BRAMBLE POINTE AT TWINEAGLES RESIDENTS' ASSOCIATION, INC.
c/o MAY Management Services, Inc.
11100 Bonita Beach Road, Ste. 101
Bonita Springs, FL 34135
(239)-262-1396

NOTICE

To: Bramble Pointe Homeowners

From: Bramble Pointe Board of Directors

Date: October 28, 2025, 4:00 PM

Subject: 2026 Proposed Budget

A **Board of Directors 2026 budget meeting** of the Bramble Pointe HOA will be held on **October 28, 2025,** at 4:00 pm. This will be a virtual meeting using Microsoft Teams. Hosted at MAY Management office, 11100 Bonita Beach Road, Suite 101, Bonita Springs, FL 34135.

Bramble Pointe 2026 Budget Meeting

Join the meeting now

Meeting ID: 248 283 113 551 6
Passcode: dZ6eA6mH

Dial in by phone.
Phone: 1-323-433-2299
Phone Conference ID: 465 731 608#

AGENDA

1. Roll Call/Establish Quorum
2. Approval of Minutes 1/6/2025
3. Review and Adopt 2026 Budget
4. Homeowner Questions and Comments
5. Adjournment

Enclosed are the following:
1. Proposed 2026 Budget

BRAMBLE POINTE AT TWINEAGLES
OPERATIONS BUDGET FOR 2026
Units

41

	Estimated 2025 Actual	2025 Budget	2025 Cost/Unit Quarter	Proposed 2026 Budget	2026 Cost per Quarter	2026 Cost per Month	2026 Cost/Unit Year
ADMINSTRATION							
5120 INSURANCE	1,992.00	1,960.00	490.00	2,052.00	513.00	171.00	50.05
5125 ACCOUNTING	2,295.00	2,239.00	559.75	2,306.00	576.50	192.17	56.24
5130 LEGAL FEES	12,851.00	3,000.00	750.00	1,800.00	450.00	150.00	43.90
5135 LICENSES & TAXES	61.00	62.00	15.50	62.00	15.50	5.17	1.51
5140 MANAGEMENT FEES	7,920.00	7,920.00	1,980.00	8,160.00	2,040.00	680.00	199.02
5165 CONTINGENCIES	1,630.00	3,008.00	752.00	-	-	-	-
5160 OFFICE SUPPLIES/POSTAGE	1,505.00	1,500.00	375.00	1,500.00	375.00	125.00	36.59
5165 MISCELLENEOUS	-	-	-	-	-	-	-
5170 WEBSITE	1,090.00	1,140.00	285.00	1,140.00	285.00	95.00	27.80
TOTAL ADMINSTRATION	29,344.00	20,829.00	5,207.25	17,020.00	4,255.00	1,418.33	415.12
GROUNDS							
6010 LANDSCAPE MAINTENANCE-HOMES	55,440.00	55,440.00	13,860.00	57,660.00	14,415.00	4,805.00	1,406.34
6020 LANDSCAPE/TREE REPLACEMENT	10,075.00	9,000.00	2,250.00	3,536.50	884.12	294.71	86.26
6025 MULCH/PINE STRAW	10,900.00	10,900.00	2,725.00	11,340.00	2,835.00	945.00	276.59
6030 TREE TRIMMING	10,875.00	8,970.00	2,242.50	11,000.00	2,750.00	916.67	268.29
6050 IRRIGATION REPAIRS - HOMES	15,068.00	7,380.00	1,845.00	12,896.00	3,224.00	1,074.67	314.54
TOTAL GROUNDS	102,358.00	91,690.00	22,922.50	96,432.50	24,108.12	8,036.04	2,352.01
UTILITIES							
7050 WATER/SEWER - UNITS/COMMON GROUNDS	27,231.00	27,120.00	6,780.00	28,476.00	7,119.00	2,373.00	694.54
TOTAL UTILITIES	27,231.00	27,120.00	6,780.00	28,476.00	7,119.00	2,373.00	694.54
COMMOM GROUNDS							
6510 COMMON GROUNDS MAINTENANCE	4,613.00	3,697.00	924.25	4,750.00	1,187.50	395.83	115.85
TOTAL OTHER EXPENSE	4,613.00	3,697.00	924.25	4,750.00	1,187.50	395.83	115.85
TOTAL EXPENSE	**163,546.00**	**143,336.00**	**35,834.00**	**146,678.50**	**36,669.62**	**12,223.21**	**3,577.52**
COST PER UNIT BEFORE PRIOR YEAR SURPLUS	**3,988.93**	**3,496.00**	**874.00**	**3,577.52**	**894.38**	**298.13**	
PRIOR YEAR		-	-	-	-	-	-
COST PER UNIT		**3,496.00**	**874.00**	**3,577.52**	**894.38**	**298.13**	

BRAMBLE POINT AT TWIN EAGLES	Month			Quarter			Year			
Operating Cost Variance	2025	2026		2025	2026		2025	2026		
	291.33	298.13	(6.79)	874.00	894.38	(20.38)	3,496.00	3,577.52	(81.52)	1.02
TOTAL PAYMENTS	291.33	298.13	(6.79)	874.00	894.38	(20.38)	3,496.00	3,577.52	(81.52)	

BRAMBLE POINTE AT TWINEAGLES
RESERVE BUDGET FOR 2026
Units 41

ITEM	ESTIMATE USEFULF LIFE IN YEARS	ESTIMATE REMAINING LIFE IN YEARS	ESTIMATED REPLACEMENT COST	1/1/2025 CURRENT FUND BALANCE	ADDITIONS 2025	EXPENSE 2025	ACCOUNT BALANCE 12/31/2025	FUNDING REQUIRED	Cost per year
Pooled reserve			-	15,253.08	27.87	-	15,280.95	-	-
Capital Acct			-	-	-	-	-	-	-
			-	15,253.08	27.87		15,280.95	-	-