Jupiter Lakes Villas Condominium Association, Inc.

Subject: Latest News! 2027 Budget Finalized

I'm excited to share that the 2027 budget is complete, and it brings good news! Thanks to the hard work of our team have finalized a budget that adds only a 7% increase to the COA fees.

Here's the Breakdown:

While our overall budget increased from $658,585.93 in 2026 to $667,030.93 in 2027 that is only a change of $8,192.00. We were able to keep our Yearly Operating budget the same as 2026 at $376,091.57.

Meanwhile our suggested Members Reserve Assessments set by our 2026 Reserve Study increased from $202,768.00 in 2026 to $245,960.00 in 2027 that is a 21% increase. A change of $43,192.00. This is due to inflation and the cost of everything going up.

How Did We Balance the Budget?

Our 2026 operating fund has a significant surplus. Instead of letting that money sit idle, we are strategically using a portion of it ($40,000) as additional income for 2027. This one-time transfer offsets some of the cost increases and allows us to keep the fees lower than expected.

In addition, our Hurricane / Storm portion of our insurance is expecting a 20% drop from last year thanks to our Insurance Agent Don Brady. All our insurance combined was $220,000.00 in 2026 and we are looking at a total of $185,000.00 for 2027. About a $30,00.00 difference. We are no longer financing our insurance with an 8 or 9% loan, as in the past, so that is savings of about $16,000.

- **New 2027 Monthly Fee: $381.16**
- **New 2027 Quarterly Payment: $1,143.48**

Our Reserve Funds:

- **Projected End of 2026: $ 885,101.00**
- **Projected End of 2027: $1,131,061.00**

We are in full compliance with the 2026 Reserve Study and will conduct a new study in 2029 to ensure we continue this positive track. Our financial position is excellent.

Kind regards,

James Squires
JLV Board President

Jupiter Lakes Villas Condominium Association, Inc.

Notice of Budget Meeting

Wednesday, October 7, 2026, at 6:00 pm

Topic: Jupiter Lakes Villas 2027 Budget Meeting

Join Zoom Meeting
https://us02web.zoom.us/j/2016222017

Meeting ID: 201 622 2017

One tap mobile
+13052241968,,2016222017# US
+16468769923,,2016222017# US (New York)

Join instructions
https://us02web.zoom.us/meetings/2016222017/invitations?signature=ZlUp3x2P4X6hzl5u_UIc_HcX6g6sOSWikCTjhN4Cuno

In-person location: Triton Property Management
900 E. Indiantown Rd., Suite 210, Jupiter, FL 33458

AGENDA

1. Establish Quorum
2. Call to Order
3. Approval of the 2027 Budget
4. Adjournment

Jupiter Lakes Villas Condominium Association, Inc.

2027 Budget - Draft

136 Units		Proposed
Income	**Budget 2026**	**2027 Budget**
4000 Member Assessments	376,090.93	376,090.93
4005 Reserve Member Assessments	202,768.00	245,960.00
4010 Interest Income	-	
4020 Attorney Fees- Owner Exp.	-	1,000.00
4025 Late Charge Interest	-	1,000.00
4090 Prior Year Surplus	80,000.00	40,000.00
4030 Misc. Income	-	
4040 Application Fees Income	-	3,000.00
Total	**658,858.93**	**667,050.93**
		Proposed
Expenses	**Budget 2026**	**2027 Budget**
6020 Property Management	29,757.73	30,046.85
6030 Legal/Professional Fees	10,000.00	4,000.00
6040 Office Expense	3,000.00	4,000.00
6050 License/Taxes/Permits	544.00	544.00
6051 Reserve Study	3,200.00	-
6070 Loan Interest Expense		-
6076 Audit/Taxes	5,800.00	5,900.00
6077 Bad Debt Expense		-
6080 Property Insurance	220,000.00	185,000.00
6157 Landscape Contract	49,939.20	50,676.00
6170 Termite	3,550.00	3,550.00
6171 Landscape Extras	5,000.00	3,000.00
6172 Rust	4,200.00	4,200.00
6175 Pond Contract	1,800.00	2,100.00
6200 Building Repairs & Replace	15,000.00	6,414.08
6205 Common Area R&M	3,000.00	2,000.00
6210 Pressure Washing	3,000.00	-
6215 Pond R&M	1,800.00	-
6225 Irrigation R&M	2,000.00	3,000.00
6280 Internet TV Services	90,000.00	110,160.00
6290 Electricity	4,500.00	6,500.00
	456,090.93	**421,090.93**
Reserves		
6365 Reserves - Roof	58,470.00	60,000.00
6370 Reserves - Painting	45,000.00	70,000.00
7015 Reserves - Road	13,333.00	15,000.00
7015 Reserves - Parking Lots	11,765.00	12,000.00
7020 Reserves - Lake	7,500.00	7,500.00
Reserves Unit Fences		-
6378 Reserves - Contingency Reserves	66,700.00	81,460.00
Reserves Total	**202,768.00**	**245,960.00**
Total Expenses	**658,858.93**	**667,050.93**

	2026 Maint Fee	**2027 Maint Fee**
Monthly	$354.69	$381.16
Quarterly	$1,064.08	$1,143.48