



Dear Homeowners-

On behalf of the Board of Directors, this letter is being sent to announce that after careful consideration, and review of all vendor contracts, the 2026 budget has been approved by the Board. It is our pleasure to announce that the quarterly fees have been reduced by 9.81%, resulting in a new amount of \$570.00 per quarter for occupied lots and \$345.00 per quarter for unoccupied lots..

A large portion of the reduction was due to the efforts of Conrad Peacock, the Board Treasurer and, in conjunction with our consultant, tireless negotiations with Comcast. The result is not only a rate reduction, but that we are being able to pass it on to homeowners three years before the end of the current contract term.

Vesta will be generating the statements, and they will be sent to all homeowner via USPS mail and electronically. If you are set up on auto pay, you will need to contact your banking institution and change your amount to be withdrawn.

Thank you so much for your patience while we went through this process.

Have a wonderful holiday season.

A handwritten signature in black ink, appearing to read "Naomi Baratko".

Naomi Baratko  
Property Manager/LCAM

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**IMPERIAL GOLF ESTATES HOMEOWNERS ASSOCIATION, INC.**

Vesta Property Services  
24301 Walden Center Drive, Suite 101  
Bonita Springs, FL 34134  
Ph: (239) 947-4552 > Fx: (239) 495-1518

**Imperial Golf Estates For the Period January 1, 2026 to December 31, 2026**  
**Executive Budget Summary**

# OF UNITS	TOTAL ANNUAL ASSESSMENTS	TOTAL QUARTERLY ASSESSMENTS	PROPOSED 2026 QUARTERLY ASSESSMENT	PRIOR YEAR ASSESSMENT	% INCREASE
633	\$1,204,176.00	\$301,044.00	\$570.00 \$345.00	\$632.00	-9.81%
2 units lot only					

**Imperial Golf Estates For the Period January 1, 2026 to December 31, 2026**  
**Executive Budget Summary**

	2025 Budgeted Amounts	2025 Actual 11 Months	2025 Remaining 1 Months	2025 Estimated Year End	2026 PROPOSED YTD Budget
<b>INCOME</b>					
40120 Operating Assessments w/cable	\$0.00	\$289,104.00	\$26,282.18	\$315,386.18	\$1,147,833.86
40110 Operating Assessment-Less Cable	\$3,588.00	\$3,289.00	\$299.00	\$3,588.00	\$1,838.14
42000 Reserve Transfer	\$0.00	\$0.00	\$0.00	\$0.00	(\$291,762.36)
40120 Reserve Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$291,762.36
40200 Owner Late Fees/Interest	\$6,000.00	\$5,970.24	\$542.75	\$6,512.99	\$6,000.00
40205 Violation Income	\$1,200.00	\$1,500.00	\$136.36	\$1,636.36	\$1,500.00
40210 Legal Fees Charged to Owners	\$8,004.00	\$8,291.07	\$753.73	\$9,044.80	\$8,004.00
40215 Gate Access Income	\$3,000.00	\$4,230.00	\$384.55	\$4,614.55	\$3,000.00
40218 Marsilea/Entrada HOA Shared Income	\$0.00	\$1,686.52	\$153.32	\$1,839.84	\$1,844.00
40219 Misc Reserve Income	\$96,405.00	\$88,374.00	\$8,034.00	\$96,408.00	\$189,300.00
40220 Reserve interest income	\$0.00	\$2,476.48	\$225.13	\$2,701.61	\$39,996.00
40230 Application Fees Income	\$6,000.00	\$7,475.00	\$679.55	\$8,154.55	\$6,000.00
40235 Sales/Overage/Transfer Fee	\$60,000.00	\$32,858.00	\$2,987.09	\$35,845.09	\$30,000.00
<b>TOTAL OPERATING INCOME</b>	<b>\$1,490,561.00</b>	<b>\$1,378,682.69</b>	<b>\$125,334.78</b>	<b>\$1,504,017.37</b>	<b>\$1,204,176.00</b>
<b>EXPENSES</b>					
<b>Fixed Structure Expense Maintenance</b>					
61000 Maintenance Building (OMR)	\$4,800.00	\$2,167.43	\$197.04	\$2,364.47	\$996.00
61010 Entrada Entry Gatehouse (OMR)	\$12,252.00	\$7,215.75	\$655.98	\$7,871.73	\$6,996.00
61015 Infrastructure (OMR)	\$36,804.00	\$57,130.02	\$5,193.64	\$62,323.66	\$50,004.00
	<b>\$53,856.00</b>	<b>\$67,226.43</b>	<b>\$6,046.66</b>	<b>\$72,559.86</b>	<b>\$57,996.00</b>
<b>Common Area Expense</b>					
62070 Irrigation (OMR)	\$13,524.00	\$17,822.09	\$1,620.19	\$19,442.28	\$15,996.00
62075 Lawns	\$80,364.00	\$48,180.84	\$4,380.08	\$52,560.92	\$53,040.00
62080 Lakes	\$10,740.00	\$14,185.96	\$1,289.63	\$15,475.59	\$11,400.00
62085 Trees	\$12,000.00	\$2,115.00	\$192.27	\$2,307.27	\$12,000.00
	<b>\$301,122.00</b>	<b>\$288,463.03</b>	<b>\$23,544.18</b>	<b>\$291,916.16</b>	<b>\$92,436.00</b>
<b>Equipment Expense</b>					
60090 Vehicles (POMR)	\$1,500.00	\$1,603.47	\$145.77	\$1,749.24	\$1,500.00
61010 Non-Vehicle Equipment	\$0.00	(\$5,908.47)	(\$537.13)	(\$6,445.60)	\$1,500.00
60085 Entrada Entrance Equip (POMR)	\$0.00	\$1,092.92	\$99.36	\$1,192.28	\$2,100.00
	<b>\$1,500.00</b>	<b>-\$3,212.08</b>	<b>-\$292.01</b>	<b>-\$3,504.09</b>	<b>\$5,100.00</b>
<b>Homeowner Services Expense</b>					
60070 Trash Collection	\$1,704.00	\$1,740.75	\$158.25	\$1,899.00	\$1,896.00
60075 Cable/Internet	\$840,492.00	\$769,595.47	\$69,963.22	\$839,558.69	\$567,900.00
60085 Greater Imperial Board	\$0.00	\$134.86	\$12.26	\$147.12	\$189,900.00
	<b>\$842,196.00</b>	<b>\$771,471.14</b>	<b>\$70,133.74</b>	<b>\$841,604.88</b>	<b>\$759,696.00</b>
<b>Professional Services Expenses</b>					
60010 Management/Accounting Fees	\$56,160.00	\$51,120.00	\$4,647.27	\$55,767.27	\$58,404.00
60036 Background Check Expense	\$3,000.00	\$1,470.42	\$133.67	\$1,604.09	\$2,004.00
60040 Legal Expense	\$50,004.00	\$22,798.20	\$2,072.56	\$24,870.76	\$30,000.00
60045 Audit & Tax Return Prep	\$5,508.00	\$5,500.00	\$500.00	\$6,000.00	\$5,508.00
60080 Total Insurance	\$65,124.00	\$62,355.95	\$5,668.72	\$68,024.67	\$75,012.00
	<b>\$179,871.00</b>	<b>\$143,319.57</b>	<b>\$13,022.23</b>	<b>\$156,341.80</b>	<b>\$170,928.00</b>
<b>Operating Expense</b>					
60055 Board Meeting Expenses	\$360.00	\$397.50	\$0.00	\$397.50	\$396.00
56010 Authorities-Taxes, Licenses & Fees	\$240.00	\$6,339.97	\$576.36	\$6,916.33	\$72.00
56011 Payroll	\$93,350.00	\$73,909.61	\$6,719.06	\$80,628.67	\$96,156.00
56012 Office Expense	\$12,000.00	\$10,487.36	\$953.40	\$11,440.76	\$12,000.00
56013 Website Expense	\$1,452.00	\$1,359.23	\$123.57	\$1,482.80	\$1,488.00
56014 Bad Debt Expense	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,004.00
56015 Application Fees Expense	\$2,400.00	\$0.00	\$0.00	\$0.00	\$2,400.00
	<b>\$129,654.00</b>	<b>\$104,340.26</b>	<b>\$9,449.35</b>	<b>\$113,789.61</b>	<b>\$114,616.00</b>
<b>Other Expense</b>					
57016 Maintenance Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$3,504.00
	<b>\$213.96</b>	<b>\$3,345.88</b>	<b>\$304.17</b>	<b>\$3,650.05</b>	<b>\$3,504.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,508,412.96</b>	<b>\$1,354,953.23</b>	<b>\$122,208.32</b>	<b>\$1,476,357.27</b>	<b>\$1,204,176.00</b>
<b>Reserve Transfers</b>					
IGE Pooled Reserves					-\$275,166.36
Entrada Entrance Reserves					-\$16,596.00
Reserve Interest Income					-\$39,966.00
Miscellaneous Income					-\$189,300.00
Marsilea Entrada Ave Reserves					-\$1,844.00
<b>Total Reserve Transfers</b>					<b>-\$622,872.36</b>

**Imperial Golf Estates For the Period January 1, 2026 to December 31, 2026**

Based on 634 Doors

Inflation Factor 3.00%  
Interest Rate Factor 2.93%

Funding Type	Pooled / Cashflow Methodology*
Fiscal Period	2026
Traditional Reserves Beginning Fund Balance	\$1,545,338
Budgeted Traditional Reserves Additions	\$291,762.36
Total Reserve Funding	\$291,762

Traditional Reserves Beginning Fund Balance	\$1,545,338.02
Budgeted Traditional Reserves Additions	\$291,762.36
Reserve Expenditures	\$0.00
Annual Interest Earned	\$53,827.04
Ending Fund Balance	<u>\$1,890,927.42</u>

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

*\*The above costs are estimated and have not been verified by an engineering study*