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**	

	Month			Quarter			Year			
BRAMBLE POINT AT TWIN EAGLES	**2025**	**2026**		**2025**	**2026**		**2025**	**2026**		
Operating Cost Variance	**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)**	

Joe Kosek, President, Bramble Pointe HOA

Joe Kosek, President, Brambel Pointe HOA
October 28, 2025

APPROVED

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	-	-