

ESPLANADE 2025 ASSESSMENTS

Club Member Assessment

	Yearly Amount	Quarterly Amount
Club Operating Assessment	\$5,632.00	\$1,408.00
Club Reserve Assessment	\$1,563.00	\$390.75

Golf Membership Assessment

	Yearly Amount	Quarterly Amount
Golf Assessment	\$4,340.00	\$1,085.00

Single Family Landscape Assessment

	Yearly Amount	Quarterly Amount
LSBA 52	\$2,111.00	\$527.75
LSBA 62	\$2,200.00	\$550.00
LSBA 76	\$2,449.00	\$612.25
LSBA 90	\$2,838.00	\$709.50
LSBA 100	\$3,121.00	\$780.25

- LSBA – Landscape Benefit Assessment – represents the cost to maintain SFH Landscaping.
- SFH – Single Family Homes – incur LSBA based on the size of the lot

Important Assessment Dates

Billing Period	Billed	Due By
January - March	12/31/2024	1/25/2025
April - June	3/31/2025	4/25/2025
July - September	6/30/2025	7/25/2025
October - December	9/30/2025	10/25/2025

- Assessments are billed quarterly.
- Member Statements are emailed by the second business day of each month.
 - If you are not receiving the email, please check your Spam folder.
- Send an email to Accounting@NaplesEsplanadeGCC.com for assistance.
- Please visit the Community website www.NaplesEsplanadeGCC.com to view your Member charges. Member Login -> My Statement -> Account Summary
- Autopay accounts are debited (Bank or charged (CC) on the 20th of the month.,
- To change your bank account or credit card on file for monthly autopay, visit the Community website and go to Common Forms & Documents and complete either the Credit Card or Bank authorization form.
- **REMEMBER FOOD MINIMUMS MUST BE SPENT BY DECEMBER 31st.**
 - Any remaining balance will be charged to your member account.
 - Alcoholic beverages, sales tax and gratuity are excluded.

2025 Annual Budget



	2025	2024	Variance	%	Comments
Revenues:					
Member Assessments:					
Operating	\$ 10,309,548	\$ 9,308,148	\$ 1,001,400		10.8% Increased Operating Expenses
Landscape Benefits	1,731,530	1,763,524	(31,994)		-1.8% True-Up credit, Net of Contractual Increases and Additional Sod Allowance
Replacement Reserves	1,636,353	1,263,346	373,007		29.5% Updated Reserve Study
Self Insurance Reserve	214,286	214,286	-	0.0%	
Non-Member Golf Fees, net	888,066	770,543	117,523		15.3% Additional PGA Pass Play and Guest Fees
Member Golf Fees, net	1,074,804	1,042,735	32,069		3.1% Increased Cart Fees
Sales	4,090,145	3,821,266	268,879		7.0% Driven Primarily by F&B
Other Revenue	1,484,914	1,318,745	166,169		12.6% Includes Investment Income in 2025 @ 4%
Initial Capital Contributions	675,000	540,000	135,000		25.0% Increased Initial Assessment Rate
Total Revenues	22,104,646	20,042,593	2,062,053	10.3%	
Cost of Sales:					
COS - Merchandise	350,736	300,001	50,735		16.9% Increased Merchandise Sales
COS - F&B	1,502,857	1,404,349	98,508		7.0% Increased F&B Sales
COS - Other	694,941	578,714	116,227		20.1% Increased Golf, Spa & Courts Revenues
Total Cost of Sales	2,548,534	2,283,064	265,470	11.6%	
Gross Profit	19,556,112	17,759,529	1,796,583	10.1%	
Operating Expenses:					
Payroll	6,627,522	6,343,914	283,608		4.5% 4% Average Wage Increases. Additional Retention Increases
Employee Benefits	1,387,847	1,301,932	85,915		6.6% Medical, Dental Increase
Employee Related	202,555	170,585	31,970		18.7% Employee Meals, Training, Continuing Education, Retention Contingency
Professional Fees	876,008	654,330	221,678		33.9% Increased Litigation Activity, CDD Cost Sharing
Advertising & Marketing	24,045	16,104	7,941		49.3% Member Relation Items
Repair & Maintenance	4,456,427	4,192,405	264,022		6.3% Increased Expenses with Aging Facilities, Inflationary Increases
Operating Expenses	1,574,091	1,486,495	87,596		5.9% Inflationary Increases
Leases - Equipment	543,924	527,367	16,557		3.1% New Lease Agreements, Reclass of GPS Lease
Utilities	733,604	648,730	84,874		13.1% Increases in Electric, Water, Cable
Insurance	390,600	414,000	(23,400)		-5.7% Premium Savings From 2024 Estimated Increases
Other	371,580	347,655	23,925		6.9%
Total Expenses	17,188,203	16,103,517	1,084,686	6.7%	
Operating Income	2,367,909	1,656,012	711,897	43.0%	
Capital Transfers					
Reserve Assessments & Interest	1,959,888	1,593,635	365,753		23.0% Higher Replacement Reserve Assessments & Interest
Initial Capital & Interest	745,792	568,873	176,919		31.1% Initial Capital Contribution and Interest
Net Operating Income (Loss)	\$ (337,271)	\$ (506,496)	\$ 169,225	N/M	

2025 Member Assessments

Under the EGCC Declaration our net operating costs are divided into three "buckets" to determine member assessments: Club, Golf and Benefits. The Club Assessment includes assessment for Capital and Self-Insurance Reserves. For Club and Golf, the net operating costs in each bucket are allocated pro rata to each respective member. Landscape benefits represent the cost to maintain the landscaping of the single family homes (SFH) and are allocated based on the size of each lot.

The 2025 Assessments include a True-up related to 2023 budgeted costs. Excess 2023 budgeted costs over actual costs incurred are reflected as a reduction to the assessments. Excess 2023 actual costs over budgeted costs are reflected as an increase to the assessments.

All members pay the Club Assessment. In addition to the Club Assessment, all golf members pay the Golf Assessment. Finally, owners of SFH pay the benefit assessment based on the size of their lot. Coach and Condo owners also pay assessments to their neighborhood HOA.

The gross margin from all activities operated by EGCC, excluding member assessments is credited to the Club Assessment. In addition, the reserve funding requirement is charged to the Club Assessment.

Golf Property Schedule (Declaration Article VI, Section 8)

	Club Assessment	Reserve Assessments	Golf Assessment	Landscape Benefit Assessment	Combined
Total Expenses	\$ 11,735,532		\$ 3,691,220	\$ 1,761,451	\$ 17,188,203
Gross Margin, Excluding Assessments	(4,809,854)				(4,809,854)
Total Operating Expenses	6,925,678	-	3,691,220	1,761,451	12,378,349
Reserve Requirements:					
Replacement Reserve		1,636,353			1,636,353
Self-Insurance Reserve		214,286			214,286
2023 Assessment True-up	(257,390)		(49,960)	(29,921)	(337,271)
Total	\$ 6,668,288	\$ 1,850,639	\$ 3,641,260	\$ 1,731,530	\$ 13,891,717
<i>Average Lot Count</i>	1,184	1,184	839	NA	
Annual Assessments	5,632	1,563	4,340	See Below	

Annual Association Fees

	2025	2024	% Increase
Club Assessment	5,632	5,064	11.2%
Reserve Assessments	1,563	1,248	25.2%
Golf Assessment	4,340	3,948	9.9%
Benefit Assessment:			
52' Lot	2,111	2,156	-2.1%
62' Lot	2,200	2,244	-2.0%
76' Lot	2,449	2,484	-1.4%
90' Lot	2,838	2,860	-0.8%
100' Lot	3,121	3,152	-1.0%

Policy Handbook

List of Fees and Services

Sport Courts

Fees	2024	2025
Guest Fee	\$10	\$10
Head Racquets Pro Lesson - 1 Hour	\$90	\$90
Head Teaching Pro Lesson – 1 Hour	\$80	\$90
Assistant Teaching Pro Lesson – 1 Hour	\$70	\$75
Bocce	\$10	\$10
Rentals		
Ball Machine/Hour	\$15	\$15
Ball Machine/Year	\$300	\$300
Racquet Rental	\$5	\$5

Fitness

Fees	2024	2025
Fitness Class - Member	\$8	\$10
Fitness Classes Guest/Transfer Fee	\$8	\$10
Fitness Class - Guest	\$12	\$14
Wellness Membership	\$600	\$600
Personal Training 1 Hour	\$85	\$90
Personal Training 1/2 Hour	\$50	\$55
Non-preregistered Guest	\$10	\$10

Food & Beverage

Assessment	2024	2025
Food Minimum	\$750	\$750
Fees		
Wine Lockers	\$300	\$300
Locker Corkage Fee	\$10	\$15
Corkage Fee	\$20	\$25
Credit Card Fees	3%	3%*

*Fees will now apply to all credit card transactions

Policy Handbook

HOA Fees

Transfer Fees (Landlords)	2024	2025
Club Member	\$500	\$600
Golf Member	\$600	\$1000
Other Fees		
Estoppel Fee	\$250	\$250
Express Estoppel Fee	\$350	\$350
Architectural Application Fee	\$50	\$50
Initial Capital Contribution	\$7,500	\$10,000

Golf Fees

Cart Fee	2024	2025
18 Holes	\$27	\$28
9 Holes	\$16	\$17
Trail Fee		
Single	\$2,000	\$2,000
Double	\$2,400	\$2,500
Instruction 45 minutes		
Director of Instruction	\$120	\$120
Director of Golf	\$100	\$100
PGA Professional	\$90	\$90
Assistant Professional	\$80	\$80
Range Fee	\$10	\$10
Handicap Fee	\$30	\$30
Greens Fees – See Table Below		

Policy Handbook

Golf Fees										
	Golf Member		Transfer Member		Family Guest		Club Member		Non-Family Guest	
	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
Jan	\$27/\$16	\$28/\$17	\$89/\$53	\$99/\$56	\$109/\$65	\$119/\$70	\$129/\$77	\$139/\$82	\$129/\$77	\$139/\$82
Feb	\$27/\$16	\$28/\$17	\$89/\$53	\$99/\$56	\$109/\$65	\$119/\$70	\$129/\$77	\$139/\$82	\$129/\$77	\$139/\$82
Mar	\$27/\$16	\$28/\$17	\$89/\$53	\$99/\$56	\$109/\$65	\$119/\$70	\$129/\$77	\$139/\$82	\$129/\$77	\$139/\$82
Apr	\$27/\$16	\$28/\$17	\$89/\$53	\$99/\$56	\$89/\$53	\$119/\$70	\$109/\$65	\$139/\$82	\$109/\$65	\$139/\$82
May	\$27/\$16	\$28/\$17	\$59/\$35	\$65/\$38	\$59/\$35	\$64/\$38	\$69/\$42	\$75/\$45	\$69/\$42	\$75/\$45
Jun	\$27/\$16	\$28/\$17	\$59/\$35	\$65/\$38	\$59/\$35	\$64/\$38	\$69/\$42	\$75/\$45	\$69/\$42	\$75/\$45
Jul	\$27/\$16	\$28/\$17	\$59/\$35	\$65/\$38	\$59/\$35	\$64/\$38	\$69/\$42	\$75/\$45	\$69/\$42	\$75/\$45
Aug	\$27/\$16	\$28/\$17	\$59/\$35	\$65/\$38	\$59/\$35	\$64/\$38	\$69/\$42	\$75/\$45	\$69/\$42	\$75/\$45
Sep	\$27/\$16	\$28/\$17	\$59/\$35	\$65/\$38	\$59/\$35	\$64/\$38	\$69/\$42	\$75/\$45	\$69/\$42	\$75/\$45
Oct	\$27/\$16	\$28/\$17	\$59/\$35	\$65/\$38	\$59/\$35	\$64/\$38	\$69/\$42	\$75/\$45	\$69/\$42	\$75/\$45
Nov	\$27/\$16	\$28/\$17	\$89/\$53	\$99/\$56	\$89/\$53	\$119/\$70	\$109/\$65	\$139/\$82	\$109/\$65	\$139/\$82
Dec	\$27/\$16	\$28/\$17	\$89/\$53	\$99/\$56	\$89/\$53	\$119/\$70	\$109/\$65	\$139/\$82	\$109/\$65	\$139/\$82