

# **WEST BAY ASSOCIATION**

Board of Directors Budget Adoption Meeting December 11, 2025, 1:00 pm

Jupiter Management

At the West Bay Community Pool

&

via Webex Audio Conference

**Call to Order:**

**Financial Report:**

- Presentation of the proposed 2026 Operating Budget
- Adoption of the 2026 Operating Budget

**Unit Owner Questions**

**Adjournment**

*VOICE ONLY CONNECTIONS*

**<https://jupitermgt.webex.com/meet/stephen>**

**Meeting number:**

**736 597 533**

**Join by phone:**

**1877-309-3457 US Toll Free Access code: 736 597 5333**

**West Bay at Jonathan's Landing Condominium Association, Inc.**  
**Commentary on the Schedule of Operating Revenues and Expenses**  
**For the Years Ending December 31, 2025 and 2026**

To West Bay Owners:

The Board of Directors wishes to share with you the forecasted financial results (actual year-to-date as of September 30, 2025 and forecasted full year 2025) for calendar year 2025 and the financial budget for calendar year 2026. To that end, attached are the following financial schedules:

1. Schedule of Operating Revenues and Expenses – Projected Actual and Budget for the years ending December 31, 2025 and 2026
2. 30-Year Reserve Plan Summary beginning January 1, 2026
3. Calculation of Fully Funded Balance as of January 1, 2026
4. Proposed Reserve Fund Expenditure Details for the five years beginning January 1, 2026

**Financial Overview of 2025:**

- Overall, 2025 is expected to end favorably when compared to budget. Operating results, which excludes contributions to the Reserve Fund and Loan payments, are projected to be favorable to budget resulting in a surplus of \$123,660 for 2025. However, we hasten to add that this projection is subject to change depending upon actual reported results for the fourth quarter of 2025 and to an independent audit.

A more detailed discussion of our individual expense items and projected surplus for 2025 follows.

- In the category of General & Administrative Expenses, we were delighted to see that our insurance premiums for the policy year May 1, 2025 to April 30, 2026 were less than originally budgeted notwithstanding the fact that a regulatory-mandated insurance appraisal in 2025 increased the overall property value of West Bay by approximately 40%.
- Our total Grounds & Landscaping Expenses are projected to be \$204,250 or 12% under budget.
- On the other hand, we project 2025 Repairs and Maintenance to end the year over budget by approximately \$23,527 (20%) largely due to the ever-increasing occurrences of repairs needed to maintain our buildings. We expect continued increases in building repairs and have accounted for such in our 2026 budget.
- In terms of Amenities, the overall budget was negatively impacted by the need to replace some lights at the pool for which no budget had been established.
- While the Board budgeted \$10,000 for Contingencies in 2025, none of that budget was used.
- As mentioned above and subject to the caveats provided, the Board is projecting a surplus for fiscal 2025 and this surplus will be used to reduce your Operating Fund assessment in 2026. The current surplus estimate is roundly \$123,660 and will have the effect of reducing by \$238 each Association member's quarterly Operating Fund assessment in 2026.

### **Reserve Projects Completed in 2025:**

- As you know, we have concluded the electrical repairs in 2025 at a total project cost of roundly \$370,000 as compared to an original project estimate of \$425,000. The excess special assessment (\$55,000 or \$423 per unit) will be credited towards your first quarter 2026 assessment; full quarterly assessment billings will commence in the second quarter of 2026.
- Over the course of the past few months, everyone received a notice from Jupiter Management advising that all units that have had their electrical boxes remediated also need to subscribe to FP&L's surge protector program before final inspection and closing of the permits by PBC. Unless the entirety of any West Bay building has joined this program, that building's PBC permit cannot be closed and consequently the permit will have to be extended at a cost to West Bay. It is the Board's view that any unit owner(s) who delay the closing of a permit should be assessed the cost of the permit renewal.

### **2026 Income and Expense Budget:**

- A few of our contracted vendors have explicitly requested cost increases, but none rise to the level of notable significance.
- In determining our 2026 insurance expense component of General & Administrative Expenses, we worked with our insurance broker and asked them to obtain premium estimates from our insurance carriers based on the most recent data available. Our broker indicated that they are seeing a softening in the Florida insurance markets and expressed their belief that we should experience a reduction in our policy premiums for the policy year beginning on May 1, 2026.

You also should be aware that we pay our annual insurance premiums up front to avail ourselves of discounts in the premiums, but since we do not have sufficient monies on hand at the time to make our premium payments, we finance the payments. Rising borrowing costs also affect our insurance expense budget.

Our fiscal 2026 insurance budget is a combination of the amortization of the remaining payments [four months] on our 2025-2026 premiums, a portion [eight months] of our projected 2026-2027 premiums and the associated financing costs of both years' premiums.

- We decreased the overall Grounds and Landscaping budget for 2026. We reduced the miscellaneous landscaping budget to \$35,000 from \$45,000 and reduced the tree trimming budget by \$5,000.
- In the category of Utilities, we have reduced the 2026 budget by \$32,250. In 2025 we budgeted \$32,250 in anticipation of possibly extending a drainage maintenance project originally undertaken by the JLPOA and one that the JLPOA suggested all JL villages undertake. At the time of last year's budget process, the West Bay board had not yet reviewed and approved of this project and proposed cost. Nonetheless we budgeted the suggested amount as a precautionary measure.



In 2025 we expended \$11,915 for an inspection and cleaning of the various drain culverts and intake structures within West Bay to ensure that they are flowing properly and are in good working condition. The results of this project were positive and thus the Board does not foresee a need to continue with any budget in this regard.

- With respect to Repairs and Maintenance, we have increased our 2026 budget by \$16,500 to \$132,000. As time goes on, our buildings continue to need on-going repairs and maintenance.
- The proposed year-over-year decrease (approximately \$138,395 or 12%) in our total Operating expenses from 2025 to 2026 is primarily driven by the projected decrease in our insurance expense (\$105,344) and the elimination of a budget for drainage maintenance (\$32,250).

### **2026 Reserve Funding and Projects**

The board has deemed it prudent to increase our funding of the Reserve account to \$650,000 in 2026. A significant portion of this amount is attributable to a recommendation made by an independent consultant that the board has engaged to review our Reserve projects, and the funding needed to be fully reserved. For 2026, our consultant is recommending a Reserve contribution of \$405,250, up from a minimum funding recommendation of \$292,800 in 2025. The year-over-year increase amounts to \$112,150 per unit (\$216 per unit per quarter).

Excerpts from the January 1, 2026 Reserve Study are included in the accompanying materials; however, we refer you to the complete report prepared by Association Reserves for the period beginning January 1, 2026. The Report can be found on the West Bay website <https://westbay.homestead.com>

The impetus for the increase beyond the consultant's recommendation arises from several factors:

- Contributing only the recommended amount places West Bay at a fully funded rate of 28.9%, which is considered a low rating and arguably leaves us susceptible to special assessments in the future.
- The board has concerns that there may be other Reserve projects that have not yet been considered, but that may arise in the future, much like the electric meter situation.
- Following the guidance of the consultant would not result in our achieving a fully funded balance until 30 years into the future.

**West Bay at Jonathans Landing Condominium Association LLC****Schedule of Operating Revenue and Expenses - Projected Actual and Budget  
Years Ending December 31, 2025 and 2026**

	<b>Actual thru Sept.30, 2025</b>	<b>Projected FY 2025</b>	<b>2025 Budget</b>	<b>Proposed 2026 Budget</b>
<b><u>Income</u></b>				
Homeowner Assessments	\$ 1,030,896	1,374,530	\$ 1,374,530	\$ 1,586,350
Special Assessment	159,374	212,500	212,500	-
Deferred Assessment Surplus-Prior Year	103,455	105,945	137,940	123,660
Late Fees Interest	310	310	-	-
NSF Bank Fees			300	-
Miscellaneous Income			-	-
Application Fees	800	800	-	-
Interest Income - Operating	2,147	5,000	4,500	
<b>Total Income</b>	<b>1,296,982</b>	<b>1,699,085</b>	<b>1,729,770</b>	<b>1,710,010</b>
<b><u>Expenses &amp; Reserve Funding</u></b>				
<b><u>General &amp; Administrative</u></b>				
Management Contract	16,238	21,650	21,650	22,300
Accounting Services	3,544	4,725	4,725	4,725
Legal & Professional Services	2,803	3,803	5,000	13,000
Audit & Tax Services	4,500	4,500	5,000	4,850
Bank charges	617	675	-	700
Reimbursed Expenses	-	-	-	-
Postage & Mailing	784	1,000	2,500	1,500
Copies & Printing	1,560	2,000	2,000	2,000
Insurance Expense	394,128	537,333	642,044	536,700
Insurance Appraisal	1,597	1,597	1,500	-
Office Supplies	494	1,000	7,000	1,500
Licenses, Fees & Permits	520	520	350	575
Filing Fees	73	100	600	100
Storage Fees	446	500	200	500
Reserve Study	1,260	2,520	-	1,000
Meeting Expense	690	1,200	501	1,200
Miscellaneous Administrative Expense	148	150	-	150
Website Management	-	-	-	2,000
Fire Code Compliance	-	3,000	-	500
	<b>429,402</b>	<b>583,273</b>	<b>693,070</b>	<b>593,300</b>

**West Bay at Jonathans Landing Condominium Association LLC**  
**Schedule of Operating Revenue and Expenses - Projected Actual and Budget**  
**Years Ending December 31, 2025 and 2026**

	<u>Actual thru</u> <u>Sept.30, 2025</u>	<u>Projected</u> <u>FY 2025</u>	<u>2025 Budget</u>	<u>Proposed</u> <u>2026 Budget</u>
<b><i>Grounds &amp; landscaping</i></b>				
Landscape Contract	80,907	111,750	111,750	111,750
Landscape - Other	15,701	33,100	45,000	35,000
Mulch	-	20,000	20,000	20,000
Irrigation Repairs	10,169	17,500	20,000	20,000
Tree	6,645	17,075	30,000	25,000
Holiday decorations	2,409	4,825	4,500	5,000
	<u>115,831</u>	<u>204,250</u>	<u>231,250</u>	<u>216,750</u>
<b><i>Utilities</i></b>				
Electricity	11,484	15,000	15,000	15,500
Gas	-	-	1,000	1,000
Water & Sewer	2,456	3,500	4,800	4,000
Drainage maintenance	11,915	11,915	32,250	-
	<u>25,855</u>	<u>18,500</u>	<u>53,050</u>	<u>20,500</u>
<b><i>Amenities</i></b>				
Pool Service	5,176	8,000	8,400	8,825
Pool Supplies	898	1,000	1,000	1,000
Pool Maintenance & Repairs	1,733	4,900	3,000	2,500
Pool Janitorial	3,375	4,500	4,500	4,500
Pool Permit	475	475	500	500
Light fixtures	1,586	2,000	-	2,000
	<u>13,243</u>	<u>20,875</u>	<u>17,400</u>	<u>19,325</u>

**West Bay at Jonathans Landing Condominium Association LLC**  
**Schedule of Operating Revenue and Expenses - Projected Actual and Budget**  
**Years Ending December 31, 2025 and 2026**

	<u>Actual thru</u> <u>Sept.30, 2025</u>	<u>Projected</u> <u>FY 2025</u>	<u>2025 Budget</u>	<u>Proposed</u> <u>2026 Budget</u>
<b><i>Repairs and Maintenance</i></b>				
General Repairs & Maintenance	3,557	5,000	20,000	10,000
Building Repairs & Maintenance	52,892	84,042	50,000	75,000
Wood Repairs & Replacement	-	-	2,000	-
Roof Repairs & Maintenance	11,314	15,000	15,000	17,500
Backflow testing	90	90	-	-
Lighting Repairs & Maintenance	941	1,500	2,500	2,500
Powerwashing	-	5,200	4,500	4,750
Pest Control	14,309	21,500	21,500	21,500
Janitorial Supplies	444	700	-	750
Common Area Repairs & Maintenance	5,650	5,700	-	-
Sewer Repairs & Maintenance	295	295		
Dock/Seawall Repair		-	-	-
	<u>89,492</u>	<u>139,027</u>	<u>115,500</u>	<u>132,000</u>
<b><i>Other Expense</i></b>				
Loan	78,150	104,200	104,200	78,150
Contingency		-	10,000	-
	<u>78,150</u>	<u>104,200</u>	<u>114,200</u>	<u>78,150</u>
<b><i>Reserve Funding</i></b>				
Reserve - General	219,600	292,800	292,800	650,000
Reserve - Electrical Project	159,375	212,500	212,500	-
	<u>378,975</u>	<u>505,300</u>	<u>505,300</u>	<u>650,000</u>
<b><i>Total Disbursements</i></b>	<u>1,130,948</u>	<u>1,575,425</u>	<u>1,729,770</u>	<u>1,710,025</u>
<b>Excess of Revenues (Expenses)</b>	<u>\$ 166,034</u>	<u>\$ 123,660</u>	<u>\$ (0)</u>	<u>\$ (15)</u>

## West Bay at Jonathans Landing Condominium Association, Inc.

### Summation of 2026 assessment:

	Total \$s budgeted 2026	Per unit		Quarterly 2025 \$	Y-O-Y Change %
		Annual 2026	Quarterly 2026		
Total Admin & Operating Expenses	\$ 981,875	\$ 7,553	\$ 1,888	\$ 2,145	-12%
Deferred Assesment Surplus	(123,660)	(951)	(238)	(265)	-10%
	<u>\$ 858,215</u>	<u>\$ 6,602</u>	<u>\$ 1,650</u>	<u>\$ 1,880</u>	-12%
Proposed	\$ 858,200	\$ 6,600	\$ 1,650 *	\$ 1,880	-12%
Contribution to Reserve	\$ 650,000	\$ 5,000	\$ 1,250	\$ 563	122%
Loan repayment	78,150	601	150	200	-25%
Total Reserve contribution	<u>\$ 728,150</u>	<u>\$ 5,601</u>	<u>\$ 1,400</u>	<u>\$ 763</u>	84%
Proposed	\$ 728,150	\$ 5,600	\$ 1,400 *	\$ 765	83%
Special Assesment				\$ 410	-100%
<b>TOTAL PROPOSED ASSESSMENT *</b>	<u><u>\$ 1,586,350</u></u>	<u><u>\$ 12,200</u></u>	<u><u>\$ 3,050</u></u> *	<u><u>\$ 3,055</u></u>	0%

\* Quarterly amounts have been rounded



# 30-Year Reserve Plan Summary

Report # 36668-4  
With-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$737,600	\$2,549,731	28.9 %		High	-19.80 %	\$405,250	\$0	\$15,195	\$374,860
2027	\$783,185	\$2,579,598	30.4 %		Medium	3.00 %	\$417,408	\$0	\$19,088	\$92,401
2028	\$1,127,279	\$2,911,477	38.7 %		Medium	3.00 %	\$429,930	\$0	\$24,310	\$275,691
2029	\$1,305,828	\$3,075,014	42.5 %		Medium	3.00 %	\$442,828	\$0	\$30,690	\$13,506
2030	\$1,765,840	\$3,524,312	50.1 %		Medium	3.00 %	\$456,112	\$0	\$38,440	\$178,908
2031	\$2,081,484	\$3,813,526	54.6 %		Medium	3.00 %	\$469,796	\$0	\$45,314	\$142,739
2032	\$2,453,855	\$4,159,702	59.0 %		Medium	3.00 %	\$483,890	\$0	\$54,413	\$0
2033	\$2,992,158	\$4,674,649	64.0 %		Medium	3.00 %	\$498,406	\$0	\$64,961	\$45,936
2034	\$3,509,590	\$5,169,435	67.9 %		Medium	3.00 %	\$513,359	\$0	\$74,675	\$133,264
2035	\$3,964,359	\$5,601,172	70.8 %		Low	3.00 %	\$528,759	\$0	\$81,358	\$396,005
2036	\$4,178,471	\$5,787,656	72.2 %		Low	3.00 %	\$544,622	\$0	\$87,940	\$187,858
2037	\$4,623,181	\$6,206,921	74.5 %		Low	3.00 %	\$560,961	\$0	\$68,367	\$3,033,036
2038	\$2,219,472	\$3,721,399	59.6 %		Medium	3.00 %	\$577,790	\$0	\$50,172	\$45,406
2039	\$2,802,027	\$4,252,139	65.9 %		Medium	3.00 %	\$595,123	\$0	\$59,700	\$283,656
2040	\$3,173,195	\$4,567,379	69.5 %		Medium	3.00 %	\$612,977	\$0	\$48,299	\$2,173,591
2041	\$1,660,879	\$2,959,839	56.1 %		Medium	3.00 %	\$631,366	\$0	\$34,550	\$529,709
2042	\$1,797,087	\$3,012,099	59.7 %		Medium	3.00 %	\$650,307	\$0	\$38,513	\$428,384
2043	\$2,057,522	\$3,185,563	64.6 %		Medium	3.00 %	\$669,817	\$0	\$46,841	\$143,500
2044	\$2,630,680	\$3,673,391	71.6 %		Low	3.00 %	\$689,911	\$0	\$60,061	\$0
2045	\$3,380,652	\$4,339,862	77.9 %		Low	3.00 %	\$710,608	\$0	\$74,747	\$65,498
2046	\$4,100,514	\$4,975,556	82.4 %		Low	3.00 %	\$731,927	\$0	\$83,785	\$630,960
2047	\$4,285,266	\$5,065,080	84.6 %		Low	3.00 %	\$753,884	\$0	\$93,047	\$104,749
2048	\$5,027,448	\$5,716,990	87.9 %		Low	3.00 %	\$776,501	\$0	\$108,590	\$71,566
2049	\$5,840,972	\$6,440,872	90.7 %		Low	3.00 %	\$799,796	\$0	\$121,793	\$413,674
2050	\$6,348,888	\$6,852,882	92.6 %		Low	3.00 %	\$823,790	\$0	\$128,804	\$758,842
2051	\$6,542,639	\$6,941,075	94.3 %		Low	3.00 %	\$848,504	\$0	\$138,565	\$203,829
2052	\$7,325,878	\$7,623,504	96.1 %		Low	3.00 %	\$873,959	\$0	\$156,688	\$0
2053	\$8,356,525	\$8,556,874	97.7 %		Low	3.00 %	\$900,177	\$0	\$176,906	\$84,187
2054	\$9,349,422	\$9,452,672	98.9 %		Low	3.00 %	\$927,183	\$0	\$192,207	\$580,898
2055	\$9,887,918	\$9,885,511	100.0 %		Low	3.00 %	\$954,998	\$0	\$196,992	\$1,211,576

Report # 36668-4  
With-Site-Visit[illegible]

# 30-Year Income/Expense Detail

Report # 36668-4  
With-Site-Visit

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$737,600	\$783,185	\$1,127,279	\$1,305,828	\$1,765,840
Annual Reserve Funding	\$405,250	\$417,408	\$429,930	\$442,828	\$456,112
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,195	\$19,088	\$24,310	\$30,690	\$38,440
Total Income	\$1,158,045	\$1,219,680	\$1,581,519	\$1,779,346	\$2,260,392
# Component					
Site and Grounds					
2105 Driveway/Sidewalk Concrete - Repair	\$0	\$41,200	\$0	\$0	\$0
2109 Concrete Curbs & Gutters - Repair	\$51,500	\$0	\$0	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$0	\$22,510
2125 Asphalt - Resurface	\$206,000	\$0	\$0	\$0	\$0
2169 Sign/Monument - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2172 Street Lights (Bases) - Annual Allowance	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911
2173 Street Lights - Replace	\$0	\$0	\$0	\$0	\$0
2174 Street Lights - LED Conversion	\$45,000	\$0	\$0	\$0	\$0
2193 Boardwalk - Repair/Resurface	\$0	\$0	\$0	\$0	\$87,114
2194 Boardwalk- Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2343 Building Exteriors - Seal/Paint	\$0	\$0	\$222,370	\$0	\$0
2382 Roofing (Tile) - Pressure Wash	\$0	\$38,471	\$0	\$0	\$42,038
2383 Roofing (Tile) - Replace: Gazebo	\$40,000	\$0	\$0	\$0	\$0
2383 Roofing (Tile) - Replace: Phase I	\$0	\$0	\$0	\$0	\$0
2383 Roofing (Tile) - Replace: Phase II	\$0	\$0	\$0	\$0	\$0
2389 Gutters - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2551 Electrical System - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (A) - Replace	\$0	\$0	\$0	\$0	\$0
2585 Irrigation Pump (B) - Replace	\$0	\$0	\$0	\$0	\$0
2587 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Coated) - Seal/Repair	\$20,000	\$0	\$0	\$0	\$0
2768 Pool Deck (Coated) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2775 Kiddie Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heaters - Replace	\$0	\$0	\$0	\$0	\$13,334
2787 Pool Enclosure/Equipment - Replace	\$0	\$0	\$40,208	\$0	\$0
Total Expenses	\$374,860	\$92,401	\$275,691	\$13,506	\$178,908
Ending Reserve Balance	\$783,185	\$1,127,279	\$1,305,828	\$1,765,840	\$2,081,484