BRAMBLE POINTE AT TWINEAGLES RESIDENTS' ASSOCIATION, INC.

FINANCIAL STATEMENTS

FOR THE YEAR ENDED December 31, 2025

TABLE OF CONTENTS

	Page
Independent Accountants' Compilation Report	1
Financial Statements	
Balance Sheet	2
Statement of Revenues, Expenses and Changes in Fund Balances	3
Statement of Cash Flows	4
Notes to the Financial Statements	5-9
Supplementary Information	
Future Major Repairs and Replacements	10
Schedule of Operating Fund Revenues and Expenses	11

DAVIS & ASSOCIATES

Certified Public Accountants
www.johndaviscpa.com

Independent Accountants' Compilation Report

To the Board of Directors of
Bramble Pointe at Twin Eagles Residents' Association, Inc.

Management is responsible for the accompanying financial statements of Bramble Pointe at Twin Eagles Residents' Association, Inc., which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has omitted supplementary information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statement. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historic context.

The supplementary information in the Schedule of Operating Fund Revenues and Expenses is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Davis & Associates

Certified Public Accountants
Bonita Springs, Florida
February 18, 2026

400 5th Avenue Suite 301, Naples, FL 34102, (P) 239-775-8588 (F) 239-262-5947
Bonita Springs, Cape Coral, Florida

Bramble Pointe at TwinEagles
Residents' Association, Inc.
Balance Sheet
December 31, 2025

	Operating Fund	Reserve Fund	Total
ASSETS			
Cash	$ 119,931	$ 15,280	$ 135,211
Assessments receivable, net	4,172	-	4,172
Prepaid Insurance	656	-	656
Prepaid Expense	850	-	850
TOTAL ASSETS	**$ 125,609**	**$ 15,280**	**$ 140,889**
LIABILITIES AND FUND BALANCES			
Accounts payable	$ 9,987	$ -	$ 9,987
Accrued Accounts Payable	-	-	-
Contract liabilities (Assessments received in advance replacement fund)	-	15,280	15,280
Prepaid Assessments	13,391	-	13,391
Total Liabilities	23,378	15,280	38,658
Fund Balances	102,231	-	102,231
TOTAL LIABILITIES AND FUND BALANCES	**$ 125,609**	**$ 15,280**	**$ 140,889**

See Accompanying Notes to Financial Statements and
Independent Accountants' Compilation Report

Bramble Pointe at TwinEagles
Residents' Association, Inc.
Statement of Revenues, Expenses and Changes in Fund Balances
For the Year Ended December 31, 2025

	Operating Fund	Reserve Fund	Total
REVENUES			
Assessments	$ 143,336	$ -	$ 143,336
Collection Fees	13,139	-	13,139
Late Fees	2,226	-	2,226
Capital Contributions	500	-	500
Interest Income	58	-	58
Total revenues	159,259	-	159,259
EXPENSES			
Administration	28,448	-	28,448
Landscaping	98,265	-	98,265
Repair & Maintenance	8,713	-	8,713
Utilities	27,715	-	27,715
Total expenses	163,140	-	163,140
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENSES	**(3,881)**	-	**(3,881)**
BEGINNING FUND BALANCE AS ORIGINALLY STATED	102,454	-	102,454
PRIOR PERIOD ADJUSTMENT	3,658	-	3,658
BEGINNING FUND BALANCE RESTATED	106,112	-	106,112
ENDING FUND BALANCES	**$ 102,231**	**$ -**	**$ 102,231**

See Accompanying Notes to Financial Statements and
Independent Accountants' Compilation Report

Bramble Pointe at TwinEagles
Residents' Association, Inc.
Statement of Cash Flows
For the Year Ended December 31, 2025

	Operating Fund	Reserve Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess (Deficiency) of Revenues Over (Under) Expenses	$ (3,881)	$ -	$ (3,881)
Adjustments to Reconcile Excess (Deficiency) of Revenues Over (Under) Expenses to Net Cash Provided By (Used In) Operating Activities:			
(Increase) Decrease in:			
Assessments Receivable	4,074	-	4,074
Prepaid Insurance	158	-	158
Prepaid Expense	(225)	-	(225)
Increase (Decrease) in:			
Accounts payable	3,635	-	3,635
Accrued Accounts Payable	(3,208)	-	(3,208)
Prepaid Assessments	7,095	-	7,095
Contract liabilities (Assessments received in advance replacement fund)	-	27	27
Prior Period Adjustment	3,658	-	3,658
Net Cash Provided By (Used In) Operating Activities	11,306	27	11,333
Net Increase (Decrease) In Cash	11,306	27	11,333
CASH AT BEGINNING OF PERIOD	108,625	15,253	123,878
CASH AT END OF PERIOD	**$ 119,931**	**$ 15,280**	**$ 135,211**

See Accompanying Notes to Financial Statements and
Independent Accountants' Compilation Report

Note A – Nature of Organization

Bramble Pointe at Twin Eagles Residents' Association, Inc. (the "Association") was incorporated on September 7, 2005 in the State of Florida. The Association is responsible for the maintenance of the common property within a residential community consisting of 41 residential units within the larger planned unit development known as TwinEagles in Naples, Florida.

Note B – Summary of Significant Accounting Policies

Fund Accounting

The financial statements of the Association are prepared on the accrual basis of accounting, which recognizes revenues when earned, regardless of when received, and expenses when incurred, regardless of when paid.

The Association's governing documents provide certain guidelines for governing its financial activities. To insure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose.

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.

Reserve Fund – This fund is used to accumulate financial resources designated for paying the estimated costs of future major repairs and replacements. Reserve fund cash is held in separate bank accounts.

Member Assessments

Association members are subject to quarterly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. The Association's policy is to retain legal counsel and place liens on the properties of members whose assessments are 45 days or more delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. It is the opinion of the Board of Directors that the Association will ultimately prevail against members with delinquent assessments, and accordingly, no allowance for uncollectible accounts is deemed necessary. Prepaid Assessments represent amounts received prior to year-end for assessments related to the following year.

Note B – Summary of Significant Accounting Policies, (continued)

Cash and Cash Equivalents

For purposes of reporting cash flows, the Association considers all short-term highly liquid investments purchased with an original maturity of three months or less to be cash equivalents.

Deferred revenue

Deferred revenue represents amounts billed by the Association for operations in the first quarter of 2026.

Property and equipment

The Association follows prevalent industry practice, as contained ASC Subtopic 972-360, "Real Estate – Common Interest Realty Associations – Property, Plant and Equipment" in accounting for the common property of the Association. Property is capitalized only if the Association has title or other evidence of ownership of the property, and either the Association can dispose of the property or the property is used by the Association to generate significant cash flow from members on the basis of usage or from nonmembers. Property directly associated with the units is not capitalized.

Should the Association capitalize personal property, it would record the assets at cost and depreciate them using the straight-line method over the asset's estimated useful life.

Income taxes

The Association has selected a December 31 year-end and files its income tax return as a homeowners' association in accordance with the Internal Revenue Code Section 528 using Form 1120-H. Under that Section, the Association is not taxed on uniform assessments to members and other income received from Association members solely as a function of their membership in the Association. The Association is taxed at the rate of 30% on its nonexempt function income, which includes interest income, less a portion of allocated Association expenses. The Association had no tax due for the year ended December 31, 2025.

The Association's federal income tax returns are generally subject to examination by taxing authorities for three years after the returns are filed. The Association has evaluated its tax position and concluded that the Association has taken no uncertain tax positions that require adjustments to the financial statements to comply with provisions of the Income Tax Topic of the Financial Accounting Standards Board (FASB) Accounting Standards Codification.

Note B – Summary of Significant Accounting Policies, (continued)

Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the Association to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Interest earned

Interest income earned in the operating fund or the reserve fund is recorded in its respective fund.

Concentration of credit risk

The Association maintains accounts at financial institutions in bank deposits and Certificates of Deposits which, at times, may exceed federally-insured limits. The Association has not experienced any losses on such accounts and believes it is not exposed to any significant risk on cash. Concentration of credit risk with respect to the receivables relate to billings to the members who pay quarterly assessments and live within the community. The Association does not anticipate credit losses in the near future.

Future major repairs and replacements

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate $15,280, and are presented on the accompanying balance sheet as contract liability (assessments received in advance-replacement fund) at December 31, 2025, are held in a separate bank account and are generally not available for operating purposes.

The Association's funding program was based on a study performed by an independent reserve analysis firm. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variation may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

The budget of the association provides for limited voluntary deferred expenditure accounts, including capital expenditures and deferred

Note B – Summary of Significant Accounting Policies, (continued)

Future major repairs and replacements, continued

maintenance, subject to limits on funding contained in our governing Documents. Because the owners have not elected to provide for reserve accounts pursuant to section 720.303(6), Florida statutes, these funds are not subject to the restrictions on use of such funds set forth in that statute, nor are reserves calculated in accordance with that statute.

Contract Liabilities (Assessments Received in Advance—Replacement Fund)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance-replacement fund) is (are) recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments. During the current year, the Association assessed and received $0 and $27 in interest in the replacement fund. The balances of contract liabilities (assessments received in advance—replacement fund) as of the beginning and end of the year are $15,253 and $15,280, respectively.

Note C – Assessments Receivable

Assessments receivable are carried at the original charge amount less an estimate made for doubtful receivables, if any, based on a review of all outstanding amounts on a monthly basis. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts. Assessments receivable are written off when deemed uncollectible. Recoveries of assessments receivable previously written off are recorded as income when received.

Assessments receivable at December 31, 2025 are $4,172 with $0 reserved for allowance for doubtful accounts.

Note D – Fair Value Measurements

The Fair Value Measurements Topic of the FASB Accounting Standards Codification defines fair value, established a consistent framework for measuring fair value, and expands disclosure requirements for fair value measurements.

The Association measures the fair value of assets and liabilities, as the price that would be received to sell an asset or paid to transfer a liability in the principal or most advantageous market in an orderly transaction between market participants at the measurement date. The fair value hierarchy distinguishes between independent observable inputs and unobservable inputs used to measure fair value as follows:

Note D – Fair Value Measurements, continued

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the reporting entity has the ability to access at the measurement date.

Level 2: Inputs other than quoted market prices included with Level 1 that are observable for an asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for an asset or liability. Level 3 inputs should be used to measure fair value to the extent that observable level 1 or 2 inputs are not available.
Generally accepted accounting principles require disclosure of an estimate of fair value of certain financial instruments.

Note E – Prior Period Adjustment

In the year ended December 31, 2025 a prior period adjustment was made in the amount of $3,658. The adjustment affected accrued accounts payable and the fund balance. This adjustment was made in order to correct a billing error.

Note F – Date of Management's Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through February 18, 2026, the date that the financial statements were available to be issued.

SUPPLEMENTAL INFORMATION

Bramble Pointe at TwinEagles
Residents' Association, Inc.
Supplementary Information about Future Major Repairs and Replacements
December 31, 2025

The following information is based on estimates provided at the time of budget preparation and present significant information about the components of common property.

Components	Estimated Replacement Cost	Fund Balance at 12/31/2025
Pooled reserve		$ 15,253
Unallocated Interest		27
		$ 15,280

Changes in the replacement fund consist of the following.

Reserve Account	Beginning Balance	Additions	Expenditures	Ending Balance
Pooled Reserve	$ 15,184	$ 69	-	$ 15,253
Unallocated Interest	-	27	-	27
Total	**$ 15,184**	**$ 96**	-	**$ 15,280**

See Accompanying Notes to Financial Statements and
Independent Accountants' Compilation Report

Bramble Pointe at TwinEagles
Residents' Association, Inc.
Schedule of Operating Fund Revenues and Expenses-Detail
For the Year Ended December 31, 2025

	Amount
REVENUES	
Assessments	$ 143,336
Collection Fees	13,139
Late Fees	2,226
Capital Contributions	500
Interest Income	58
Total Revenues	**159,259**
ADMINISTRATION	
Insurance	2,072
Accounting Fees	2,295
Legal Fees	11,881
Licenses and fees	61
Management Fees	7,920
Mis Contigencies	1,630
Office Supplies	1,499
Website	1,090
Total Administration	28,448
LANDSCAPING	
Landscape Contract	55,440
Landscape Remediation	7,000
Mulch	10,700
Tree Trimming	10,875
Irrigation/Pump Maintenance	14,250
Total Landscaping	98,265
REPAIR & MAINTENANCE	
General Maintenance & Supply	8,713
Total Repair & Maintenance	8,713
UTILITIES	
Water/Sewer	27,715
Total Utilities	27,715
Total Operating Expenses	**163,140**
EXCESS (DEFICIT) OF REVENUES OVER (UNDER) EXPENSES	**$ (3,881)**

See Accompanying Notes to Financial Statements and
Independent Accountants' Compilation Report