Monthly Financial Report
Prepared for:

Bramble Pointe At Twineagles Residents' Association, Inc.

02/28/2026

Unaudited

COMMUNITY MANAGER:

William Behrens

MAY Management Services, Inc.

Corporate Headquarters
5455 A1A South
St. Augustine, Fl. 32080
904-461-9708

Bramble Pointe At Twineagles Residents' Association, Inc.

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
Assets			
1110 - First Citizens Bank- Oper Acct	$110,726.51		$110,726.51
1140 - First Citizens Bank - Repl Acct		$15,283.53	$15,283.53
1210 - Assessments Receivable	$6,297.28		$6,297.28
1610 - Prepaid Insurance	$386.72		$386.72
1810 - Prepaid Expense	$625.00		$625.00
Total Assets	**$118,035.51**	**$15,283.53**	**$133,319.04**
Total Assets	**$118,035.51**	**$15,283.53**	**$133,319.04**

Liabilities / Equity	Operating	Reserve	Total
Liability			
2210 - Accounts Payable	$8,207.62		$8,207.62
2230 - Prepaid Assessments	$910.46		$910.46
2305 - Deferred Income	$12,223.25		$12,223.25
Total Liability	**$21,341.33**		**$21,341.33**
Contract Liabilities			
3110 - Replacement - General		$15,184.17	$15,184.17
3115 - Replacement - Interest		$95.65	$95.65
Total Contract Liabilities		**$15,279.82**	**$15,279.82**
Fund Balances			
3520 - Prior Years Surplus/Deficit	$102,230.29		$102,230.29
3599 - Current Year Surplus/(Deficit)	($5,536.11)	$3.71	($5,532.40)
Total Fund Balances	**$96,694.18**	**$3.71**	**$96,697.89**
Total Liabilities / Equity	**$118,035.51**	**$15,283.53**	**$133,319.04**

Bramble Pointe At Twineagles Residents' Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue							
4110 - Assessments	12,223.25	12,223.25	-	24,446.33	24,446.50	(.17)	146,679.00
4113 - Collection Fees	-	-	-	75.00	-	75.00	-
4114 - Late Fee Income	130.47	-	130.47	299.67	-	299.67	-
4410 - Interest Income	4.76	-	4.76	10.16	-	10.16	-
Total Revenue	**12,358.48**	**12,223.25**	**135.23**	**24,831.16**	**24,446.50**	**384.66**	**146,679.00**
Total Income	**12,358.48**	**12,223.25**	**135.23**	**24,831.16**	**24,446.50**	**384.66**	**146,679.00**
Operating Expense							
Administrative							
5120 - Insurance	96.68	171.00	74.32	268.78	342.00	73.22	2,052.00
5125 - Accounting Fees	2,410.00	-	(2,410.00)	2,410.00	-	(2,410.00)	2,306.00
5130 - Legal Fees	360.00	150.00	(210.00)	360.00	300.00	(60.00)	1,800.00
5135 - Licenses, Permits & Fees	61.25	-	(61.25)	61.25	-	(61.25)	62.00
5140 - Management Fees	680.00	680.00	-	1,360.00	1,360.00	-	8,160.00
5160 - Office Supply/Postage/Copies	100.00	125.00	25.00	325.00	250.00	(75.00)	1,500.00
5170 - Website	-	-	-	-	-	-	1,140.00
Total Administrative	**3,707.93**	**1,126.00**	**(2,581.93)**	**4,785.03**	**2,252.00**	**(2,533.03)**	**17,020.00**
Landscaping							
6010 - Landscape Contract	4,828.80	4,804.92	(23.88)	9,448.80	9,609.84	161.04	57,659.00
6020 - Landscape Impr/Remediation	-	295.58	295.58	-	591.16	591.16	3,547.00
6025 - Mulch	-	-	-	-	-	-	11,340.00
6030 - Tree Trimming	-	-	-	11,275.00	-	(11,275.00)	11,000.00
6050 - Irrigation/Pump Maintenance	-	1,074.67	1,074.67	261.00	2,149.34	1,888.34	12,896.00
Total Landscaping	**4,828.80**	**6,175.17**	**1,346.37**	**20,984.80**	**12,350.34**	**(8,634.46)**	**96,442.00**
Repair & Maintenance							
6510 - General Maintenance & Supplies	-	395.83	395.83	-	791.66	791.66	4,750.00
Total Repair & Maintenance	**-**	**395.83**	**395.83**	**-**	**791.66**	**791.66**	**4,750.00**
Utilities							
7050 - Water/Sewer	1,808.82	2,372.25	563.43	4,597.44	4,744.50	147.06	28,467.00
Total Utilities	**1,808.82**	**2,372.25**	**563.43**	**4,597.44**	**4,744.50**	**147.06**	**28,467.00**
Total Expense	**10,345.55**	**10,069.25**	**(276.30)**	**30,367.27**	**20,138.50**	**(10,228.77)**	**146,679.00**
Operating Net Total	**2,012.93**	**2,154.00**	**(141.07)**	**(5,536.11)**	**4,308.00**	**(9,844.11)**	**-**

Bramble Pointe At Twineagles Residents' Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Revenue							
4590 - Replacement - Interest	1.76	-	1.76	3.71	-	3.71	-
Total Revenue	**1.76**	**-**	**1.76**	**3.71**	**-**	**3.71**	**-**
Total Income	**1.76**	**-**	**1.76**	**3.71**	**-**	**3.71**	**-**
Reserve Net Total	**1.76**	**-**	**1.76**	**3.71**	**-**	**3.71**	**-**
Net Total	**2,014.69**	**2,154.00**	**(139.31)**	**(5,532.40)**	**4,308.00**	**(9,840.40)**	**-**