs)	0.00	1,500.00	1,500.00	1,500.00	1,500.00
Pest Control	389.50	810.50	1,200.00	1,200.00	1,200.00
Amenity Fire System Monitoring	2,882.96	0.00	2,882.96	1,500.00	1,500.00
Alarm	0.00	500.00	500.00	500.00	500.00
Trash Collection	1,114.85	573.00	1,687.85	2,292.00	2,292.00
<b>Total Amenity Expenses</b>	<b>\$183,135.08</b>	<b>\$203,291.66</b>	<b>\$446,426.74</b>	<b>\$466,282.00</b>	<b>\$506,392.00</b>
<b>Access Control/Kiosk Houses</b>					
Guard Services	\$60,595.67	\$65,404.33	\$126,000.00	\$126,000.00	\$246,000.00
Guard House Supplies	0.00	800.00	800.00	800.00	800.00
Guard House Utilities	2,035.66	1,764.34	3,800.00	3,800.00	3,800.00
Guard House Repair & Maintenance	0.00	1,000.00	1,000.00	1,000.00	1,000.00
Guard House Janitorial	0.00	600.00	600.00	600.00	1,875.00
Bar Code Expenses	1,857.50	200.00	2,057.50	1,500.00	1,500.00
<b>Total Access Control/Kiosk House Expenses</b>	<b>\$64,488.83</b>	<b>\$69,768.67</b>	<b>\$134,257.50</b>	<b>\$133,700.00</b>	<b>\$254,975.00</b>
<b>Total Expenses</b>	<b>\$611,303.05</b>	<b>\$577,830.00</b>	<b>\$1,189,733.05</b>	<b>\$1,237,755.00</b>	<b>\$1,619,334.00</b>
<b>Net Assessment</b>	<b>\$1,441.69</b>				
<b>Cross Assessment</b>	<b>\$1,558.99</b>				
<b>Net Assessment</b>	<b>\$1,708.18</b>				
					<b>\$1,846.66</b>