

How Dues Went Down While Obligations Went Up

A Plain-English Look at the 2024–2026 Budgets (136 Units)

What Owners Were Told

- Dues were **reduced in 2024**
- Dues were **not increased in 2025**
- Dues were **reduced again in 2026**
- The Association is “financially strong” and can fund new commitments

What the Budgets Actually Show

1 2024: Major Dues Reduction

- **2023 dues:** ~\$1,247 per unit / quarter
- **2024 dues:** ~\$1,111 per unit / quarter
- **Decrease:** ~\$137 per unit per quarter
- **Community impact:** ~\$74,500 less revenue per year

2 2025: Dues Stayed Flat

- Same total assessments as 2024
- No increase despite rising insurance, maintenance, and inflation

3 2026: Dues Reduced Again — BUT HOW

- **2026 assessments (operating + reserves):** ~\$1,064 per unit / quarter
- **Decrease from 2025:** ~\$47 per unit per quarter

⚠ This reduction did **not** come from lower costs.

The Key Budget Moves That Made This Possible

● \$80,000 “Prior Year Surplus” Used

- One-time money used as **income**
- This is **not recurring revenue**

- When it's gone, it's gone

● Reserve Contributions Were Cut

- **2025 reserve funding:** \$254,633
- **2026 reserve funding:** \$202,768
- **Cut: \$51,865 in one year**

This is the single biggest reason dues could be reduced again.

● Operating Costs Actually Went UP

- Operating assessments increased in 2026
- New long-term expenses were added

BroadStar: A Long-Term Commitment

- **2026 budget includes: \$90,000 for Internet / TV**
- **≈ \$165 per unit per quarter**
- **10-year commitment**
- Costs escalate over time

📌 This is a **recurring obligation**, not a one-time expense.

Roof Loan Reality

- Some owners are **still paying on the roof loan**
- Those funds should be **clearly tracked and applied to the loan**
- New spending while loan payments continue raises fairness concerns

Contingency & Fence Concerns

- **2025 contingency reserve funding:** ~\$135,000
- **2026 contingency reserve funding:** ~\$66,700 (cut nearly in half)
- At the same time, discussion of **spending ~\$135,000 on fences**

⚠️ That would exceed **an entire year** of 2026 contingency funding.

Meanwhile, Pressing Needs Remain

- Street lighting (safety & liability)
- Drainage and runoff (property damage & insurance risk)
- Rust remediation (\approx \$450/month for \sim 4 years with unresolved issues)
- Wavy stucco / building envelope concerns

These are **risk-reduction items**, not cosmetic upgrades.

Bottom Line

- Dues did not go down because costs went down
- Dues went down because:
 - **Reserves were reduced**
 - **One-time surplus money was used**
- New long-term obligations were added at the same time

👉 This approach **postpones costs**, it does not eliminate them — increasing the likelihood of **future dues spikes or special assessments**.

Questions Every Owner Should Ask

1. What exactly is the \$80,000 “prior year surplus,” and where is it held?
2. Why were reserve contributions cut by \$51,865 in 2026?
3. How will long-term commitments be funded when surplus money runs out?
4. Why consider new fence obligations before fixing lighting, drainage, and building issues?
5. How are roof-loan payments being tracked and protected?

**VOTE FOR A BALANCED
BUDGET**

BARBARA VELA

DEBRA LONDON

TERREL KIRKLAND

SYDNEY ANELUS

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NO BOARD VOTE · NO RATIFICATION · NO OWNER NOTICE

\$8,265.85 PLUMBING REPAIR

What Homeowners Were Never Told

While reviewing Association financial records, a plumbing repair expense was discovered that was never disclosed to the community.

What Happened

- **Cost:** \$8,265.85
- **Location:** Treasurer's unit
- **Paid with:** Association funds
- **Approval:** No recorded board vote, no ratification at the next meeting, and no notice to homeowners

The expense only came to light after the financials were reviewed and an invoice was formally requested. **Without this request, the community likely would never have known this occurred.**

Additional Concerns

- Work was performed without a licensed plumber
- Plumbing was rerouted without required permits
- Association funds were also used for new carpeting, baseboards, painting, a new vanity, and fixtures

Why This Matters to Every Owner

- Association money was spent without transparency
- Required approval and ratification steps were skipped
- Unpermitted and unlicensed work exposes the community to insurance, liability, and financial risk

The Bigger Picture

We are not broke — but how funds are being used matters. Unchecked spending and lack of disclosure place all 136 homeowners at risk.

Your vote matters.

MJLARKIN ENTERPRISE LLC

INVOICE

BILL TO
 ELLEN HEULITT
 JUPITER LAKES BLVD
 BUILDING 2123B
 JUPITER FL 33458
 COA JUPITER LAKES. JAMES SQUIRE HOA PRESIDENT

INVOICE # 631 **DATE** 9/9/2025

CUSTOMER ID 625 **TERMS** Due upon receipt

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
DETERMINE LEAK IN UNIT. DEMO WALLS BEHIND MASTER BATH		VANITY	405.00
LEAK WAS COMING FROM UNDERNEATH SLAB.		FAUCET	165.85
LEAK CAUSED EXTENSIVE DAMAGE TO MASTER BATH AND MASTER BEDROOM		(CARPET INSTALL/PAD)	1,595.00
CARPET AND BASEBOARD.			-
RAN FANS TO DRY UP MOISTURE TO PREVENT MOLD			-
DETERMINED BEST WAY TO FIX UNDERGROUND PIPES WAS TO			-
RUN THEM UP AND OVER SOFFIT BEHIND REFRIDERATOR AND BEHIND			-
DISHWASHER INTO SINK CABINET. IT ELIMINATES ALL PIPES UNDERGROUND			-
IN KITCHEN AREA. INSTALL NEW SHUT OFF VALVES UNDER SINK FOR SINK FAUCET AND DISHWASHER			-
DEMO CEILING AND BEHIND REFRIDERATOR AND DISHWASHER RE- SHEETROCK TAPE , SAND PRIME , PA			-
DEMO MASTERBATH SINK BASE (WATER DAMAGED) AND CARPET AND PADDING IN MASTER BR			-
AND BASEBOARD IN MASTER BEDROOM,		(LABOR AND MATERIAL)	6,100.00
REPAIR ALL DRYWALL AREA DEMOED COMPOUND 3 COATS, SAND PRIME AND PAINT.			-
INSTALL NEW VANITY AND FAUCET.			-
REMOVE ALL GARBAGE, BRING TO DUMP. .INSTALL NEW BASEBOARD AND PAINT IN BEDROOM AND KITC		(TOTAL L&M 8265.85)	-

Thank you for your business!

SUBTOTAL

TAX RATE

TAX

TOTAL \$ 8,265.85