Town of Jupiter Inlet Colony
Regular Commission Meeting
Town Hall
50 Colony Road

September 8, 2026
5:30 P.M.
In Person and via ZOOM
Meeting ID: 585 628 8135
Passcode: 3787

AGENDA

1. **Call to Order, Pledge of Allegiance, Roll Call**

2. **General Public Comments** *(Please limit your comments to three (3) minutes or less)*

3. **Public Hearing**
   a. **Public Hearing:** Announcing the maximum millage rate for FY 2027 at 5.560 mills, which is $5.56 for each $1,000.00 of assessed property within the Town of Jupiter Inlet Colony, which is greater than the rolled-back rate of 5.3209 mills by 4.49%.

   b. **Discussion**: Percentage increase in millage over rolled-back rate necessary to fund budget and specific purposes for which ad valorem tax revenues are being increased. (Sponsored by the Town Manager)

   c. **Public Comment and Questions.**
      i. **Vote:** Approving the tentative millage rate of 5.5600 per $1,000 of taxable value for FY 2027.

      ii. **Vote:** Approving the tentative estimates of Revenue and Expenses for the Fiscal Year commencing October 1, 2026, Through September 30, 2027.

4. **Announcement: The proposed millage rate of 5.560 mills is greater than the rolled-back rate of 5.3209 mills by 4.49%.** The Final Budget Hearing for Fiscal Year 2027 will take place on Monday, September 14, 2026, at 6:00pm at the Jupiter Inlet Beach Club.

5. **Wrap-up and Adjourn**

RULES OF CONDUCT AND DECORUM AT PUBLIC MEETINGS / RESOLUTION 2026-05

Until the presiding officer of a public meeting opens the floor for public discussion, members of the public shall remain seated while a public meeting is in session. After the floor is opened for public discussion by the presiding officer, members of the public, while seated, may ask the presiding officer to be recognized to speak at the podium by raising their hand. After being recognized by the presiding officer, a member of the public may come to the podium to speak at the public meeting. A member of the public who is recognized to speak shall state their name and address for the record after they reach the podium. The member of the public may then speak from the podium or in any other location in the meeting chambers as permitted by the presiding officer.

Unless otherwise permitted by the presiding officer, the length of time any one individual may speak during the general public comments portion of the agenda or with respect to any one specific topic on the agenda for the public meeting shall be three (3) minutes. The presiding officer may, in his or her discretion, permit a member of the public to speak for more than three (3) minutes for good cause.

In the event a member of the public has been recognized to speak on a specific agenda item, the member of the public shall address only the specific agenda item that is being discussed or considered by the Town Commission.

No person shall intentionally disturb or interrupt any public meeting. Any person speaking without first being recognized to speak by the presiding officer shall be deemed to be disturbing and interrupting a public meeting. No statements or other actions that could be construed as a direct or veiled physical threat toward any individual shall be permitted during any public meeting.

No member of the Town Commission or any other employee or representative of the Town is required to answer any question or respond to any comment presented by a member of the public during general public comments or during public comments on any particular agenda item. Should the Town desire to respond to a question or comment presented by a member of the public, the presiding officer, in his or her discretion, shall direct the appropriate employee or other representative of the Town to respond to the question or comment.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, if a person decides to appeal any decision made by the Town Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICAN DISABBILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Town Clerk at 561-746-3787 or at Town Hall, 50 Colony Road, Jupiter Inlet Colony, FL 33469. no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

Town of Jupiter Inlet Colony

50 Colony Road
Jupiter Inlet Colony, Florida 33469
(561) 746-3787

AGENDA ITEM COVER SHEET

MEETING DATE:	September 8, 2026
AGENDA ITEM TITLE:	**Vote:** Approving the tentative millage rate of 5.5600 per $1,000 of taxable value for FY 2027. **Vote:** Approving the tentative estimates of Revenue and Expenditures for the Fiscal Year commencing October 1, 2026 through September 30, 2027.
AGENDA ITEM SPONSOR:	Town Manager
AGENDA ITEM SUMMARY:	The maximum millage for Fiscal Year 2027 is 5.560 mills, which is $5.56 for each $1,000.00 of assessed property within the Town of Jupiter Inlet Colony, which is greater than the rolled-back rate of 5.3209 mills by 4.49%. For Fiscal Year 2027, the total of the General Fund budgeted revenues is $4,445,701. The expenditures are presented in four categories: Town Commission, General Government, Public Safety, and Resident Services. For Fiscal Year 2025-2026, the total of the General Fund expenditures is $4,337,550. The submitted budget anticipates a surplus of $108,151 which will be added to the Town's reserves. The largest source of revenue for the General Fund is ad-valorem taxes or property taxes. This year, revenues generated from ad-valorem taxes are estimated at $3,941,011. The total tax revenues represent approximately 89% of all General Fund revenue. Furthermore, the Town receives 88% of its operating budget from single-family home property taxes. The Town realized a 5.17% increase in taxable property values in the last year. The assessed value of all property in the Town is $730,737,089. The Final Budget Hearing for Fiscal Year 2027 will take place on Monday September 14, 2026, at 6:00 P.M. at the Jupiter Inlet Beach Club, 244 Ocean Drive.
FISCAL IMPACT:	The proposed budget achieves the priorities set by the Town Commission while maintaining the level of services and public safety that the residents desire.
Attachments:	• Fiscal Year 2027 Budget

Town of Jupiter Inlet Colony

Fiscal Year 2027 Budget

October 1, 2026 - September 30, 2027

First Public Hearing September 8, 2026

Adopted ___________________

Resolution No. ___________

Table of Contents

TOWN OFFICIALS

Mayor and Town Commission

Mayor Bill Muir

Vice Mayor Dave Shula

Commissioner Mark Ciarfella

Commissioner Anna Saura

Commissioner Janet Saura

Town Staff

Heidi Siegel, AICP, ICMA-CM, Town Manager

Matthew Ramenda, Esq., Town Attorney

Jacqueline Milo, Town Clerk

Yvonne Clayborne, Chief Financial Officer

Brian McCallister, Chief of Police

Petra Walker, Resident Services Coordinator

ANNUAL BUDGET INTRODUCTION

The intent behind the budget document is to present the Town's budget in an easy-to-read format. The budget book consists of major sections and a brief description can be found within each section.

WHAT IS A BUDGET?

A budget is a financial and operating plan that outlines how public funds will be raised and spent during a fiscal year. The budget shows how resources will be allocated to provide services, maintain infrastructure, and meet the priorities of the community. The budget's fiscal year begins on October 1, 2026, and ends on September 30, 2027. A municipal budget is a forecast of upcoming revenues and expenditures.

TRUTH IN MILLAGE (TRIM)

The budget and property tax rate adoption process is governed by Florida Statute known as TRIM (Truth in Millage). The Town is required to hold two public hearings for adoption of a millage rate and budget. Notice of the first public hearing is provided by the Property Appraiser in its Notice of Proposed Property Taxes that is mailed to each property owner. In addition to notification of this first public hearing, the TRIM notice contains the following information:

- Prior year millage rate
- Current year proposed millage rate
- Current year rolled-back rate
- The date, time and meeting place of the Tentative Budget Hearing

The second public hearing is required to be published in the newspaper. Accompanying this newspaper publication is a summary of the revenues and expenditure contained within the budget tentatively approved at the first public hearing.

TOWN CHARTER MANDATES

The Town Charter addresses the requirements of the Town Budget process in Section 3.02 (6) which directs the Town Manager to prepare and submit the annual budget to the Town Commission in written form and Section 3.02 (9) which requires the Town Manager to keep the Town Commission fully advised as to the condition and future needs of the Town and to make such recommendations to the Town Commission concerning the affairs of the Town.

BUDGET TIMELINE

FY2027	
April 13, 2026	Town Commission Strategic Priorities setting workshop
June 1, 2026	Palm Beach County provides Tentative Taxable Value to the Town
June 16, 2026	Budget Workshop #1
July 1, 2026	Palm Beach County provides Certification of Taxable Value to the Town
July 13, 2026	Setting of Tentative Millage Rate (Town Commission Regular Meeting)
August 19, 2026	Budget Workshop #2
August 30, 2026	Property Appraiser is notified of proposed millage rate
September 1, 2026	Proposed budget is published
September 8, 2026	First Budget Hearing
September 14, 2026	Final Budget Hearing and Budget Adoption
September 30, 2026	Town notifies Property Appraiser and the Tax Collector of final millage rate adoption
October 1, 2026	New Fiscal Year begins

JUPITER INLET COLONY VISION, MISSION, AND STRATEGIC PRIORITIES

The Town Commission has set the following strategic priorities.

- Beach/Resiliency
- Fiscal Responsibility / Efficient Town Operations
- Public Infrastructure
- Public Safety

Together, the above priorities guided the creation of the Fiscal Year 2027 budget and operational program that is built on respect, integrity, innovation, and superior financial results.

Vision

A unique coastal community with an exceptional quality of life.

Mission

Jupiter Inlet Colony provides efficient quality public services, transparent government, and a safe community.

Strategic Priorities

Maintain the Town's portion of the beach, identify access, be storm ready, and identify funding for future resiliency and restoration projects.

Beach/Resiliency

Build the Town's reserves, continue to improve Town Hall operations, and retain qualified staff and consultants who are appropriately compensated.

Fiscal & Operational Responsibility

Prioritize the maintenance of roads and stormwater system.

Public Infrastructure

Maintain the Town's safety through technology and personnel.

Public Safety

BUDGET MESSAGE

The Honorable Bill Muir, Mayor
The Honorable, Dave Shula Vice Mayor
The Honorable Mark Ciarfella, Commissioner
The HonorableAnna Nemes, Commissioner
The Honorable Janet Saura, Commissioner
The Residents of Jupiter Inlet Colony

Dear Mayor, Vice Mayor, Commissioners, and Residents of Jupiter Inlet Colony,

In accordance with Florida Statute 200.065 and the Jupiter Inlet Colony Town Charter Section 3.02, I am honored to present the Town Commission with the Fiscal Year 2027 Annual Budget. The budget is an action plan that implements the Strategic Priorities set by the Town Commission.

At its July 21, 2026 meeting, the Town Commission set the maximum millage for fiscal year 2027 at 5.560. The Palm Beach County Property Appraiser has estimated the taxable value within Jupiter Inlet Colony at approximately $730,737,089. This valuation represents a 5.17% increase from fiscal year 2026's value of $696,389,767.

Based on a millage rate of 5.560, this is an increase of $190,971 in ad valorem property tax income. The Town's total expected revenue for the upcoming fiscal year is $4,445,701, of which $3,941,011 is ad valorem property tax income.

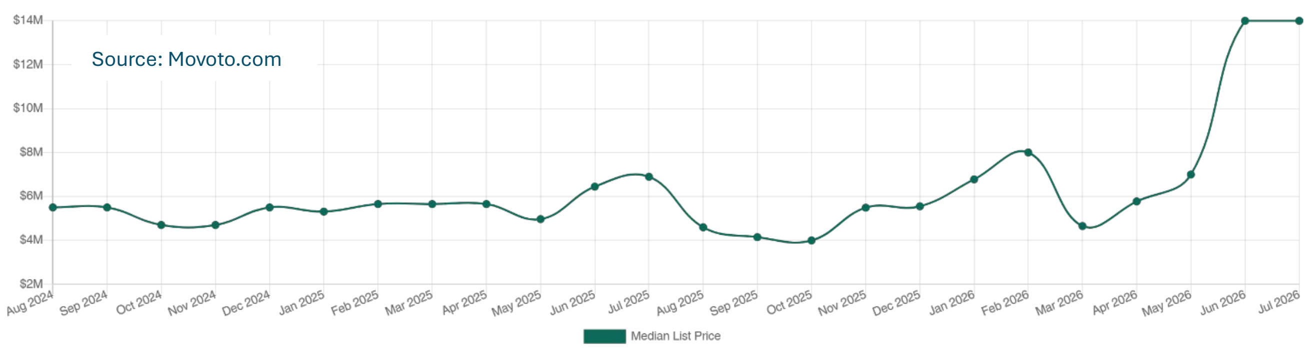
The Town receives 88% of its operating budget from single-family home property taxes. This portion covers maintenance of common areas and roads, garbage and recycling collection, police, fire and emergency services, and general town operations. The remaining 12%, or approximately $460,000 is from building permit fees ($250,000), franchise fees, and various state taxes and cost-sharing revenues.

The Fiscal Year 2027 budget aligns with the previous year's budget. The previous budget included $300,000 in non-matching grants. The removal of this previous revenue results in a minimal increase of approximately $46,000. Similarly, Town expenditures (appropriations) decreased by approximately $66,000.

34% of the proposed expenditure is on personnel costs. However, through staffing efficiencies the increase in personnel costs is only $12,638. This small increase accommodates rising healthcare costs and a 5% cost of living allowance (COLA) for all employees. The budget also includes "assignment pay" for police personnel including as-needed assignments such as case specific detective, gun range trainer, field training officer, drone operator, defensive tactics instructor, and taser instructor. The budget also includes an unanticipated cost to support an update to the Municipal Public Safety Communications Consortium of Palm Beach County (NorthCom) communications system. The Town's proportional share is $202,000.

Over the last two years, the Town has been evaluating programming, staffing, and community needs. The approach to budgeting has been conservative, but realistic and responsible. The Fiscal Year 2027 budget follows that approach with additional layers of aligning the Town for future resiliency projects that protect our natural environment and infrastructure and with the unknown impact of the proposed property tax reform ballot initiative. This approach aligns with the Town's Strategic Priorities set by the Town Commission. The budget presented focuses on improving Town public areas and assets while right-sizing Town operations. Throughout this budget document, expenditures that align with the Strategic Priorities will be highlighted.

According to Movoto.com, the median home listing price in Jupiter Inlet Colony was $6,895,000 as of July 2026. That represents a 20% decrease from July 2025. The trend for home sales over the last year seemed to indicate that older properties were being purchased for reconstruction. However, since April 2026, the Town has seen a significant increase in the median home listing price. That increase represents the listing and sale of newer construction.



Even with homestead exemptions, property tax revenue has increased at a healthy rate and represents 88% of the Town's General Fund revenues. The Town has benefitted from these increased home values, which in turn has provided a 5% growth in Town ad valorem revenues. We are fortunate that the Town revenues have continued to increase year on year due to a good real estate market. However, we are also mindful that market conditions and Florida law governing property taxes can change.

The budget is presented under the specter of the pending ballot initiative that would impact municipal ad valorem property tax revenue. Using data provided by the Palm Beach Property

Appraiser and Florida League of Cities, the impact of the proposed ballot initiative on the Town's financial stability could be significant. Based on the Town's 2025 property tax revenue, the proposed ballot initiative could decrease the Town's homestead revenue by approximately 10%. Using the 2025 ad valorem revenue of $3,449,766, the initial year-two impact would be approximately $350,000 which can be expected to compound annually as the Town does not have the opportunity to diversify its ad valorem revenue and general operating and service costs will continue to rise. Additionally, the Town has been trending to new property owners homesteading their properties. This trend can be expected to continue. These estimates do not factor in the lowering of the 10% non-homestead cap to 5%. A significant number of properties in the Town are not homesteaded.

While the proposed ballot initiative, if passed, will not impact the Town's ad valorem tax revenues until Fiscal Year 2028, it is important that the Town plans to 1) position itself for future grant funding, 2) create a sustainable baseline of services, and 3) ensure that the Town's resources (infrastructure, buildings, assets) are maintained to minimize future financial burdens.

I look forward to working directly with the Town Commission and Town residents throughout the fiscal year.

Warm regards,

Heidi Siegel

Heidi Siegel, AICP, ICMA-CM

TOWN PROFILE

The Town of Jupiter Inlet Colony is a residential oasis in northern Palm Beach County. Jupiter Inlet Colony is a "little piece of paradise," tucked away, a place that most people drive right past without ever realizing it exists.

LOCATION

The Town of Jupiter Inlet Colony is located on the southern tip of Jupiter Island; it is adjacent to the Jupiter Inlet where the Loxahatchee River meets the Atlantic Ocean. It is the northernmost municipality, a part of Palm Beach County.

DATE OF INCORPORATION June 1959	AVERAGE ANNUAL TEMPARATURE 90º (high), 76º (low)
AREA IN TOWN LIMITS 0.2 Square Miles	CLIMATE Tropical
HOUSEHOLDS 237	NON-RESIDENTIAL PROPERTY 2
STREETS 8	POPULATION 405 (U.S. Census 2020)

FORM OF GOVERNMENT

On March 19, 2024, the residents of the Town of Jupiter Inlet Colony approved a charter referendum transitioning the Town from a Strong Mayor form of government to a Commission-Manager form of government. Under the Commission-Manager form of government, the elected five-member Commission is responsible for establishing policy, adopting local ordinances, and approving the Town's annual budget. The Town Manager, who serves under the direction of the Mayor and Commission, is responsible for overseeing daily operations of the municipality and carrying out the policies and priorities established by the Commission.

BUDGET OVERVIEW

General Fund Summary by Function

REVENUES

The Town's revenues are budgeted in the General Fund. For Fiscal Year 2027, the total of the General Fund budgeted revenues is $4,445,701. A summary of the General Fund revenues is as follows:

GENERAL FUND REVENUES	
Taxes	$3,982,465
Permits, Fees, & Special Assessments	$304,286
Intergovernmental	$53,460
Judgments, Fines & Forfeitures	$11,450
Miscellaneous Revenue	$94,040
Total Revenues	**$4,445,701**

EXPENDITURES

The Town's expenditures are budgeted in the General Fund. The expenditures are presented in four categories: Town Commission, General Government, Public Safety, and Resident Services. A detailed explanation of the expenditures assigned to each category is described in the budget detail section. The use of these categories allows for enhanced financial control and greater transparency.

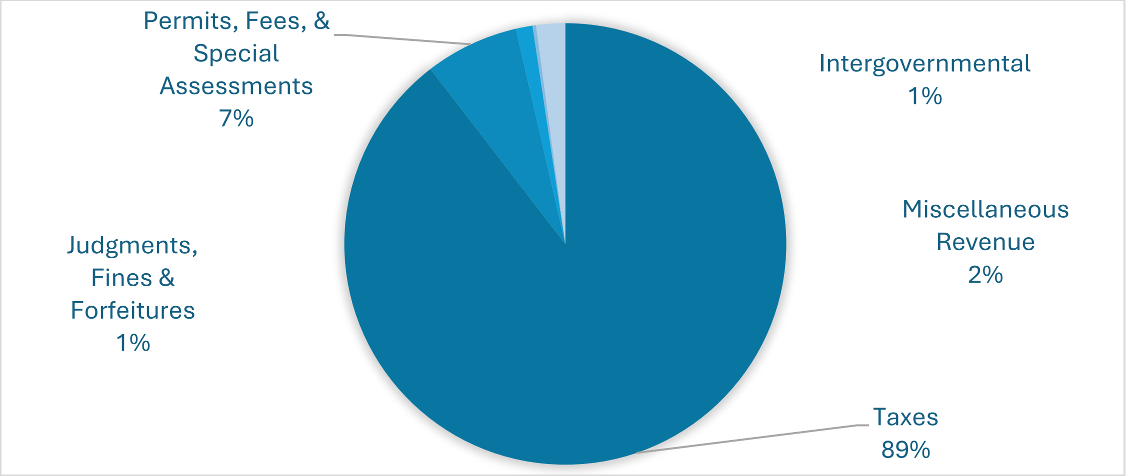
For Fiscal Year 2027, the total of the General Fund expenditures is $4,337,550. The submitted budget anticipates a surplus of approximately $110,000 which will be added to the Town's reserves. A summary of the General Fund expenditures is as follows:

GENERAL FUND EXPENDITURES	
Town Commission	$10,000
General Government	$1,396,452
Public Safety	$2,177,407
Resident Services	$753,691
Total Expenditures	**$4,337,550**

The charts below illustrate how revenues and expenditures in the General Fund are distributed in the Fiscal Year 2027 Budget.

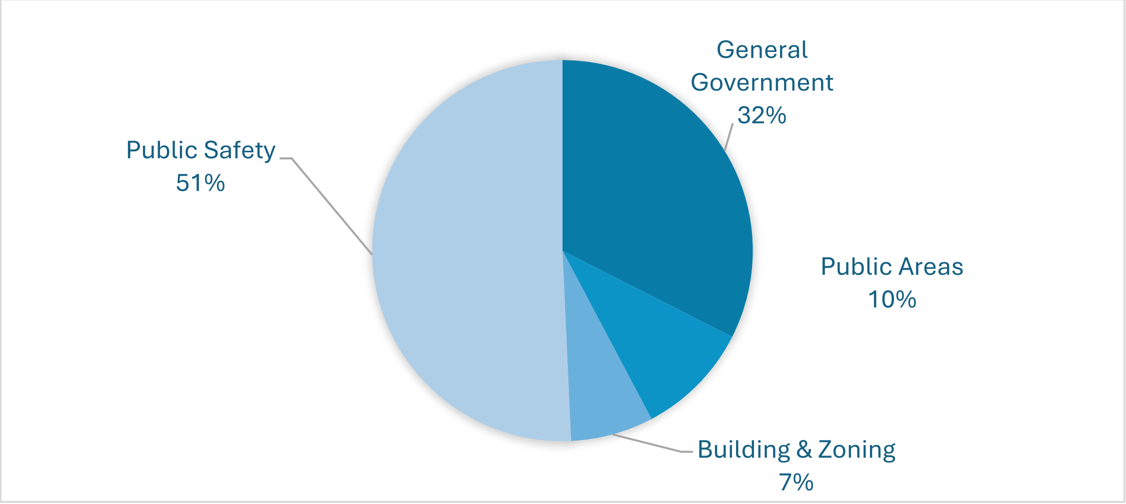
As shown below, the largest source of revenue for the General Fund is ad-valorem taxes or property taxes. This year, revenues generated from ad-valorem taxes are estimated at $3,941,011. The total tax revenues represent approximately 89% of all General Fund revenue. The Town strives to provide high-quality service to residents without burdening its citizens with unnecessary costs or fees.

REVENUES

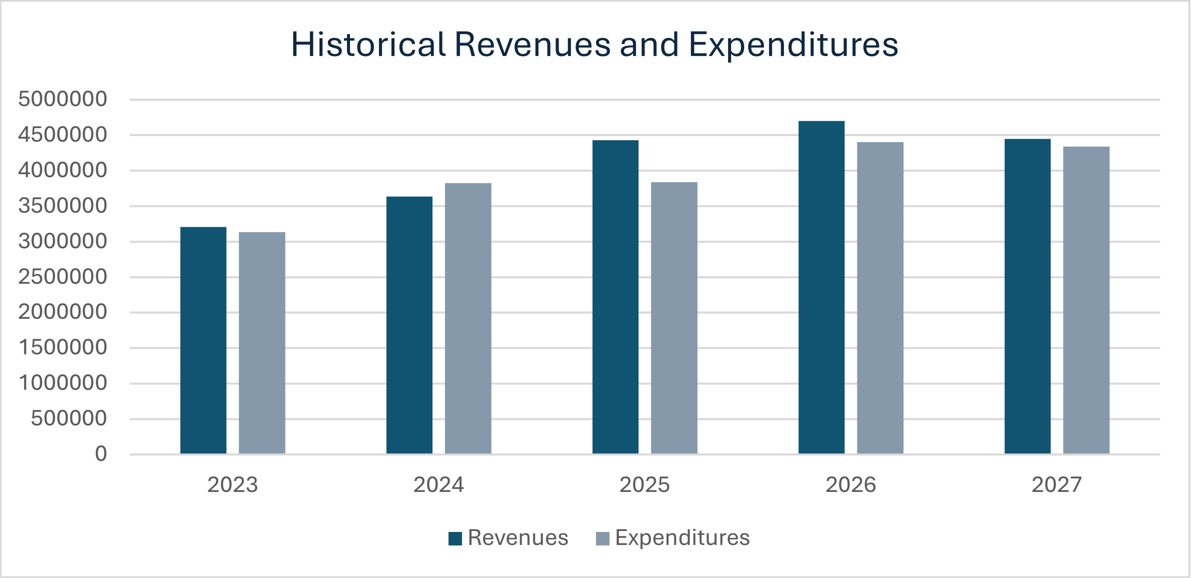


The FY2027 budget achieves the priorities set by the Town Commission while maintaining the level of services and public safety that the residents desire. The allocation of expenses is demonstrated in the following chart.

EXPENDITURES



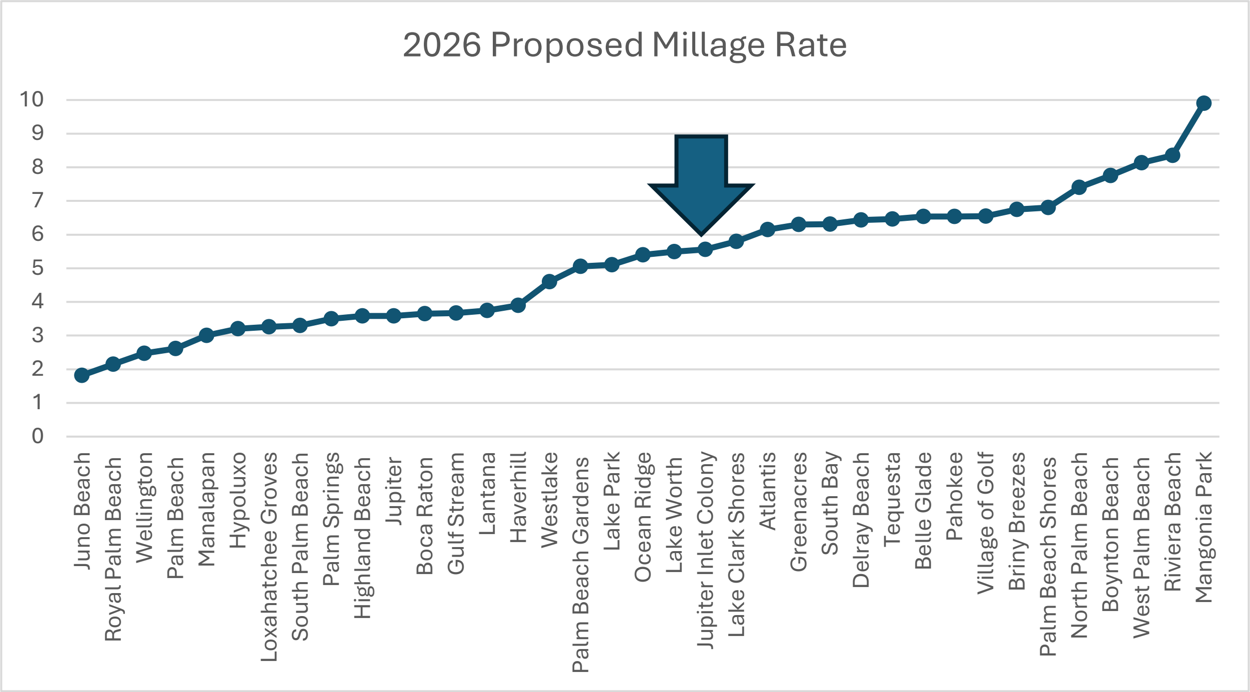
The FY2027 budget aligns with the previous year's budget. The previous budget included $300,000 in non-matching grants. The removal of this previous revenue results in a minimal increase of approximately $46,000. Similarly, Town expenditures (appropriations) decreased by approximately $66,000.



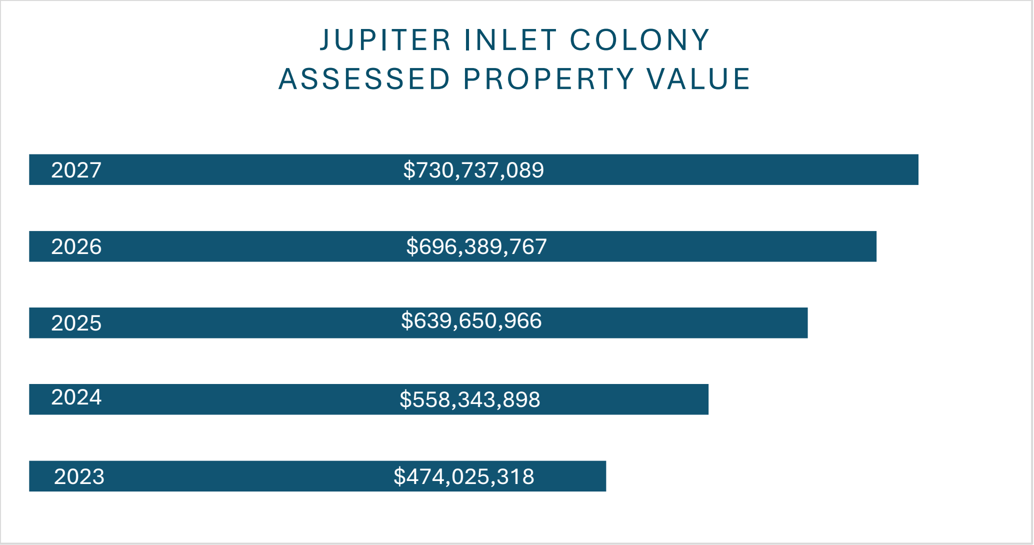
The below five-year comparison shows the Jupiter Inlet Colony's millage rate has remained constant over the last 5 years. The increase in assessed property value reflects the increase in ad valorem tax revenue rather than an increase in the millage rate.

Fiscal Year	Millage Rate
FY2023	5.56
FY2024	5.56
FY2025	5.56
FY2026	5.56
FY2027	5.56

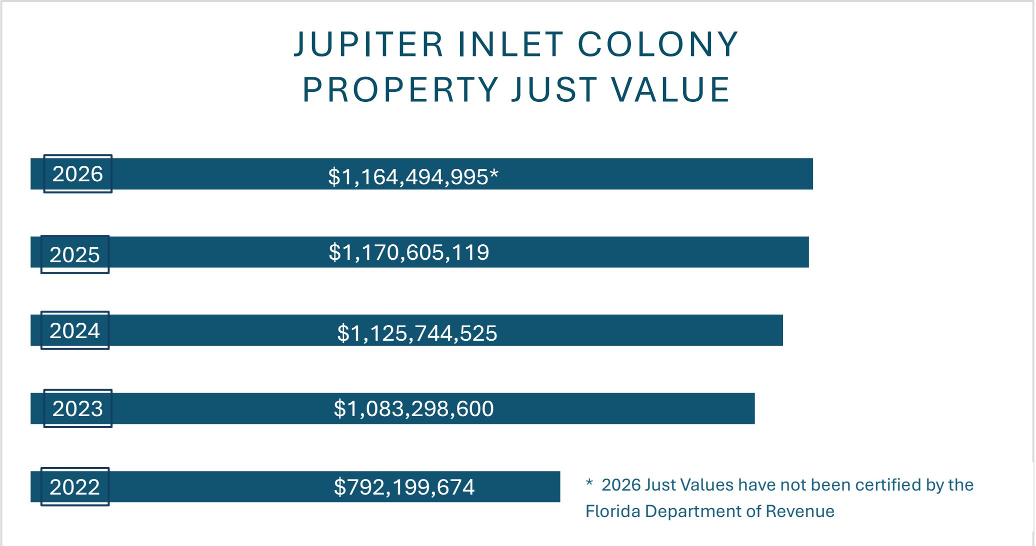
The General Fund Budget continues the 5.56 millage rate adopted in the previous fiscal year, which is slightly above the midpoint in Palm Beach County. While this fact may be surprising, the lack of ad valorem taxes from commercial properties in the Town is the driving factor. The Town has actively invested its current net surplus and instituted operational efficiencies to allow the Town to maintain its millage rate as costs continue to rise.



The Town realized a 5.175% increase in taxable property values in the last year. The assessed value of all property in the Town is $730,737,089. As shown in the table below, overall property valuation in the Town increased by $34,347,322 from Fiscal Year 2026 to Fiscal Year 2027.



Assessed value represents the value of properties after all exemptions are deducted. The just-value, or market value, represents the full value of all properties in the Town. As shown in the table below, the overall market value of the properties in the Town has significantly increased. This may be contributed to the desirability to the Town, market conditions, and significant construction investment over the last five years.



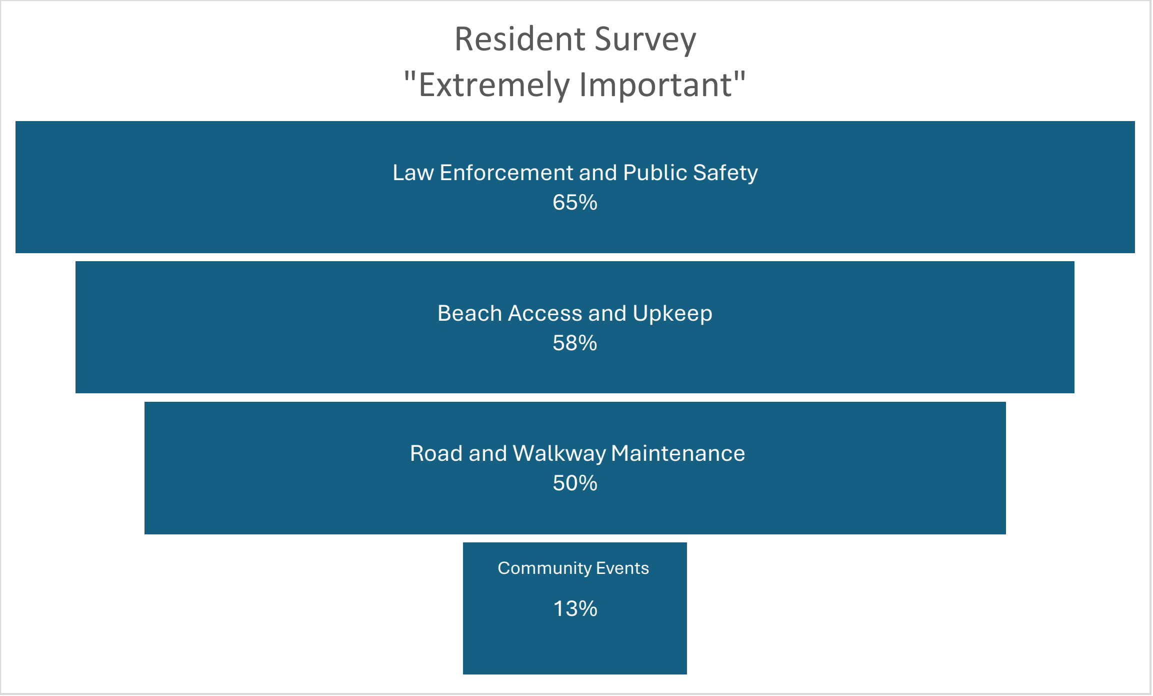
INVESTING IN THE TOWN AND ITS RESOURCES

The Fiscal Year 2027 Budget is built on the Town's Strategic Priorities which prioritize the beach and resiliency, fiscal responsibility, public safety and maintaining the Town's public infrastructure. The following key items that are proposed in the budget align with the Strategic Priorities.

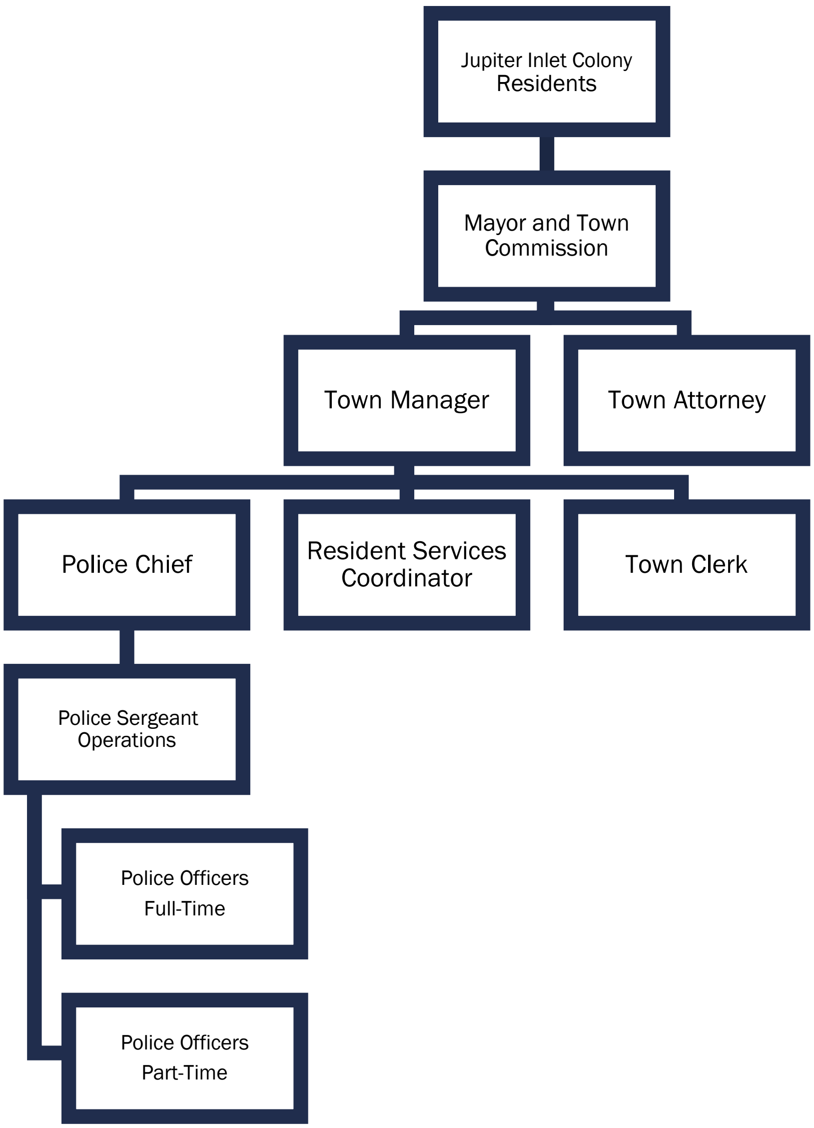
- Resiliency Consulting Engineer
- Flood Resiliency Grant Match (Pending Award)
- Human Resources Department Outsource
- Zoning Code Update
- Impact Fee & Assessment Study
- Ongoing Public Areas Landscaping
- Ongoing Roads and Infrastructure Maintenance
- Police Personnel Assignment Pay
- Bicycle Patrol Program

The above projects also correlate to the Resident Satisfaction Survey that was conducted in the Spring of 2026. The survey was meant to provide insight into the perspectives and priorities of the residents. Residents shared their history and experiences living in the town, while also offering feedback on Town services, staff, and leadership.

Similar themes were shared amongst the responses, which included concerns related to beach erosion, public infrastructure, and public safety. When asked to rank certain Town services, the residents responded with "extremely important" as follows:



ORGANIZATIONAL CHART



POSITION SUMMARY

The table below demonstrates the total positions approved in the budget. Some typical municipal functions, such as building, zoning, legal counsel, information technology, engineering, fire rescue, and financial services are provided by contract providers and are not included in the table below. The position summary reflects the elimination of one police command staff position. Within the patrol officer tally includes one full-time position that is currently not filled and will be only filled if determined an operational necessary in FY2027.

	FY2026		FY2027	
	FT	PT	FT	PT
Town Administration				
Town Manager	1.0	0.0	1.0	0.0
Town Clerk	1.0	0.0	1.0	0.0
Resident Services	1.0	0.0	1.0	0.0
TOTAL	**3.0**	**0.0**	**3.0**	**0.0**
Public Safety				
Chief of Police	1.0	0.0	1.0	0.0
Command Staff	2.0	0.0	1.0	0.0
Patrol Officers	5.0	4.0	5.0	2.0
TOTAL	**8.0**	**4.0**	**7.0**	**2.0**
TOTAL TOWN EMPLOYEES	**11.0**	**4.0**	**10.0**	**2.0**

GENERAL FUND REVENUES

	FY2026	Increase / (Decrease)	FY2027
REVENUES			
Ad Valorem Taxes	3,755,769	185,242	3,941,011
Local Option Fuel Tax 1 to 6 Cents	14,200	(1,950)	12,250
New Local Option Fuel Tax 1 to 5 Cents	6,500	(900)	5,600
Communication Services Taxes	23,800	(196)	23,604
	3,800,269	**182,196**	**3,982,465**
Local Business Tax	1,300	-	1,300
Building Permits	350,000	(100,000)	250,000
Permits - Other	200	-	200
Franchise Fees - Electricity	50,629	2,157	52,786
County Revenue Sharing Proceeds	-	-	-
	402,129	**(97,843)**	**304,286**
State Grant Revenue	275,000	(275,000)	-
State Grant - Public Safety	25,000	(25,000)	-
State Revenue Sharing	13,789	114	13,903
Local Govt 1/2 Cent Sales Tax	40,549	(992)	39,557
Infrastructure Sales Tax	41,514	(41,514)	-
	395,852	**(342,392)**	**53,460**
Fines & Forfeitures	450	-	450
Charges for Services - Other	10,200	(200)	10,000
Code Enforcement Fines	1,000	-	1,000
	11,650	**(200)**	**11,450**
Beach Club Security Detail	1,800	-	1,800
JILONA Detail	12,420	540	12,960
Interest Income	57,360	18,300	75,660
Other Miscellaneous Revenues	150	(30)	120
Donations - Miscellaneous	-	3,500	3,500
Appropriations from Reserves (Building Code)	18,000	(18,000)	-
	89,730	**4,310**	**94,040**
Total Revenues	**4,699,630**	**(253,929)**	**4,445,701**

TOWN COMMISSION EXPENDITURES

The Town of Jupiter Inlet Colony operates under a Commission-Manager form of government. The Town Commission serves as the legislative body of the Town, and consists of five members including the Mayor, Vice Mayor, and three Commission members. The Mayor and Vice Mayor are selected by the Commission at the annual organizational meeting (typically in March of every year).

The Town Commission acts as the decision-making entity that establishes and is responsible for enacting legislation, adopting the Town budget, and establishing policies for the operation of the Town government and the delivery of municipal services. The administrative operations of the Town are carried out by the Town Manager in accordance with the Commission's directives. Additionally, the Commission is responsible for the hiring of the three chartered positions which include the Town Manager, the Chief of Police, and the Town Attorney.

The Town Commission, per the Charter, does not receive a salary nor stipend nor any other form of compensation for their public service.

Of significance, in FY2027, the funds generally allocated to the Town's special events have been moved from Town Commission Expenditures to General Government Expenditures for improved accountability.

TOWN COMMISSION EXPENDITURES			
	FY2026	Increase / (Decrease)	FY2027
Travel - Town Commission	5,000	-	5,000
Social Committee - Town Commission	15,000	(15,000)	-
Memberships - Town Commission	1,000	1,500	2,500
Conferences & Training - Town Commission	2,500	-	2,500
Total Town Commission	**23,500**	**(13,500)**	**10,000**

GENERAL GOVERNMENT EXPENDITURES

General Government covers Town administration, all non-police employees, the Town Attorney, and other consulting services (exclusive of building and zoning related consultants). Also included is a portion of the Town's insurance, general overhead costs, and expenditures such as the Inlet Outlet newsletters and the Town Directory.

The budget includes a built-in 5% cost of living adjustment for Town Hall employees. During Fiscal Year 2027 the Town administration will continue to review the cost for services and benefits provided to Town employees to maximize savings while remaining an employer of choice.

STRATEGIC PRIORITIES ALIGNMENT

Human Resources Department Outsource

Impact Fee & Assessment Study

GENERAL GOVERNMENT EXPENDITURES			
	FY2026	Increase / (Decrease)	
Salaries & Wages - Administration	222,387	15,101	237,488
FICA Taxes - Executive	17,012	1,155	18,167
Retirement Contributions - Executive	31,506	(3,008)	28,498
Life and Health Insurance - Executive	32,495	18,601	51,096
Workers' Compensation	300	(17)	283
Codification	1,800	(400)	1,400
Professional Services	11,250	51,250	62,500
Professional Services - Payroll	3,000	20,000	23,000
Professional Services - Computer Serv & Website	18,000	-	18,000
Professional Services - Accounting & Auditing	110,600	10,000	120,600
Other Services - Custodian / Pest Control	15,000	-	15,000
Other Services - Refuse / Recycling	148,700	(27,300)	121,400
Municipal Elections	20,000	-	20,000
Travel - Administration	700	300	1,000
Telephone / Internet Services	26,000	4,000	30,000
Freight and Postage Services	2,000	-	2,000
Rentals and Leases - Copier	3,600	600	4,200
Insurance - Liability, Property & Flood	88,020	(21,820)	66,200
Printing & Publishing - Inlet/Outlet	2,600	300	2,900
Printing & Publishing - Directory	2,800	700	3,500
Repairs & Maintenance - Propane/Generator	-	220	220
Other Current Charges	123	(123)	-
Office Supplies	7,000	10,700	17,700
Office Equipment/Software	17,400	20,200	37,600
Office Furniture	4,000	-	4,000
Subscriptions and Memberships	4,000	500	4,500
Conferences & Training	5,000	-	5,000
Capital Outlay	56,000	284,000	340,000
Legal Services	120,000	(25,000)	95,000
Advertising Legal	5,000	-	5,000
Utility Services - Administration	21,500	3,200	24,700
Repairs & Maintenance - Administration	26,500	(4,900)	21,600
Special Events	900	12,100	13,000
Bank Fees	-	500	500
Interest Expense	200	200	400
Total General Government	**1,025,393**	**371,059**	**1,396,452**

PUBLIC SAFETY EXPENDITURES

Public Safety covers police employees, security details (as-needed) at the Beach Club, and police details at JILONA. Also included are certain operating and overhead costs associated with police services such as automobile maintenance, equipment, and security cameras.

The fee paid to the Village of Tequesta for fire rescue services are included in the Public Safety category.

STRATEGIC PRIORITIES ALIGNMENT

Human Resources Department Outsource

Police Personnel Assignment Pay

Bicycle Patrol Program

PUBLIC SAFETY EXPENDITURES			
	FY2026	Increase / (Decrease)	FY2027
Salaries & Wages - Law Enforcement	719,512	(79,379)	640,133
Overtime - Law Enforcement	19,500	-	19,500
JILONA Detail	12,420	540	12,960
Beach Club Security Detail	1,800	-	1,800
Salary Incentive - Law Enforcement	7,450	830	8,280
FICA Taxes - Law Enforcement	57,104	(6,009)	51,095
Retirement Contributions - Law Enforcement	93,176	(7,080)	86,096
Life and Health Insurance - Law Enforcement	194,469	39,406	233,875
Workers' Compensation - Law Enforcement	28,700	(200)	28,500
Professional Services - Law Enforcement	1,200	3,800	5,000
Dispatch	45,820	202,941	248,761
Other Services - Law Enforcement	-	20,000	20,000
Travel - Law Enforcement	1,600	4,400	6,000
Gas & Oil - Law Enforcement	11,200	2,500	13,700
Telephone / Internet Services - Law Enforcement	23,700	(3,600)	20,100
Storage Rental - Law Enforcement	3,700	100	3,800
Insurance - Law Enforcement	95,792	-	95,792
Auto Insurance - Law Enforcement	4,703	-	4,703
Repairs & Maintenance - Law Enforcement	47,400	(39,900)	7,500
Repairs & Maintenance - Law Enforcement - Auto	-	40,000	40,000
Office Supplies - Law Enforcement	-	10,000	10,000
Ammunition, Uniforms, Dues	-	10,000	10,000
Repairs & Maintenance - Law Enforcement - Computers	36,000	(21,000)	15,000
Operating Supplies - Law Enforcement - General Equipment	19,000	(4,000)	15,000
Operating Supplies - Law Enforcement - Security Cameras	18,000	(13,000)	5,000
Subscriptions & Memberships - Law Enforcement	7,200	(2,200)	5,000
Training - Law Enforcement	3,900	13,100	17,000
Capital Outlay - Law Enforcement	145,000	(139,000)	6,000
Total Public Safety	**1,598,346**	**32,249**	**1,630,595**

FIRE RESCUE / EMS EXPENDITURES			
Fire Rescue / EMS (Village of Tequesta)	546,812	-	546,812
Total Fire-Rescue	**546,812**	**-**	**546,812**

RESIDENT/PUBLIC SERVICES EXPENDITURES

Resident/Public Services includes planning, building & zoning, resiliency, roadways and beautification. The budget for these functions include a portion of Town staff salaries and costs through building permit revenue.

STRATEGIC PRIORITIES ALIGNMENT

- Zoning Code Update
- Impact Fee Study
- Resiliency Consulting Engineer
- Flood Resiliency Grant Match (Pending Award)
- Ongoing Public Areas Landscaping
- Ongoing Roads and Infrastructure Maintenance

PLANNING EXPENDITURES			
	FY2026	Increase / (Decrease)	FY2027
Professional Services - Planning Services	55,000	-	55,000
Total Planning	**55,000**	**-**	**55,000**
BUILDING & CODE ENFORCEMENT EXPENDITURES			
Salaries - Code Enforcement	63,959	5,558	69,517
FICA Taxes - Code Enforcement	4,892	426	5,318
Retirement Contributions - Code Enforcement	9,878	(1,537)	8,341
Life and Health Insurance - Code Enforcement	6,196	11,519	17,715
Town Planner Building Permit Review	30,000	(10,000)	20,000
Building Permit Review & Inspections	85,000	-	85,000
Professional Services - Engineer Plan Reviews	24,100	-	24,100
Code Enforcement Magistrate	5,000	-	5,000
Professional Services - Building Dept	3,750	(3,750)	-
Professional Services – Impact Fee Study	18,000	7,000	25,000
Training - Code Enforcement	800	(400)	400
Total Building & Zoning	**251,575**	**8,816**	**260,391**
BEAUTIFICATION EXPENDITURES			
Professional Services - Resiliency Projects	46,000	(46,000)	-
Utility Services - Beautification	9,200	(200)	9,000
Repairs & Maintenance - Landscaping	168,400	16,500	184,900
Total Beautification	**223,600**	**(29,700)**	**193,900**
RESILIENCY & INFRASTRUCTURE EXPENDITURES			
Professional Services - NPEDS Street Sweeper	35,500	(30,500)	5,000
Professional Services - NPEDS Consultant	6,600	500	7,100
Professional Services - Town Engineer	29,500	12,800	42,300
Professional Services – Resiliency Engineer	15,000	5,000	20,000
Repairs & Maintenance - Ongoing	-	15,000	15,000
Repairs & Maintenance - Drainage Cleaning	10,000	-	10,000
Lighthouse Drive Grant Match	105,000	(30,000)	75,000
Observation Deck	52,700	(52,700)	-
Resiliency Grant Match	275,000	(205,000)	70,000
Road Materials & Supplies	150,000	(150,000)	-
Total Resiliency & Infrastructure	**679,300**	**(434,900)**	**244,400**

CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program allows the Town to plan for future expenditures while maintaining and improving its assets. The Capital Improvement Program is a living document and will be adjusted each fiscal year as part of the budget planning process.

CAPITAL IMPROVEMENT PROGRAM					
Project	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**
Outfall Check Valves Maintenance	-	-	5,000	-	5,000
Lighthouse Drive Flood Resiliency Project	75,000	425,000	-	-	-
Coastal Erosion Project	70,000	175,000		150,000	150,000
Storm Drain Maintenance & Repairs	10,000	10,000	10,000	40,000	10,000
General Roads Maintenance & Repairs	15,000	15,000	15,000	15,000	15,000
Town Hall Hardening and Renovation	350,000	-	-	-	-
TOTAL CAPITAL IMPROVEMENT PROGRAM	**520,000**	**625,000**	**30,000**	**205,000**	**180,000**

TOWN DEBT

The Town has been conservative in its approach to debt. The following chart presents the Town's current debt obligations. The Town Debt is specific to infrastructure projects in which the Town financed through bank loans. These loans are paid by property owners through non ad valorem assessments each year. The funds paid by the property owners are not included in the general fund but instead are in separate accounts.

TOWN DEBT							
Description	Original	Current	Original Date	Maturity Date	Payment Frequency	Payment Date	Payment
Sewer Project Loan A	$4,763,333.28	$ 2,184,314.19	03/03/2017	12/01/2026	Refinance	Dec 1	$ 2,202,588.82
							Principal & Interest
Sewer Project Loan B	$3,000,000.00	$1,385,303.08	03/03/2017	12/01/2026	Refinance	Dec 1	$ 1,395,714.48
							Principal & Interest
Future Note	$1,500,000.00		12/14/2026		Estimated		
Total Debt as of August 12, 2026:	**$3,569,617.27**						

MUNICIPAL BUDGETING 101

TAX REVENUE CALCULATION

Ad valorem revenue is calculated by applying the adopted millage rate (5.56) to the property's taxable value. Increases in market value do not necessarily result in proportional increases in property taxes.

Fiscal Yar 2027 Ad Valorem Tax Revenue Calculation

$730,737,089 Assessed Property Value / 1,000 x 5.56 (FY2027 Millage Rate)

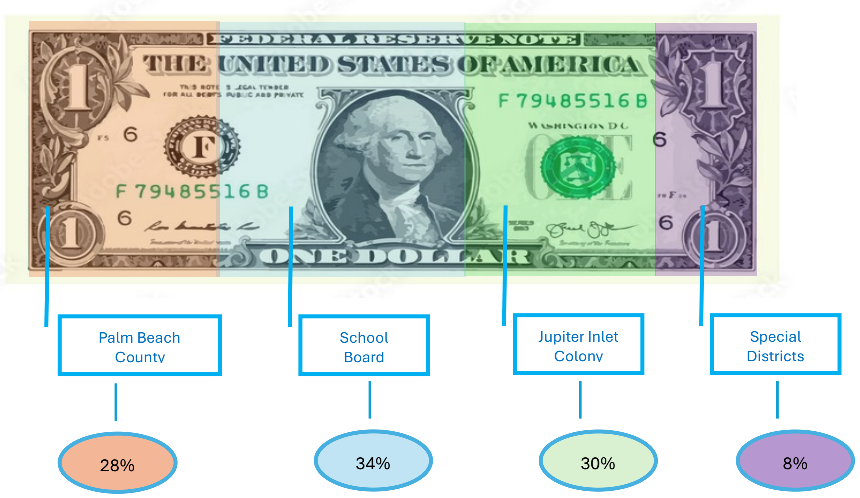
COMPONENTS OF ANNUAL PROPERTY TAX BILL

Ad Valorem Taxes

District Name	Taxable Value	Millage	Tax
* LIBRARY OPERATING	$642,064	.5491	$352.56
CHILDREN'S SERVICES COUNCIL	$642,064	.4908	$315.13
COUNTY DEBT	$642,064	.0330	$21.19
COUNTY OPERATING	$642,064	4.5000	$2,889.29
EVERGLADES CONSTRUCTION	$642,064	.0327	$21.00
FL INLAND NAVIGATION DISTRICT	$642,064	.0270	$17.34
HEALTH CARE DISTRICT	$642,064	.6561	$421.26
JUPITER INLET COLONY OPERATING	$642,064	5.5600	$3,569.88
JUPITER INLET DISTRICT	$642,064	.0722	$46.36
PBC SCHOOL DISTRICT BY LOCAL BOARD	$667,786	3.2480	$2,168.97
PBC SCHOOL DISTRICT BY STATE LAW	$667,786	3.0730	$2,052.11
SO. FLA. WATER MGMT. BASIN	$642,064	.1026	$65.88
SO. FLA. WATER MGMT. DIST.	$642,064	.0948	$60.87

Total 2025 Certified Ad Valorem Taxes: $12,001.84

The following image shows the proportionate share of where each dollar paid by a property owner goes. In fact, in Jupiter Inlet Colony, only 30% of a homeowner's property tax bill is received by the Town. This portion covers maintenance of the Town's common areas and roads, garbage and recycling collection, police, fire and emergency services, and general Town operations.



Q. What is the property tax rate and who establishes the taxable value of all property?
A. When the Town adopts its annual budget, it determines the tax rate that must be applied on property to generate the necessary revenue in addition to all other sources that are available. This tax rate is usually referred to as the "millage" rate. The Palm Beach County Property Appraiser establishes the taxable value of all property in the Town.

Q. What is difference between assessed property value and market value?
A. Assessed Property Value is the value assigned to a property by the Palm Beach County Property Appraiser to calculate property taxes. While market value is the estimated price a property would sell for in an open market, this is influenced by current market conditions, supply and demand, location, property features, comparable sales, and neighborhood desirability.

Q. What is the difference between ad valorem tax and property tax?
A. There is no difference. They are different names for the same thing.

Q. What is the 3% Cap?
By Florida's Constitution, the 3% cap, also known as Save Our Homes, limits the annual increase in the assessed value of a qualified homesteaded property to the lesser of 3% or the percentage change in the prior year's National Consumer Price Index.

Q. What is a fiscal year?
A. A fiscal year is a twelve (12) month operating cycle that comprises a budget and financial reporting period. The Town's fiscal year begins October 1st and ends on September 30th.

Q. Where does the Town obtain its revenue?
A. The majority of revenues are ultimately derived from citizens in the form of local and state taxes, franchise fees and payments for municipal services such as building permits while a small portion is derived from sources such as investment earnings.

The Town uses the modified accrual basis for both budgeting and accounting. The modified accrual basis is the recognition of revenues when they become available and measurable. Expenditures are recognized in the period goods and services are received or when liabilities have been incurred.

The Fund Balance is any excess of assets over liabilities for a fund. A negative fund balance is sometimes called a deficit.   This is generally known as the "reserves".

Government finance is generally identified in three categories: fund, function and object. Generally accepted accounting principles (GAAP) provide the following definitions:

Fund: is a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities and balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

Function: is a group of related activities aimed at accomplishing a major service or regulatory program for which a government is responsible for (e.g., public safety).

Object: is the classification of expenditures, the article purchased, or the service obtained, rather than the purpose for which the article or service was purchased or obtained (e.g., personnel, operating)

The Town of Jupiter Inlet operates only from the General Fund.

General Fund: also considered to be the Operating Fund, which accounts for traditional governmental services such as public safety, resident services and operational overhead. Revenues for the General Fund include property and state taxes, services fees and charges for services, among others. The General Fund is the only fund for which a budget is adopted.

Investment Policy: The Town may invest inactive cash in conformity with Florida Statutes 218.415 (17). Cash will be invested to provide cash flows sufficient to meet expenditures, while maximizing safety, liquidity and return, in order of priority.