

Cost of Unit Ownership at Jupiter Bay

Units ->	135	32	32	32	32	32	32	32	359						
Quarterly Maintenance Fees															
	East	Villas	West A	West B	West C	West D	West E	West F	Total	Increase	Average Fee				
2017	1,399.00	1,369.00	1,422.00	1,414.00	1,397.00	1,406.00	1,414.00	1,417.00	2,014,852.00		\$1,594				
2018	1,509.00	1,402.00	1,567.00	1,538.00	1,490.00	1,532.00	1,545.00	1,544.00	2,173,964.00	7.90%					
2019	1,560.00	1,479.00	1,634.00	1,602.00	1,592.00	1,593.00	1,590.00	1,616.00	2,263,968.00	4.14%					
2020	1,698.00	1,524.00	1,737.00	1,718.00	1,689.00	1,735.00	1,737.00	1,813.00	2,446,904.00	8.08%					
2021	1,765.00	1,577.00	1,814.00	1,822.00	1,807.00	1,751.00	1,833.00	1,834.00	2,545,164.00	4.02%					
	7,931.00	7,351.00	8,174.00	8,094.00	7,975.00	8,017.00	8,119.00	8,224.00	11,444,852.00						
Annual	31,724.00	29,404.00	32,696.00	32,376.00	31,900.00	32,068.00	32,476.00	32,896.00							
Since Kalec Board															
2022	1,840.00	1,697.00	1,873.00	1,834.00	1,853.00	1,829.00	1,882.00	1,903.00	2,641,088.00	3.77%		\$2,447	53.52%		
2023	2,100.00	1,906.00	2,215.00	2,202.00	2,109.00	2,194.00	2,283.00	2,266.00	3,076,400.00	16.48%					
2024	2,432.00	2,353.00	2,549.00	2,510.00	2,435.00	2,614.00	2,546.00	2,536.00	3,558,784.00	15.68%					
2025	2,751.12	2,683.60	2,952.31	2,873.89	2,823.65	2,853.52	3,056.86	2,892.00	4,062,991.04	14.17%					
2026	2,885.00	2,767.00	3,054.00	3,053.00	3,042.00	2,985.00	2,986.00	2,994.00	4,230,668.00	4.13%	66.22%				
	12,008.12	11,406.60	12,643.31	12,472.89	12,262.65	12,475.52	12,753.86	12,591.00	17,569,931.04						
Annual	48,032.48	45,626.40	50,573.24	49,891.56	49,050.60	49,902.08	51,015.44	50,364.00							
Special Assessments (Per Unit)															
	East	Villas	West A	West B	West C	West D	West E	West F	Total	Count	Reason	5-Yr Total	Possible Save		
2017									0.00	4		\$548,628			
2018	210.00	210.00	210.00	210.00	210.00	210.00	210.00	210.00	75,390.00		Lake Irrigation				
2019	631.00	631.00	631.00	631.00	631.00	631.00	631.00	631.00	226,529.00		Operating Budget				
2020									0.00						
2021	312.18	475.66	564.74	564.74	564.74	564.74	564.74	564.74	165,795.50		Insurance	\$6,558,881			
								2,528.56	80,913.92		West F Reserves				
Total	1,153.18	1,316.66	1,405.74	1,405.74	1,405.74	1,405.74	1,405.74	3,934.30	548,628.42						
2022	740.26	985.65	1,133.88	1,133.88	1,133.88	1,133.88	1,133.88	1,133.88	349,180.86	11	Insurance				
2023	1,107.00	1,868.00	2,089.00	2,089.00	2,089.00	2,089.00	2,089.00	2,089.00	610,309.00		Insurance				
			451.59	418.95	1,066.04	1,078.95	1,078.87	1,701.25	185,460.80		West Building Roofs		\$157,604		
2024	47.19	906.32	910.11	910.11	910.11	910.11	910.11	910.11	210,114.01		Insurance				
	124.21	53.33	128.12	128.12	128.12	128.12	128.12	128.12	43,073.95		Security Cameras		43,073.95		
	2,250.00								303,750.00		C-East Concrete Restore		303,750.00		
2025		465.00	1,635.00	1,155.00	1,800.00	1,705.00	1,855.00	1,315.00	317,760.00		2024 Budget Deficit				
			23,630.00	22,026.00	19,823.00				2,095,328.00		West A-B-C Concrete Proj		2,095,328.00		
2026						19,340.00	27,074.00	18,251.00	2,069,280.00		West D-E-F Concrete Proj		2,069,280.00		
					3,832.00				122,624.00		West C Concrete Proj Overrun				
						2,625.00	2,625.00	2,625.00	252,000.00		Ceiling Replacement (\$84k each)		\$336,000		
Total	4,268.66	4,278.30	29,977.70	27,861.06	30,782.15	29,010.06	36,893.98	28,153.36	6,558,880.62			5,005,035.47			
ombiled Total	52,301.14	49,904.70	80,550.94	77,752.62	79,832.75	78,912.14	87,909.42	78,517.36				76.31%			