

JBCA 2026 Reserve Schedule

Jupiter Bay Condominium Association Reserve Schedule

Account Detail by Association

	# Units	SIRS	12/31/25 Balance	----- Replacement -----			----- Funding -----			Total Qtr Increase Per Owner
				New Replacement Cost	Prior Replacement Cost	Replacement Cost Increase	2026 Full (Annual) Funding	2025 Full (Annual) Funding	Annual Funding Increase	
<b>Common Areas</b>										
30010		No	73,607.77	243,759.97	116,023.98	127,735.99	34,834.88	25,462.49	9,372.39	
30020		No	12,274.74	251,992.52	81,457.11	170,535.41	26,962.87	4,379.74	22,583.13	
30022		No	22,385.58	85,576.80	27,662.88	57,913.92	33,322.63	7,987.38	25,335.25	
30024		No	8,614.40	76,154.82	24,617.20	51,537.62	17,360.52	3,073.70	14,286.82	
30026		No	5,735.79	76,166.88	24,621.10	51,545.78	12,237.69	2,046.58	10,191.11	
30028		No	4,637.21	62,309.60	20,141.71	42,167.89	10,068.82	1,654.60	8,414.22	
30030		No	23,493.41	83,143.20	34,823.82	48,319.38	15,078.62	11,330.41	3,748.21	
30040		No	186,934.96	769,683.64	193,194.12	576,489.52	53,075.47	298.05	52,777.41	
30050		No	25,041.73	109,211.20	112,042.92	(2,831.72)	10,297.06	7,909.24	2,387.82	
	Total Common	359	362,725.60	1,757,998.63	634,584.84	1,123,413.79	213,238.57	64,142.19	149,096.37	
						177.03%			232.45%	
							Annual Increase Per Owner		415.31	
<b>Jupiter Bay East</b>										
30110		Yes	265,533.55	885,432.02	820,770.38	64,661.64	156,487.99	176,974.43	(20,486.43)	
30112		Yes	47,071.22	164,420.00	152,412.68	12,007.32	29,858.81	31,372.32	(1,513.51)	
30114		No	8,055.93	102,911.97	95,396.48	7,515.49	6,582.49	5,369.17	1,213.32	
30120		No	184,252.64	329,422.10	485,883.12	(156,461.02)	11,308.06	35,427.24	(24,119.18)	
30130		Yes	101,719.25	211,899.00	130,539.60	81,359.40	55,089.88	14,410.20	40,679.68	
30140		Yes	0.00	423,489.32	450,840.00	(27,350.68)	35,463.47	47,192.50	(11,729.03)	
30150		Yes	157,408.77	666,808.00	262,763.22	404,044.78	60,296.91	21,070.87	39,226.04	
30160			0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Total East	135	764,041.37	2,784,382.41	2,398,605.48	385,776.93	355,087.61	331,816.72	23,270.89	
						16.08%			7.01%	
							Annual Increase Per Owner		172.38	
							Total Ann. Owner Increase		587.69	146.92
<b>Villas</b>										
30110		No	122,128.17	486,637.44	235,875.65	250,761.79	40,856.56	20,652.86	20,203.70	
30112		Yes	18,959.23	35,304.80	17,112.42	18,192.38	3,918.17	3,206.16	712.01	
30114		No	3,521.75	27,724.03	13,437.98	14,286.05	1,332.35	595.56	736.79	
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	0.00	0.00	0.00	0.00	0.00	0.00	
30160			0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Total Villas	32	152,853.74	702,167.88	416,370.12	285,797.76	58,814.51	47,261.16	11,553.35	
						68.64%			24.45%	
							Annual Increase Per Owner		361.04	
							Total Ann. Owner Increase		776.35	194.09

JBCA 2026 Reserve Schedule

		----- Replacement -----				----- Funding -----				
#	SIRS	12/31/25	New	Prior	Replacement	2026 Full	2025 Full	Annual	Total Qtr	
Units		Balance	Replacement	Replacement	Cost Increase	(Annual)	(Annual)	Funding	Increase	
			Cost	Cost		Funding	Funding	Increase	Per Owner	
<b>West A Building</b>										
30110	Building Concrete/Stucco Restoration/Spalling	Yes	0.00	140,547.94	164,551.12	(24,003.18)	15,525.19	15,619.98	(94.80)	
30112	Building Plumbing & Electrical	Yes	0.00	39,466.53	46,206.74	(6,740.21)	9,599.97	9,658.58	(58.62)	
30114	Building Doors & Fixtures	No	0.00	24,720.33	28,942.14	(4,221.81)	1,591.12	1,600.84	(9.72)	
30120	Elevators	No	48,259.27	82,359.20	108,682.02	(26,322.82)	2,005.88	7,552.89	(5,547.01)	
30130	Paint Building	Yes	21,388.60	52,104.80	30,362.34	21,742.46	10,238.73	4,487.11	5,751.62	
30140	Roof	Yes	14,498.62	153,855.00	165,166.56	(11,311.56)	11,613.03	7,887.78	3,725.25	
30150	Generator, Water Pumps, Life Safety	Yes	6,709.19	151,054.20	11,607.60	139,446.60	15,549.65	544.26	15,005.39	
30160	Interest		0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	<b>Total West A</b>	<b>32</b>	<b>90,855.68</b>	<b>644,108.00</b>	<b>555,518.52</b>	<b>88,589.48</b>	<b>66,123.56</b>	<b>47,351.44</b>	<b>18,772.12</b>	
						15.95%			39.64%	
								Annual Increase Per Owner	586.63	
								Total Ann. Owner Increase	1,001.94	250.48
<b>West B Building</b>										
30110	Building Concrete/Stucco Restoration/Spalling	Yes	0.00	140,547.94	140,043.51	504.43	15,525.19	15,574.91	(49.72)	
30112	Building Plumbing & Electrical	Yes	0.00	39,466.53	39,324.88	141.65	9,599.97	9,630.71	(30.74)	
30114	Building Doors & Fixtures	No	0.00	24,720.33	24,631.61	88.72	1,591.12	1,596.22	(5.10)	
30120	Elevators	No	49,700.25	82,359.20	108,682.02	(26,322.82)	1,921.11	7,372.78	(5,451.67)	
30130	Paint Building	Yes	21,768.45	52,104.80	30,362.34	21,742.46	10,112.12	4,297.11	5,815.00	
30140	Roof	Yes	15,298.62	153,855.00	165,166.56	(11,311.56)	11,546.37	7,887.78	3,658.59	
30150	Generator, Water Pumps, Life Safety	Yes	4,763.89	151,054.20	11,607.60	139,446.60	15,764.85	760.46	15,004.39	
30160	Interest		0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	<b>Total West B</b>	<b>32</b>	<b>91,531.21</b>	<b>644,108.00</b>	<b>519,818.52</b>	<b>124,289.48</b>	<b>66,060.72</b>	<b>47,119.96</b>	<b>18,940.75</b>	
						23.91%			40.20%	
								Annual Increase Per Owner	591.90	
								Total Ann. Owner Increase	1,007.21	251.80
<b>West C Building</b>										
30110	Building Concrete/Stucco Restoration/Spalling	Yes	0.00	140,547.94	122,538.07	18,009.87	15,525.19	12,028.08	3,497.11	
30112	Building Plumbing & Electrical	Yes	0.00	39,466.53	34,409.27	5,057.26	9,599.97	7,437.54	2,162.43	
30114	Building Doors & Fixtures	No	0.00	24,720.33	21,552.66	3,167.67	1,591.12	1,232.71	358.41	
30120	Elevators	No	51,551.75	82,359.20	108,682.02	(26,322.82)	1,812.20	7,141.34	(5,329.13)	
30130	Paint Building	Yes	21,557.82	52,104.80	30,362.34	21,742.46	10,182.33	4,402.45	5,779.88	
30140	Roof	Yes	15,298.61	153,855.00	165,166.56	(11,311.56)	11,546.37	7,887.78	3,658.59	
30150	Generator, Water Pumps, Life Safety	Yes	6,729.41	151,054.20	11,607.60	139,446.60	15,547.41	542.06	15,005.35	
30160	Interest		0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	<b>Total West C</b>	<b>32</b>	<b>95,137.58</b>	<b>644,108.00</b>	<b>494,318.52</b>	<b>149,789.48</b>	<b>65,804.58</b>	<b>40,671.95</b>	<b>25,132.63</b>	
						30.30%			61.79%	
								Annual Increase Per Owner	785.39	
								Total Ann. Owner Increase	1,200.70	300.18

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		----- Replacement -----				----- Funding -----					
#	SIRS	12/31/25	New	Prior	Replacement	2026 Full	2025 Full	Annual	Total Qtr		
Units		Balance	Replacement	Replacement	Cost Increase	(Annual)	(Annual)	Funding	Increase		
			Cost	Cost		Funding	Funding	Increase	Per Owner		
<b>West D Building</b>											
30110	Building Concrete/Stucco Restoration/Spalling	Yes	174,535.03	238,370.41	200,902.31	37,468.10	6,383.54	15,902.03	(9,518.50)		
30112	Building Plumbing & Electrical	Yes	0.00	39,466.53	33,263.01	6,203.52	9,599.97	6,032.18	3,567.79		
30114	Building Doors & Fixtures	No	0.00	24,720.33	20,834.68	3,885.65	1,591.12	999.79	591.33		
30120	Elevators	No	34,193.15	82,359.20	108,682.02	(26,322.82)	2,833.30	9,311.11	(6,477.82)		
30130	Paint Building	Yes	21,623.76	52,104.80	30,362.34	21,742.46	10,160.35	4,369.11	5,791.23		
30140	Roof	Yes	15,298.61	153,855.00	165,166.56	(11,311.56)	11,546.37	7,887.78	3,658.59		
30150	Generator, Water Pumps, Life Safety	Yes	6,925.05	151,054.20	11,607.60	139,446.60	15,525.77	520.26	15,005.51		
30160	Interest		0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	<b>Total West D</b>	<b>32</b>	<b>252,575.60</b>	<b>741,930.47</b>	<b>570,818.52</b>	<b>171,111.95</b>	<b>57,640.40</b>	<b>45,022.26</b>	<b>12,618.14</b>		
						29.98%			28.03%		
								Annual Increase Per Owner	394.32		
								Total Ann. Owner Increase	809.63	202.41	
<b>West E Building</b>											
30110	Building Concrete/Stucco Restoration/Spalling	Yes	204,792.21	268,627.59	257,349.72	11,277.87	6,383.54	21,919.82	(15,536.29)		
30112	Building Plumbing & Electrical	Yes	0.00	39,466.53	37,809.60	1,656.93	9,599.97	7,426.97	2,172.99		
30114	Building Doors & Fixtures	No	0.00	24,720.33	23,682.49	1,037.84	1,591.12	1,230.96	360.16		
30120	Elevators	No	48,863.40	82,359.20	108,682.02	(26,322.82)	1,970.34	7,477.34	(5,506.99)		
30130	Paint Building	Yes	21,588.00	52,104.80	30,362.34	21,742.46	10,172.27	4,387.11	5,785.15		
30140	Roof	Yes	15,298.61	153,855.00	165,166.56	(11,311.56)	11,546.37	7,887.78	3,658.59		
30150	Generator, Water Pumps, Life Safety	Yes	5,096.93	151,054.20	11,607.60	139,446.60	15,728.01	723.46	15,004.55		
30160	Interest		0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	<b>Total West E</b>	<b>32</b>	<b>295,639.14</b>	<b>772,187.65</b>	<b>634,660.32</b>	<b>137,527.33</b>	<b>56,991.60</b>	<b>51,053.45</b>	<b>5,938.16</b>		
						21.67%			11.63%		
								Annual Increase Per Owner	185.57		
								Total Ann. Owner Increase	600.88	150.22	
<b>West F Building</b>											
30110	Building Concrete/Stucco Restoration/Spalling	Yes	204,647.74	268,483.12	257,323.01	11,160.11	6,383.54	23,335.11	(16,951.57)		
30112	Building Plumbing & Electrical	Yes	0.00	39,466.53	37,826.01	1,640.52	9,599.97	7,910.54	1,689.43		
30114	Building Doors & Fixtures	No	0.00	24,720.33	23,692.77	1,027.56	1,591.12	1,311.11	280.01		
30120	Elevators	No	39,824.03	82,359.20	108,682.02	(26,322.82)	2,502.07	8,607.22	(6,105.16)		
30130	Paint Building	Yes	21,533.02	52,104.80	30,362.34	21,742.46	10,190.59	4,414.45	5,776.15		
30140	Roof	Yes	15,298.63	153,855.00	165,166.56	(11,311.56)	11,546.36	7,887.78	3,658.59		
30150	Generator, Water Pumps, Life Safety	Yes	5,139.09	151,054.20	11,607.60	139,446.60	15,723.34	718.76	15,004.58		
30160	Interest		0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	<b>Total West F</b>	<b>32</b>	<b>286,442.51</b>	<b>772,043.18</b>	<b>634,660.32</b>	<b>137,382.86</b>	<b>57,536.99</b>	<b>54,184.97</b>	<b>3,352.02</b>		
						21.65%			6.19%		
								Annual Increase Per Owner	104.75		
								Total Ann. Owner Increase	520.06	130.02	
<b>Grand Total</b>											
		<b>359</b>	<b>2,391,802.44</b>	<b>9,463,034.21</b>	<b>6,859,355.16</b>	<b>2,603,679.05</b>	<b>997,298.55</b>	<b>728,624.12</b>	<b>268,674.44</b>		
						37.96%			36.87%		
								Total Ave. Ann. Owner Inc.	748.40	187.10	
								Building Totals	784,059.99	664,481.92	119,578.06