

JBCA 2026 Reserve Schedule

Jupiter Bay Condominium 2026 Reserve Schedule

Account Detail by Association

			----- Replacement -----			----- Funding -----				
	#	SIRS	12/31/25	New	Prior	Replacement	2026 Full	2025 Annual	Annual	Qtr
	Units		Balance	Replacement	Replacement	Cost Increase	(Annual)	Funding	Funding	Owner
				Cost	Cost		Funding		Increase	Increase
Common Areas										
30010			73,607.00	206,464.00	116,023.98	90,440.02	24,194.55	25,462.49	(1,267.94)	
30020			53,648.00	552,200.62	178,500.00	373,700.62	99,952.40	19,142.00	80,810.40	
30030			23,493.41	83,143.20	34,823.82	48,319.38	15,078.62	11,330.41	3,748.21	
30040			186,935.05	806,979.61	193,194.12	613,785.49	67,962.05	298.05	67,664.00	
30050			25,041.24	109,211.20	112,042.92	(2,831.72)	10,297.13	7,909.24	2,387.88	
	Total Common	359	362,724.70	1,757,998.63	634,584.84	1,123,413.79	217,484.75	64,142.19	153,342.56	
						177.03%			239.07%	
									Annual Increase Per Owner	427.14
Jupiter Bay East										
30110		Yes	213,715.91	1,111,823.99	1,068,579.54	43,244.45	213,253.62	213,715.91	(462.29)	
30120		No	184,254.24	329,422.10	485,883.12	(156,461.02)	11,307.93	35,427.24	(24,119.32)	
30130		Yes	101,719.20	211,899.00	130,539.60	81,359.40	55,089.90	14,410.20	40,679.70	
30140		Yes	0.00	423,489.32	450,840.00	(27,350.68)	35,463.47	47,192.50	(11,729.03)	
30150		Yes	157,408.87	707,748.00	262,763.22	444,984.78	68,456.73	21,070.87	47,385.86	
30160			96,193.98				(96,193.98)		(96,193.98)	
	Total East	135	753,292.20	2,784,382.41	2,398,605.48	385,776.93	287,377.67	331,816.72	(44,439.05)	
						16.08%			-13.39%	
									Annual Increase Per Owner	(329.18)
									Total Ann. Owner Increase	97.96 24.49
Villas										
30110		No	119,698.58	541,466.27	266,426.04	275,040.23	48,886.41	24,454.58	24,431.84	
30130		No	8,244.58	33,479.85	33,256.08	223.77	4,205.88	4,168.58	37.29	
30140		No	0.00	119,021.76	116,688.00	2,333.76	8,501.55	18,638.00	(10,136.45)	
30150		Yes	0.00	3,200.00	0.00	3,200.00	533.33	0.00	533.33	
30160			26,362.38				(26,362.38)		(26,362.38)	
	Total Villas	32	154,305.54	697,167.88	416,370.12	280,797.76	35,764.80	47,261.16	(11,496.36)	
						67.44%			-24.33%	
									Annual Increase Per Owner	(359.26)
									Total Ann. Owner Increase	67.88 16.97

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	# Units	SIRS	12/31/25 Balance	New Replacement Cost	Prior Replacement Cost	Replacement Cost Increase	2026 Full (Annual) Funding	2025 Annual Funding	Annual Funding Increase	Qtr Owner Increase
West A Building										
30110		Building Restoration/Spalling	Yes	0.00	318,248.91	239,700.00	78,548.91	37,168.35	26,879.40	10,288.95
30120		Elevators	No	48,258.89	82,359.20	108,682.02	(26,322.82)	2,005.90	7,552.89	(5,546.99)
30130		Paint Building	Yes	21,388.11	52,104.80	30,362.34	21,742.46	10,238.90	4,487.11	5,751.78
30140		Roof	Yes	15,298.78	153,855.00	165,166.56	(11,311.56)	11,546.35	7,887.78	3,658.57
30150		Generator, Water Pumps, Life Safety	Yes	6,709.26	158,827.53	11,607.60	147,219.93	17,155.65	544.26	16,611.39
30160		Interest		16,502.38			(16,502.38)			(16,502.38)
	Total West A	32	108,157.42	765,395.44	555,518.52	209,876.92 37.78%	61,612.77	47,351.44	14,261.32 30.12%	
							Annual Increase Per Owner		445.67	
							Total Ann. Owner Increase		872.80	218.20
West B Building										
30110		Building Restoration/Spalling	Yes	69,990.83	252,248.91	204,000.00	48,248.91	20,369.68	26,801.83	(6,432.15)
30120		Elevators	No	49,699.78	82,359.20	108,682.02	(26,322.82)	1,921.14	7,372.78	(5,451.64)
30130		Paint Building	Yes	21,768.11	52,104.80	30,362.34	21,742.46	10,112.23	4,297.11	5,815.12
30140		Roof	Yes	15,298.78	153,855.00	165,166.56	(11,311.56)	11,546.35	7,887.78	3,658.57
30150		Generator, Water Pumps, Life Safety	Yes	4,763.46	158,827.53	11,607.60	147,219.93	17,391.40	760.46	16,630.94
30160		Interest		10,159.38			(10,159.38)			(10,159.38)
	Total West B	32	171,680.34	699,395.44	519,818.52	179,576.92 34.55%	51,181.42	47,119.96	4,061.46 8.62%	
							Annual Increase Per Owner		126.92	
							Total Ann. Owner Increase		554.06	138.51
West C Building										
30110		Building Restoration/Spalling	Yes	75,008.33	274,248.91	178,500.00	95,748.91	22,068.78	20,698.33	1,370.44
30120		Elevators	No	51,551.34	82,359.20	108,682.02	(26,322.82)	1,812.23	7,141.34	(5,329.11)
30130		Paint Building	Yes	21,557.45	52,104.80	30,362.34	21,742.46	10,182.45	4,402.45	5,780.00
30140		Roof	Yes	15,298.78	153,855.00	165,166.56	(11,311.56)	11,546.35	7,887.78	3,658.57
30150		Generator, Water Pumps, Life Safety		6,729.06	158,827.53	11,607.60	147,219.93	17,153.25	542.06	16,611.19
30160		Interest		12,265.38			(12,265.38)			(12,265.38)
	Total West C	32	182,410.33	721,395.44	494,318.52	227,076.92 45.94%	50,497.67	40,671.95	9,825.72 24.16%	
							Annual Increase Per Owner		307.05	
							Total Ann. Owner Increase		734.19	183.55

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	# Units	SIRS	12/31/25 Balance	New Replacement Cost	Prior Replacement Cost	Replacement Cost Increase	2026 Full (Annual) Funding	2025 Annual Funding	Annual Funding Increase	Qtr Owner Increase
West D Building										
30110 Building Restoration/Spalling		Yes	163,264.00	274,248.91	255,000.00	19,248.91	10,537.80	22,934.00	(12,396.20)	
30120 Elevators		No	34,193.11	82,359.20	108,682.02	(26,322.82)	2,833.30	9,311.11	(6,477.81)	
30130 Paint Building		Yes	21,624.11	52,104.80	30,362.34	21,742.46	10,160.23	4,369.11	5,791.12	
30140 Roof		Yes	15,298.78	153,855.00	165,166.56	(11,311.56)	11,546.35	7,887.78	3,658.57	
30150 Generator, Water Pumps, Life Safety		Yes	6,925.26	158,827.53	11,607.60	147,219.93	17,129.48	520.26	16,609.22	
30160 Interest			11,722.38				(11,722.38)		(11,722.38)	
Total West D	32		<u>253,027.64</u>	<u>721,395.44</u>	<u>570,818.52</u>	<u>150,576.92</u> 26.38%	<u>40,484.78</u>	<u>45,022.26</u>	<u>(4,537.49)</u> -10.08%	
									Annual Increase Per Owner	(141.80)
									Total Ann. Owner Increase	285.34
										71.34
West E Building										
30110 Building Restoration/Spalling		Yes	196,530.76	406,248.91	318,841.80	87,407.11	9,532.64	30,577.76	(21,045.12)	
30120 Elevators		No	48,863.34	82,359.20	108,682.02	(26,322.82)	1,970.34	7,477.34	(5,506.99)	
30130 Paint Building		Yes	21,588.11	52,104.80	30,362.34	21,742.46	10,172.23	4,387.11	5,785.12	
30140 Roof		Yes	15,298.78	153,855.00	165,166.56	(11,311.56)	11,546.35	7,887.78	3,658.57	
30150 Generator, Water Pumps, Life Safety		Yes	5,096.46	158,827.53	11,607.60	147,219.93	17,351.05	723.46	16,627.59	
30160 Interest			8,712.38				(8,712.38)		(8,712.38)	
Total West E	32		<u>296,089.83</u>	<u>853,395.44</u>	<u>634,660.32</u>	<u>218,735.12</u> 34.46%	<u>41,860.24</u>	<u>51,053.45</u>	<u>(9,193.21)</u> -18.01%	
									Annual Increase Per Owner	(287.29)
									Total Ann. Owner Increase	139.85
										34.96
West F Building										
30110 Building Restoration/Spalling		Yes	188,614.76	648,248.91	318,841.80	329,407.11	45,707.19	32,556.76	13,150.43	
30120 Elevators		No	39,824.22	82,359.20	108,682.02	(26,322.82)	2,502.06	8,607.22	(6,105.17)	
30130 Paint Building		Yes	21,533.45	52,104.80	30,362.34	21,742.46	10,190.45	4,414.45	5,776.00	
30140 Roof		Yes	15,298.78	153,855.00	165,166.56	(11,311.56)	11,546.35	7,887.78	3,658.57	
30150 Generator, Water Pumps, Life Safety		Yes	5,138.76	158,827.53	11,607.60	147,219.93	17,345.92	718.76	16,627.16	
30160 Interest			16,985.38				(16,985.38)		(16,985.38)	
Total West F	32		<u>287,395.35</u>	<u>1,095,395.44</u>	<u>634,660.32</u>	<u>460,735.12</u> 72.60%	<u>70,306.60</u>	<u>54,184.97</u>	<u>16,121.63</u> 29.75%	
									Annual Increase Per Owner	503.80
									Total Ann. Owner Increase	930.94
										232.73
Grand Total	359		<u>2,569,083.37</u>	<u>10,095,921.56</u>	<u>6,859,355.16</u>	<u>3,236,566.40</u> 47.18%	<u>856,570.70</u>	<u>728,624.12</u>	<u>127,946.58</u> 17.56%	
									Total Ave. Ann. Owner Incr.	356.40
										89.10
Building Totals							639,085.94	664,481.92	(25,395.98)	