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

October 30, 2026

To: Bramble Pointe Homeowners

From: Bramble Pointe Board of Directors

Subject: 2027 Proposed Budget

The Board of Directors 2027 Budget Meeting of the Bramble Pointe HOA will be held on **November 18, 2026, at 3:00 pm**. This will be a virtual meeting using Microsoft Teams and hosted in person at the MAY Management office, 11100 Bonita Beach Road, Suite 101, Bonita Springs, FL 34135.

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/2173616522830495?p=P69HfMOvKo9cKaHJhV
Meeting ID: 217 361 652 283 049 5
Passcode: vM2Zi9nv

Dial in by phone

+1 323-433-2299
Phone conference ID: 880 157 573#

AGENDA

1. Roll Call/Establish Quorum
2. Approval of Minutes 10/28/2025, last year's budget meeting
3. Review and Adopt 2027 Budget
4. Exterior Lighting
5. Collections
6. Homeowner Questions and Comments
7. Adjournment

Enclosed are the following:
1. Proposed 2027 Budget

BRAMBLE POINTE AT TWINEAGLES
OPERATIONS BUDGET FOR 2027
Units

		Estimated 2026 Actual	2026 Budget	2026 Cost/Unit Quarter	Proposed 2027 Budget	2027 Cost per Quarter	2027 Cost per Month	2027 Cost/Unit Year
	ADMINSTRATION							
5120	INSURANCE	2,052.00	2,052.00	513.00	2,424.00	606.00	202.00	59.12
5125	ACCOUNTING	2,410.00	2,306.00	576.50	2,530.00	632.50	210.83	61.71
5130	LEGAL FEES	9,000.00	1,800.00	450.00	1,800.00	450.00	150.00	43.90
5135	LICENSES & TAXES	62.00	62.00	15.50	62.00	15.50	5.17	1.51
5140	MANAGEMENT FEES	8,160.00	8,160.00	2,040.00	8,412.00	2,103.00	701.00	205.17
5165	CONTINGENCIES	-	-	-	-	-	-	-
5160	OFFICE SUPPLIES/POSTAGE	1,490.00	1,500.00	375.00	1,500.00	375.00	125.00	36.59
5165	MISCELLENEOUS	-	-	-	-	-	-	-
5170	WEBSITE	1,140.00	1,140.00	285.00	1,174.00	293.50	97.83	28.63
	TOTAL ADMINSTRATION	24,314.00	17,020.00	4,255.00	17,902.00	4,475.50	1,491.83	436.63
	GROUNDS							
6010	LANDSCAPE MAINTENANCE-HOMES	57,660.00	57,660.00	14,415.00	60,540.00	15,135.00	5,045.00	1,476.59
6020	LANDSCAPE/TREE REPLACEMENT	2,500.00	3,536.00	884.00	3,536.50	884.12	294.71	86.26
6025	MULCH/PINE STRAW	-	11,340.00	2,835.00	11,255.50	2,813.88	937.96	274.52
6030	TREE TRIMMING	13,775.00	11,000.00	2,750.00	13,000.00	3,250.00	1,083.33	317.07
6050	IRRIGATION REPAIRS - HOMES	7,000.00	12,896.00	3,224.00	12,896.00	3,224.00	1,074.67	314.54
	TOTAL GROUNDS	80,935.00	96,432.00	24,108.00	101,228.00	25,307.00	8,435.67	2,468.98
	UTILITIES							
7050	WATER/SEWER - UNITS/COMMON GROUNDS	27,231.00	28,476.00	7,119.00	28,476.00	7,119.00	2,373.00	694.54
	TOTAL UTILITIES	27,231.00	28,476.00	7,119.00	28,476.00	7,119.00	2,373.00	694.54
	COMMOM GROUNDS							
6510	COMMON GROUNDS MAINTENANCE	9,137.50	4,750.00	1,187.50	4,750.00	1,187.50	395.83	115.85
	TOTAL OTHER EXPENSE	9,137.50	4,750.00	1,187.50	4,750.00	1,187.50	395.83	115.85
	TOTAL EXPENSE	**141,617.50**	**146,678.00**	**36,669.50**	**152,356.00**	**38,089.00**	**12,696.33**	**3,716.00**
	COST PER UNIT BEFORE PRIOR YEAR SURPLUS	**3,454.09**	**3,577.51**	**894.38**	**3,716.00**	**929.00**	**309.67**	
	PRIOR YEAR		-	-	-	-	-	-
	COST PER UNIT		**3,577.51**	**894.38**	**3,716.00**	**929.00**	**309.67**	

	Month			Quarter			Year			
BRAMBLE POINT AT TWIN EAGLES	2026	2027		2026	2027		2026	2027		
Operating Cost Variance	298.13	309.67	(11.54)	894.38	929.00	(34.62)	3,577.51	3,716.00	(138.49)	1.04
TOTAL PAYMENTS	298.13	309.67	(11.54)	894.38	929.00	(34.62)	3,577.51	3,716.00	(138.49)	