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TRADITIONAL RESERVE STUDY PROPERTY CONDITION ASSESSMENT

Turtle Lake Golf Colony
180 & 101 Forest Lakes Boulevard
Naples, Florida 34105

Project Number 2323762

Prepared for

Turtle Lakes Golf Colony Association Inc.
180 & 101 Forest Lakes Boulevard
Naples, Florida 33952

A handwritten signature in black ink, appearing to read 'A. Zogheib'.

Anthony Zogheib, Assoc. AIA
Project Evaluator

Antoine Boumitri, PE, SI
Project Manager

November 10, 2023



ANTOINE G. BOUMITRI State of Florida, Professional Engineer, License No. 40578. This item has been digitally signed and sealed by Antoine G. Boumitri, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

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- B Supporting Documentation

1.0 EXECUTIVE SUMMARY

Florida Engineering (FE) Consultants performed a Reserve Study / Property Condition Assessment at the Turtle Lake Golf Colony, located at 180 & 101 Forest Lakes Boulevard, in Naples, Florida, on September 14, 2023.

This assessment was authorized and performed in general accordance with the latest applicable Florida Building Code and select applicable guidelines of *American Society for Testing and Materials (ASTM) E 2018: Baseline*

Property Condition Assessment Process.

1.1 Project Identification

Property Name	Turtle Lake Golf Colony
Property Address	180 & 101 Forest Lakes Boulevard, Naples, Collier County,
Florida of Facility	Multifamily residential condominium complex
Construction Date(s)	1974 – 1980
Number of Buildings	13 residential buildings, one office / clubhouse building, pool house
Number of Stories	Twelve 3-story and one 2-story
Number of Units	442 individually owned condominium units
Building(s) Area	Not reported
Superstructure	Concrete
Roofing System	Low slope
Exterior Façade	Stucco
Heating	Forced-air furnaces
Cooling	Split-system condensing units
Electrical Wiring	Copper
Fire Suppression	Portable extinguishers
Wood Destroying Organism	Very Heavy
FEMA Flood Zone	Zone X; Zone X (shaded); Zone AE; Zone AH
Seismic Zone	Zone 0
Tornado	<1
Wind Zone	Zone III – Hurricane susceptible region
Date of Site Visit	September 14, 2023
Reserve Fund Strength	122.54% - Strong
Risk of Special Assessment	Low
FEMA Risk Index	Relatively High (Score 98.85)

1.2 Property Description/Background

The Property consists of 12 three-story buildings and one 2-story building accommodating 442 condominium units, identified as follows:

Building	Building Address	Stories	Certificate of Occupancy
1	100 Forest Lakes Boulevard	3	January 1, 1974
2	150 Turtle Lake Court	3	January 1, 1974
3	160 Turtle Lake Court	3	January 1, 1977
4	170 Turtle Lake Court	3	January 1, 1978
5	180 Turtle Lake Court	3	January 1, 1978
6	190 Turtle Lake Court	3	January 1, 1976
7	200 Turtle Lake Court	3	January 1, 1974
8	225 Turtle Lake Court	3	January 1, 1976
9	175 Turtle Lake Court	3	January 1, 1980
10	200 Forest Lakes Boulevard	3	January 1, 1974
11	300 Forest Lakes Boulevard	3	September 25, 1979
12	400 Forest Lakes Boulevard	3	July 3, 1979
A	101 Forest Lakes Boulevard	2	January 1, 1979

Other site structures include a single-story Clubhouse / office building, pool house. Site amenities include one outdoor swimming pool, two tennis courts, surface open parking lots, and landscaped areas.

1.3 Property Condition Summary

Based on our site visit observations, review of documentation listed within this report, and conversations with the facility representatives, we consider this Property to be of good quality construction with average maintenance procedures in place. Generally, the Property appears to be in good physical condition. Both the exterior and interior appear to be generally adequately maintained, except for those items with remedial recommendations indicated in this report.

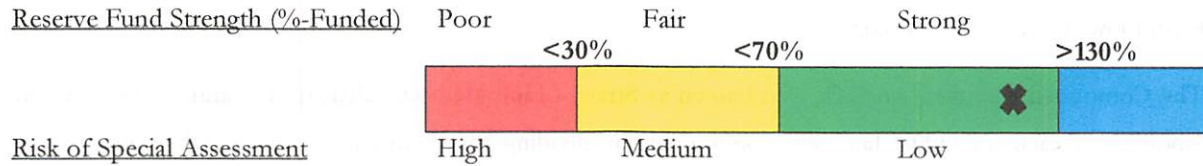
1.4 Opinion of Remaining Useful Life

Based on the scope of work and findings of this assessment, it is our opinion that the remaining useful life of the Property is at least 35 years, if the recommended repairs/replacement in this report are made, the physical improvements receive continuing maintenance, the various components are repaired or replaced on a timely basis, and no natural disaster occurs.

1.5 Reserve Study Funding Analysis

Economic Assumptions

Annual Inflation Rate ----- 3.00%



A Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. The Physical Analysis contains the information about the current condition and repair or replacement cost of the major common area components the association is obligated to maintain. The Financial Analysis contains an evaluation of the association's Reserve balance and a recommended Funding Plan to offset the anticipated Reserve expenses.

The primary responsibility of the Board of Directors is to maintain, protect, and enhance the assets of the association. As the physical assets age and deteriorate, it is important to accumulate financial assets, keeping the two "in balance". The Reserve Study is a document that helps keep the physical and financial assets of the association in balance. This Reserve Study is a broad and generalized budget-planning document.

The primary information you will get from this document is a list of your major Reserve components, a finding of the status (strength) of your Reserve Fund, and a recommended Funding Plan. The basic objective of the Reserve Study is to provide a plan to collect funds at a stable rate to offset the predicted irregular Reserve expenses. Setting a stable Reserve contribution rate will ensure that each owner pays their own "fair share" of the ongoing, gradual deterioration of the common areas.

Reserve expenses are the larger, infrequent expenses that require significant advance planning. Operating expenses, on the other hand, are those ongoing daily, weekly, or monthly expenses that occur and recur throughout the year. Small surprises are typically managed as maintenance contingencies, while the larger ones may be covered by insurance or require special assessments.

There is a national-standard four-part test to determine which expense items should be funded through Reserves. This four-part test was provided to the client in the workbook used to help compile the Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (not a "surprise" which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses. Most Reserve Studies do not typically Reserve for building foundations and major infrastructure elements since they do not have limited life expectancies. Light bulbs or other small items are usually not listed as Reserve Components since their individual costs are insignificant.

Finally, it is usually inappropriate to include unpredictable expenses such as damage due to fire, flood, or earthquake since these typically cannot be considered “reasonably predictable”.

There are two generally accepted means of estimating reserves, the Component Funding Analysis, and the Cash Flow Analysis methodologies:

- The Component Funding Analysis, also known as Straight-Line Method, calculates the annual contribution amount for each individual line-item component, by dividing the component’s unfunded balance by its remaining useful life. A component’s unfunded balance is its replacement cost minus the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line-item component is then added-up to calculate the total annual contribution rate for this analysis.
- The Cash Flow Analysis, also known as Pooling Method, is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis recognizes interest income attributable to reserve accounts over the period of the analysis. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

1.6 Capital Reserve Replacement Analysis Overview

The function of a Capital Reserve Replacement Analysis is to inform and advise as to the likely capital expenditures for replacement of common elements over the time frame considered by the analysis and the annual contribution levels to the Capital Reserve Replacement Fund calculated as being sufficient to avoid having to levy special assessments or take out a loan to support the predicted capital expenditures.

All Capital Reserve Replacement Analyses therefore assume that capital expenditures are funded using regular (e.g., annual, quarterly, or monthly), budgeted contributions to an account set aside for the sole purpose of funding the replacement of a designated set of common elements (often called the “Capital Reserve Fund”). Common element replacement projects can be deferred. However, such deferrals tend to result in gradual decrease in property values as the infrastructure and appearance of the community facilities degrade over time. In addition, such deferrals often result in the final replacement costs increasing significantly due to more extensive deterioration and additional damage to other common elements resulting from the failure of the common element to be replaced.

There are several choices and options to consider during the Capital Reserve Replacement Analysis process. In addition to Component Funding Analysis and Cash Flow Analysis methodologies, one important decision to consider is the Funding Goal, although there are several other considerations, including preventative and deferred maintenance and operating budgets, budget thresholds, time window, and statutory requirements.

Funding Goals

The funding goal helps to determine the methodology used in the Capital Reserve Replacement Analysis and is the principal reflection of the Association's fiscal policy. Funding goals can be categorized by their fiscal aggressiveness (willingness to risk the need to levy a special assessment or take out a loan) – more aggressive funding goals tend to result in lower annual levels of contribution to the capital reserve fund, with associated higher risks of shortfalls requiring special assessments or loans. There are four basic funding goals used by communities when determining Capital Reserve Fund requirements:

- **Baseline Funding** is the most aggressive funding goal commonly used by associations. Baseline funding is essentially a special case of threshold funding, where the goal is to never have a negative capital reserve fund balance (in other words the threshold is zero). As this funding goal provides no margin for errors, unexpected or unforeseeable expenses, or market forces that are not in the Association's favor.
- **Full Funding** is the most conservative funding goal commonly used by associations. Full funding is best understood as an attempt to maintain the capital reserve fund at or near 100% of the accumulated common element depreciation. Full funding tends to result in over-funding if the community is starting with a capital reserve fund balance less than the current depreciation of its common elements, or to result in under-funding if the community is starting with a capital reserve fund balance greater than the current depreciation of its common elements, unless applied carefully and with the understanding that annual contributions will change over the course of time as overages and shortages are corrected, resulting in an annual contribution recommendation that decreases or increases with the passage of time in all except the simplest cases.
- **Statutory Funding** is a funding goal (and/or methodology) that the community is legally obligated to meet or exceed. Such funding goals are typically the result of state or local statutes or the result of one or more provisions in the governing documents of the Community Association. The relative aggressiveness of such funding goals will vary depending upon the statute or provision involved.
- **Threshold Funding** is normally a moderate funding goal. The essential goal of threshold funding is to avoid having a capital reserve fund balance below some predetermined level (the "threshold" or "threshold balance"), which can be determined as a percentage of the total cost to replace the considered common elements, by decree as some absolute value or as some multiple of the annual contribution. The Baseline Funding is essentially a threshold funding goal where the threshold balance equals zero.

Florida Statute 718.112(f)[2] requires that condominium associations fund a reserve account for certain capital and deferred maintenance expenditures. This statute requires all condominium associations to maintain funds for roof replacement, building painting, pavement resurfacing, and any other expenditure which is expected to exceed \$10,000.

Florida Statute 718.112(f)[2] requires that the reserve contribution be computed using a formula which is based upon the estimated remaining useful life and the estimated replacement cost or deferred maintenance expenditure for the component but does not require that a reserve study be conducted to determine the level of funding required. The State of Florida is more lenient regarding reserve funding for homeowner's associations. Florida statutes do not require reserve funds for homeowners' associations (unless the association's governing documents call for a reserve fund and/or reserve study) but does not prohibit including reserve in the proposed budget for the homeowners' association. Similarly, the proposed operating budget for a homeowners' association does not require to follow any specific statutory formula but should include the anticipated expenditures for the year.

Florida Statute 718.112(f)[3] regulates the use of money collected for reserves, limiting the use of such funds to authorized reserve fund expenditures. A vote is required if reserve funds are used for operating expenses.

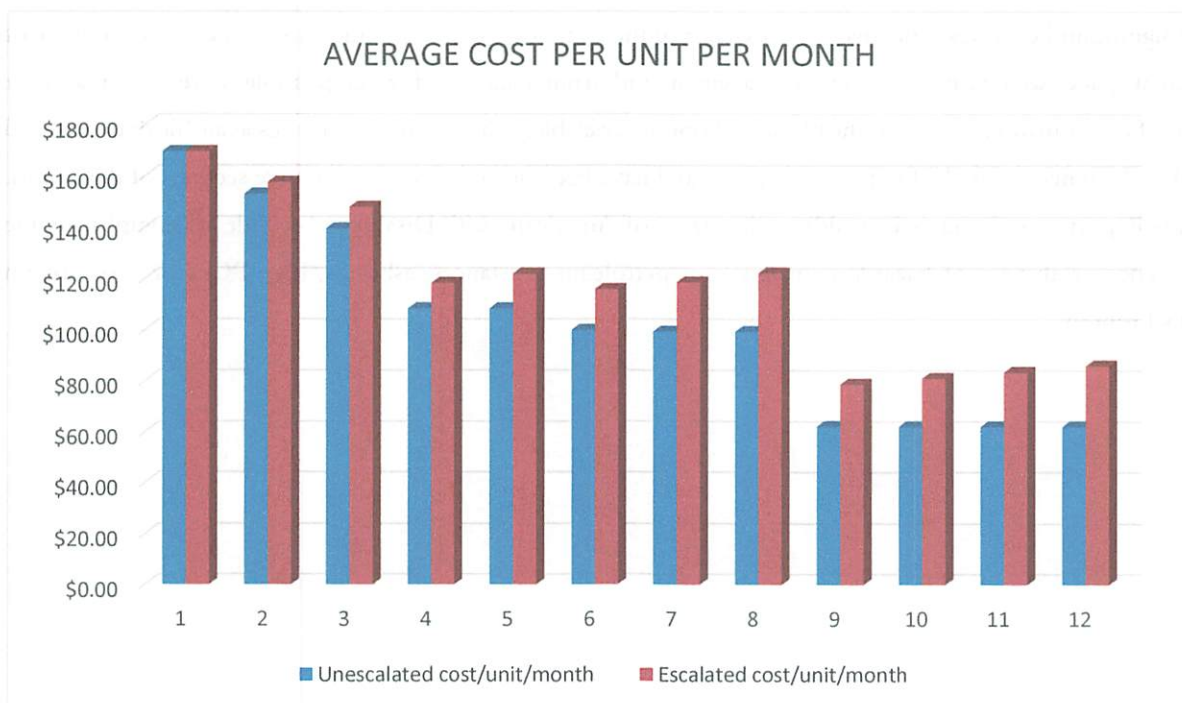
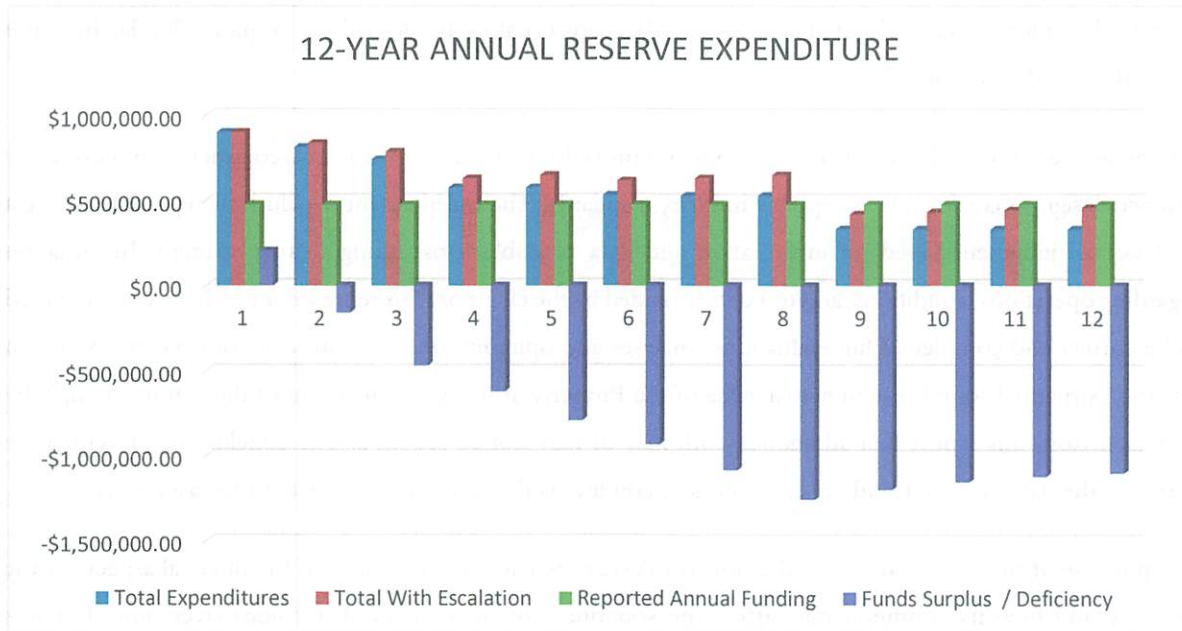
1.7 Follow-up Recommendations

No additional evaluation is considered necessary at the present time.

1.8 Capital Expenditure Summary

While this Reserve Study looks forward 12 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be reviewed and updated annually, as necessary, because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we can project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A breakdown summary of immediate repairs or replacement reserves is presented in Tables 1 and 2 at the end of this report.



2.0 PURPOSE, SCOPE, AND LIMITATIONS

A Reserve Study / Property Condition Assessment has been conducted on September 14, 2023, at Turtle Lake Golf Colony facility, located at 180 & 101 Forest Lakes Boulevard, in Naples, Florida, hereafter referred to as the "Property".

This assessment was performed using methods and procedures consistent with good commercial or customary practice design to conform to acceptable industry standards. The independent conclusions represent our best professional judgment based on information and data available to us during this assessment. Information regarding operations, conditions, and test data provided by the client or their representatives have been assumed to be correct and complete. Our evaluations, analyses and opinions are not representations regarding, design integrity, structural soundness, or actual value of the Property; nor is it the intention of this report to imply by exclusion from this report that additional work may or may not be required. The conclusions presented are based on the data provided, and observations and conditions that existed on the date of the assessment.

The purpose of this survey and related report is to assist the client in evaluation of the physical aspects of the Property and how its condition may affect the soundness of their financial decisions over time. For this assessment, representative samples of the major independent building components were observed, and the physical condition evaluated. The expected useful life was assessed and the cost for repairs and replacements of significant items was estimated. The exterior of the complex, interior common areas, and a select sample of tenant spaces were visited. Property management and maintenance staff, when possible, were interviewed for specific information relating to the physical Property, available, maintenance procedures, available drawings, and other documentation. All findings were noted and have been included in the narrative sections of this report. This Report is not intended to address the status of Americans with Disability Act Title III compliance, the presence or absence of hazardous materials or petroleum substances, asbestos, lead, PCBs or toxic soil on this Property.

3.0 DEFINITIONS

3.1 Immediate and Replacement Reserve Work

Immediate Repair Work – Work that requires immediate action, typically within 90 days, based on its being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition of a critical element or system, (iv) significant building code violation, or (v) a condition that if left “as is,” with an extensive delay in remedying it, has the potential to result in or contribute to a critical element or system failure and will probably result in a significant escalation of its remedial costs. Opinions of probable costs for Immediate Repairs are provided in Table 1.

Replacement Reserve (Years 1 Through Assessed Term Period) – Major recurring probable expenditures, which are neither commonly classified as an operation, nor maintenance expense. Replacement reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life, but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in Table 2.

3.2 Condition Evaluation Definitions

Good: Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair: Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.

Poor: Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

3.3 Opinion of Costs

The opinion of costs presented is for the repair/replacement of readily visible materials and building system defects that might significantly affect the value of the Property during the loan period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included.

Estimated cost opinions presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as our experience with costs for similar projects and city cost indexes.

Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the Property management, if presented, is assumed to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

Actual costs may vary depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered "order of magnitude" and used for budgeting purposes only. Detailed design and contractor bidding are recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated.

4.0 SPECIAL HAZARDS

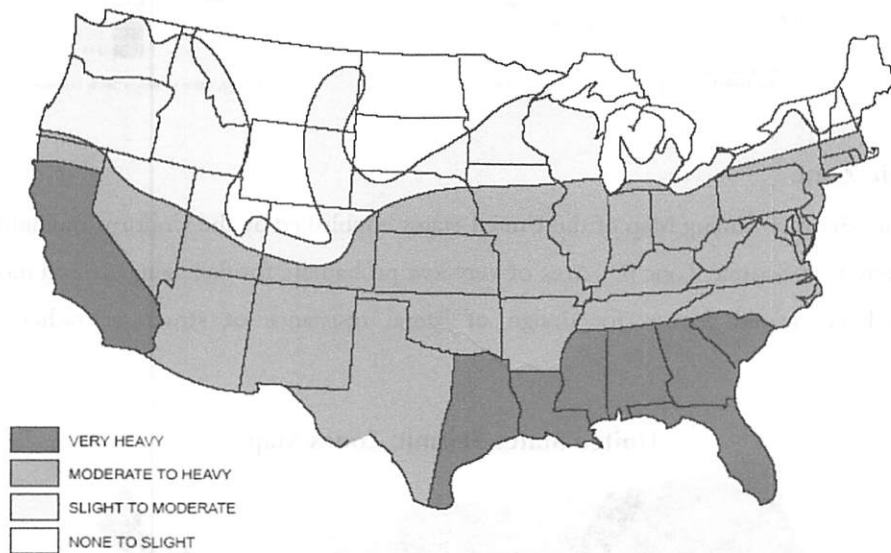
4.1 Wood Destroying Organism

General likelihood of termite activity is depicted on the Termite Infestation Probability Map of the Continental United States, which has been adapted from the International Residential Code, 2000 Edition.

Termite Infestation Probability for this Property is Very Heavy.

As part of the on-site assessment, non-invasive and non-exhaustive observations were made for the presence or absence of wood destroying organisms. No evidence of wood destroying organisms was observed. No further action is required at the present time.

Termite Infestation Probability Map

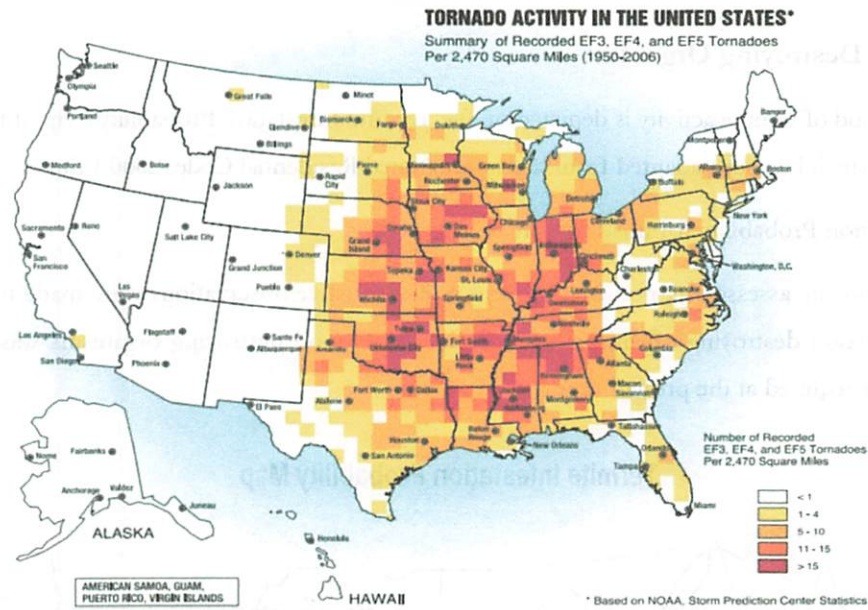


Note: Lines defining areas are approximate only. Local conditions may be more or less severe than indicated by the region classification.

4.2 Tornado

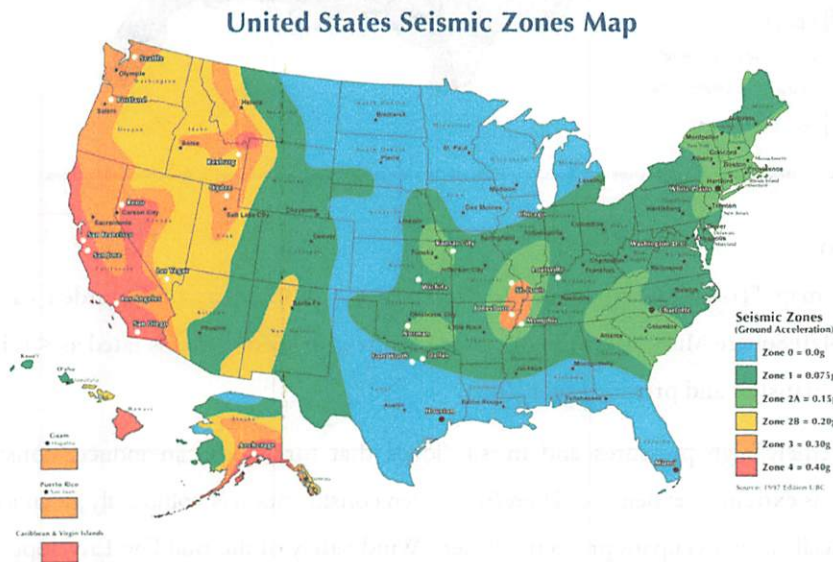
According to the map "Tornado Activity in the United States: A summary of Recorded EF3, EF4 and EF5 Tornadoes per 2,470 Square Miles (1950-2006)", the property is in a Zone that is rated as <1, based on NOAA Storm Prediction Statistics and provided by FEMA.

"Because of extremely high pressures and missile loads that tornadoes can induce, constructing tornado resistant buildings is extremely expensive. Therefore, when consideration is voluntarily given to tornado design, the emphasis typically is on occupant protection" (see "Wind Safety of the Building Envelope," by Tom Smith, AIA, dated June 18, 2010, published by the National Institute of Building Sciences).



4.3 Seismic Zone

According to the “Seismic Zoning Map of the United States” published by the Uniform Building Code, dated 1997, the Property is in Seismic Zone 0 – Area of very low probability for damaging ground motion. In this category, wind loads would govern for design of lateral resistance of structures rather than seismic considerations.



4.4 Flood Zone

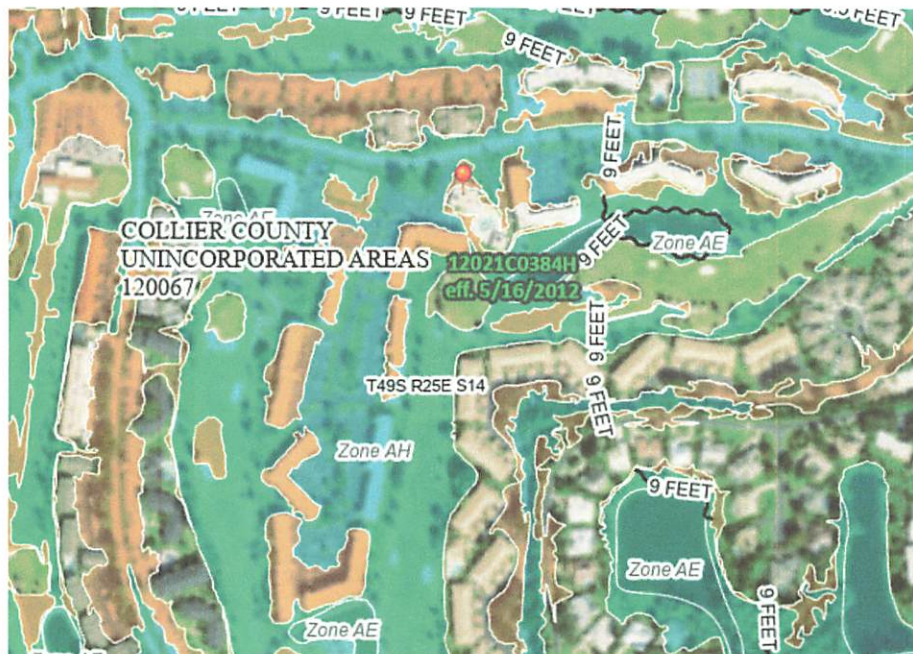
According to the Flood Insurance Rate Map (FIRM) Community Panel Number 12021C0384H, effective on May 16, 2012, published by the Federal Emergency Management Agency (FEMA), the Property is in Zones X (unshaded), X (Shaded), AE and AH, described as follows:

Zone X (unshaded): Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levees from 100-year flood.

Zone X (shaded): Area of moderate flood hazard, usually the area between the limits of the 100- year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.

Zone AE: The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Zone AH: Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.



4.5 Wind Zone

According to the “Wind Zones Map of the United States”, as produced by the Federal Emergency Management Administration, the Property is in Wind Zone III – Area with design wind speed (3- second gust) of 200 mph, with is consistent with the ASCE 7-05. The Property is in a Hurricane Susceptible Region.



5.0 SITE IMPROVEMENTS

Item	Description/Observations/Comments
Landscaping	<p>Landscaping at the Property includes various mature trees, bushes, and lawn. An automatic underground irrigation system is provided.</p> <p>Landscaping appears to be in good condition, with no significant deficiencies noted. The irrigation system was reported to be in good operating condition. Funds for upkeep and upgrades of landscaping components have been spread throughout Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's Expected Useful Life (EUL) beyond the evaluation period.</p>
Sanitary Sewer	<p>The sanitary sewer system discharges into the municipal sewer system.</p> <p>Due to hidden conditions, the site sanitary sewer system could not be evaluated. However, the building representative indicated that the system appears to be in good condition, with no problems reported.</p>
Drainage Systems	<p>The site is drained via sheeting action to storm drain inlets with underground piping connected to the municipal storm drain system.</p> <p>The Property representative reported that the storm water drainage system is adequate.</p>
Domestic Water	<p>A water main located in adjacent street supplies the Property water lines.</p> <p>Due to hidden conditions, the site water distribution system could not be evaluated. However, the building representative indicated that the system appears to be in good condition, with no problems reported.</p>
Parking/Paving	<p>Vehicular access to the Property is via multiple asphalt-paved drives throughout the site. The interior drives and parking surfaces are paved with asphalt. Parking is reportedly provided for a total of 442 spaces.</p> <p>The parking and driveway areas were noted to be in good condition. To maximize the pavement life, crack-sealing, sealcoating, and restriping are recommended during the evaluation period.</p> <p>In addition, based on the EUL of 25 years, funds for pavement overlay have been spread throughout Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>
Sidewalks	<p>Property pedestrian walkways and flatwork consist of cast-in-place concrete.</p> <p>The sidewalks appeared to be in good to fair condition with scattered areas of cracking noted or minor settlement noted. Based on the age of the Property and conditions observed, a concrete flatwork restoration program should be implemented. Funds have been spread throughout Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>

Site Improvements

Item	Description/Observations/Comments
Exterior Lighting	<p>Site lighting is provided by pole- and building-mounted fixtures.</p> <p>Lighting was observed to be in overall good condition. The site lighting, although not observed or measured at night, appears to provide adequate nighttime illumination based on the spacing of the lighting fixtures.</p>
Swimming Pool	<p>The Property has one in-ground outdoor swimming pool located near the main entrance of the complex. The swimming pool is constructed of concrete, with tile coping and tile deck walking surfaces surrounding the pools.</p> <p>The swimming pool surfaces were noted to be in generally good condition. Based on the EUL of 10 years, resurfacing should be anticipated during the evaluation period. Funds have been spread throughout Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p> <p>The swimming pool and surrounding surfaces appeared to be in generally good condition requiring only routine maintenance over the evaluation period.</p>
Pool Equipment	<p>The swimming pool equipment consists of a heater, water filter and circulating pump.</p> <p>The swimming pool equipment was noted to be in good operating condition. Based on the EUL of 10 years, replacement of the swimming pool equipment should be anticipated during the evaluation period. Funds have been spread throughout Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>
Tennis Court	<p>The Property has two tennis courts located at the northwest portion of the site. The court surfaces are constructed of concrete and surrounded by chain-link fencing. The tennis courts were resurfaced in 2018.</p> <p>The tennis court surfaces were noted to be in good condition. Based on the EUL of 10 years, resurfacing should be anticipated during the evaluation period. Funds have been spread throughout Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>

6.0 ARCHITECTURAL AND STRUCTURAL SYSTEMS

Item	Description/Observations/Comments
Foundation	<p>We were not able to observe the foundation structures.</p> <p>The foundations system could not be directly observed while on-site. However, no apparent signs of significant structural distress were noted within the exposed areas observed.</p>
Superstructure	<p>The buildings consist of concrete superstructures with concrete columns and beams supporting concrete upper floor decking.</p> <p>While observation of the ground floor slab, superstructure and roof framing were limited to exposed elements; no signs of excessive deflection or movement were noted. A localized area of failure was identified in Building 11, which includes concrete spalling at the elevated walkway slab. Repair of the failed areas was in progress on the day of our site visit.</p>
Exterior Walls	<p>The exterior walls typically consist of concrete masonry unit (CMU) construction finished with painted stucco.</p> <p>The exterior walls appeared to be in generally good condition with no significant deficiencies noted.</p> <p>Based on the EUL of eight years and conditions observed, repainting, waterproofing and periodic stucco restoration of the exterior surfaces are anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>
Roof	<p>The roofs are classified as low-slope (flat), covered with thermoplastic polyolefin (TPO) membrane over rigid insulation and plywood decking supported by wood framing. Fiberglass mansard surrounds the roof.</p> <p>According to the Property representative, the roof at Building 1 is approximately 18 years old, and roofs at the remaining buildings are 10 to 12 years old. The roofs were noted to be in generally good condition with no significant deficiencies noted. Based on the EUL of 20 years for TPO roofs, replacement is anticipated during the evaluation period. Funds have been allocating throughout the reserve period, adopting the straight-line accounting method to ensure the availability of funds at the end of the element's EUL, beyond the evaluation period of this assessment.</p> <p>Please note that the extent of the roof evaluation did not include any sampling and/or testing involved therefore comments made regarding the condition of the roof are limited to visual observation as well as historical information provided by site contact and/or Property respondent. Should a more comprehensive investigation be required, the services of a certified roofing consultant should be considered.</p>

Architectural and Structural Systems

Item	Description/Observations/Comments
Patios / Balconies	<p>The patios typically consist of poured-in-place concrete slabs. The balconies are supported by the building structural system and include concrete decking with aluminum railing. Patios and balconies are provided with mesh screens creating lanai features.</p> <p>The lanai screens, railing and finishes installed by the individual condominium unit owners are the responsibility of the respective owners to maintain and replace. However, patio slabs and balcony decking were noted to be the responsibility of the association. As such, based on the age of the Property and conditions observed, a repair /replacement program is recommended to be implemented in conjunction with the concrete flatwork restoration applications. Funds have been spread throughout Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>
Elevated Walkways	<p>The elevated walkways are supported by the building structural system. They include concrete decking with aluminum railing.</p> <p>The elevated walkways appeared to be in good condition. Minor areas of deficiency were noted during our site visit that are addressed in conjunction with the exterior façade painting and waterproofing applications.</p>
Windows	<p>The windows consist of punch-through, aluminum-framed double-glazed, double-hung units. Most of the units have reportedly been replaced with impact-resistant rated windows.</p> <p>The windows appeared to be in generally good condition with no significant deficiencies noted, requiring only routine maintenance over the evaluation period.</p> <p>Windows at the condominiums are the responsibility of the respective unit owners to maintain and replace.</p>
Doors	<p>The exterior entry doors are constructed of insulated fiberglass-clad units set in composite framing.</p> <p>The doors appeared to be in generally good condition with no significant deficiencies noted, requiring only routine maintenance over the evaluation period.</p> <p>Doors at the condominiums are the responsibility of the respective unit owners to maintain and replace. However, painting applications are the responsibility of the association.</p>

7.0 BUILDING INTERIORS

Item	Description/Observations/Comments
Tenant Spaces	Areas within the interior of the resident units are the responsibility of the individual condominium unit owner.
Common Areas	<p>The common area finishes consist of concrete flooring, tile and carpeting, and painted gypsum-board walls and ceiling.</p> <p>Buildings 1 through 12 are provided with common laundry facilities equipped with Property-owned coin-operated electric washers and dryers for the resident's use.</p> <p>The interior common areas appeared to be in good condition, requiring routine maintenance over the evaluation period.</p> <p>Common laundry equipment was noted to be replaced in recent years, the washers in 2018 and dryers in 2022. Laundry equipment typically has an EUL of 10 years. Funds for replacement have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL beyond the evaluation period of this assessment.</p>

8.0 CONVEYANCE SYSTEMS

Item	Description/Observations/Comments
Elevators	<p>Each three-story building is equipped with one hydraulic elevator, rated at 2,500 pounds of load capacity, providing access to all floors.</p> <p>The elevators were noted to be in generally good operating condition and reportedly serviced regularly by an elevator service contractor.</p> <p>Elevator hydraulic pumps at Buildings 1, 2, 5, 6, and 11 were replaced in 2022 and Building 8 in 2023. The elevators were reportedly modernized between 1999 and 2008. Elevator hydraulic pumps typically have an EUL of 40 years and elevator controls an EUL of 25 years. Older elevator equipment should be anticipated to require upgrade / modernization during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL beyond the evaluation period of this assessment.</p>
Escalators	<p>There are no escalators at the Property.</p>
Stairs	<p>The exterior stairs consist of poured concrete with closed risers and aluminum railing.</p> <p>The stairs appeared to be in generally good condition requiring only routine maintenance over the evaluation period.</p>

9.0 MECHANICAL AND ELECTRICAL SYSTEMS

Item	Description/Observations/Comments
HVAC	<p>Cooling and heating are supplied by individual electric forced-air furnaces with split-system air-conditioning condensing units.</p> <p>HVAC at the dwelling units is the responsibility of the condominium owners to maintain and replace. HVAC equipment replacement in the common area should be anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>
Plumbing Systems	<p>The building's plumbing systems include the incoming water service and the hot and cold-water piping system; the sanitary sewer including the soil, waste, and vent system, as well as the bathroom fixtures and water heaters.</p> <p>The domestic water supply piping within the subject buildings is reported to be a combination of copper and galvanized steel. The soil, waste and vent system within the buildings is reported to be PVC.</p> <p>The plumbing systems appeared to be in good to fair condition. The water pressure, quantity of hot and cold water, and drainagewere reported to be adequate. No abnormal plumbing problems were reported by the Property representative.</p> <p>The galvanized piping at the Property is over 40 years old. The EUL of galvanized piping ranges between 40 and 50 years. Existing piping of this age is brittle and susceptible to breakage when repairs are made. Furthermore, there is a good chance that the piping is internally scaled which leads to reduced water pressure, water discoloration and staining of the fixtures. Given the age of the system and the noted areas of potential concern, we recommend considering systematic replacement of the older lines. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method.</p>
Plumbing Fixtures	<p>The plumbing fixtures appear to be residential grade and typical for this type of occupancy.</p> <p>The plumbing fixtures appeared to be generally in good condition requiring only routine maintenance over the evaluation period.</p>
Water Heaters	<p>Domestic hot water is provided by individual electric gallon residential-grade heaters located within each condominium unit. Laundry rooms are provided with electric water heaters.</p> <p>Water heaters at the dwelling units are the responsibility of the respective condominium unit owner to maintain and replace.</p> <p>The water heaters at the laundry rooms were noted to vary in age. Based on the EUL of 12 years, replacement should be anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL beyond the evaluation period.</p>

Mechanical and Electrical Systems

Item	Description/Observations/Comments
Electrical Service	<p data-bbox="609 306 1438 431">Electrical service enters the building from utility-company owned transformers, providing 100-Ampere, 120/240-Volt, single-phase, three-wire service to the individual units. The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas.</p> <p data-bbox="609 442 1438 597">The electrical system components were observed to be in good condition. In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactors, lighting, and wiring system were noted to be adequately sized for the intended use of the facility.</p> <p data-bbox="609 608 1438 702">Electrical systems and installations within the dwelling units are reported to be the responsibility of the respective condominium unit owner to maintain and replace.</p> <p data-bbox="609 712 1438 1347">Several main electrical breaker panels (Buildings 1, 3, and 8) were noted to be model Sab-Lok manufactured by Federal Pacific Electric (FPE). According to the Property representative, there have been no issues associated with the panels. We recommend the monitoring of FPE circuit breakers as part of routine maintenance, including understanding which outlets and products are connected to each circuit, and never overloading any electrical circuit by connecting too many products to the circuit. In addition, be particularly careful not to connect several products that demand high current (such as heating appliances) to a low amperage circuit. When inspecting circuits, look for situations in which circuits may have overloaded. Comply with local building codes in wiring or adding electrical circuits. Make sure the wiring and devices used in the circuit are connected to a circuit breaker or fuse of the proper size. Immediately disconnect any electrical product if problems develop. Investigate to determine why a circuit breaker trips. Do not simply reset the breaker. If a breaker trips, it is often a warning that the circuit is overloaded. Check the circuit for causes of overloading (for example, too many appliances plugged in, a malfunctioning product, a short circuit). Any malfunctioning breakers should be replaced immediately.</p> <p data-bbox="609 1357 1438 1544">In addition, based on the age of the Property, primary common area electrical systems upgrade is anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>

10.0 LIFE SAFETY AND SECURITY SYSTEMS

Item	Description/Observations/Comments
Fire Protection	<p>ABC-type portable fire extinguishers are in common areas.</p> <p>The Property's fire alarm systems utilize central panels for monitoring manual pull stations in the three-story buildings.</p> <p>The fire extinguishers were noted to be in general condition requiring routine maintenance over the evaluation period.</p> <p>The central alarm panels were noted to have been replaced in 2018. Central fire alarm panels typically have an EUL of 25 years. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p> <p>Fire protection and life safety systems within the dwelling units are reported to be the responsibility of the respective condominium unit owner to maintain and replace.</p>
Surveillance	<p>The Property has a surveillance system that includes approximately cameras placed in outdoor and indoor common areas.</p> <p>The surveillance system appeared to be in good to fair operating condition. Surveillance camera systems typically have an EUL of 10 years. As such, replacement should be anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>

11.0 ESTIMATED CAPITAL REPAIR COST TABLES

Based on our walk-through observations, we make the following comments on Property conditions and deficiencies, including estimates of repair cost.

11.1 Immediate Repairs/Deferred Maintenance Costs

The attached Table 1 - Immediate Repairs Cost Estimate, is an analysis of the estimated cost for immediate repair work defined as Capital expenditure items requiring repair or replacement based on their being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition of a critical element or system, (iv) significant building code violation, or (v) a condition that if left "as is," with an extensive delay in remedying it, has the potential to result in or contribute to a critical element or system failure and will probably result in a significant escalation of its remedial cost.

11.2 Replacement Reserve Analysis

The attached Table 2 - Replacement Reserves Cost Estimate is an analysis of the estimated cost for normally anticipated replacement for the major components of the improvements during the next twelve (12) years. The remaining life values are based on published historical performance data for comparable items with consideration for the present condition and reported service history. The costs are provided with a 3% inflation factor for future expenditures.

The projected expenses are based on statistical assumptions. In fact, actual schedules may vary from those projected by the Table, but such variances should not significantly alter the totals shown. The reserve cost estimate assumes that the Immediate Repairs items listed in this Report will be completed within the next 12 months depending on specific priority. Estimated costs assume that the repair or replacement work is contracted out by the Property management and, in most cases, do not include a general contractor's fee. It is assumed that, given the current level of on-site staffing and in-house expertise, most of the work included in the Table would not be completed by on-site maintenance personnel.

11.3 Reliance

All reports, both verbal and written, are for the benefit of Turtle Lakes Golf Colony Association Inc. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Florida Engineering.

TABLES

11/10/2023
 IMMEDIATE REPAIRS COST ESTIMATE
 PROJECT NO.: 2323762

Turtle Lake Golf Colony
 180 & 101 Forest Lakes Boulevard
 Naples, Florida 34105

Property Type: **Multifamily**
 Number of Stories: **2 and 3**
 Units: **442**
 Number of Buildings: **13**
 Reserve Term: **12**
 Actual Property Age: **43 - 49**

Item No.	Item Description	Quantity	Unit	Cost	Totals	Existing Balance	Remaining Funds	Comments
	No significant deficiencies noted							
					Subtotal	\$627,264.00	\$627,264.00	
					Total Immediate Repairs	\$0		
				Cost Per Unit	\$0.00			

11/10/2023

REPLACEMENT RESERVE COST ESTIMATES

PROJECT NO.: 2323762

Turtle Lake Golf Colony
180 & 101 Forest Lakes Boulevard
Naples, Florida 34105

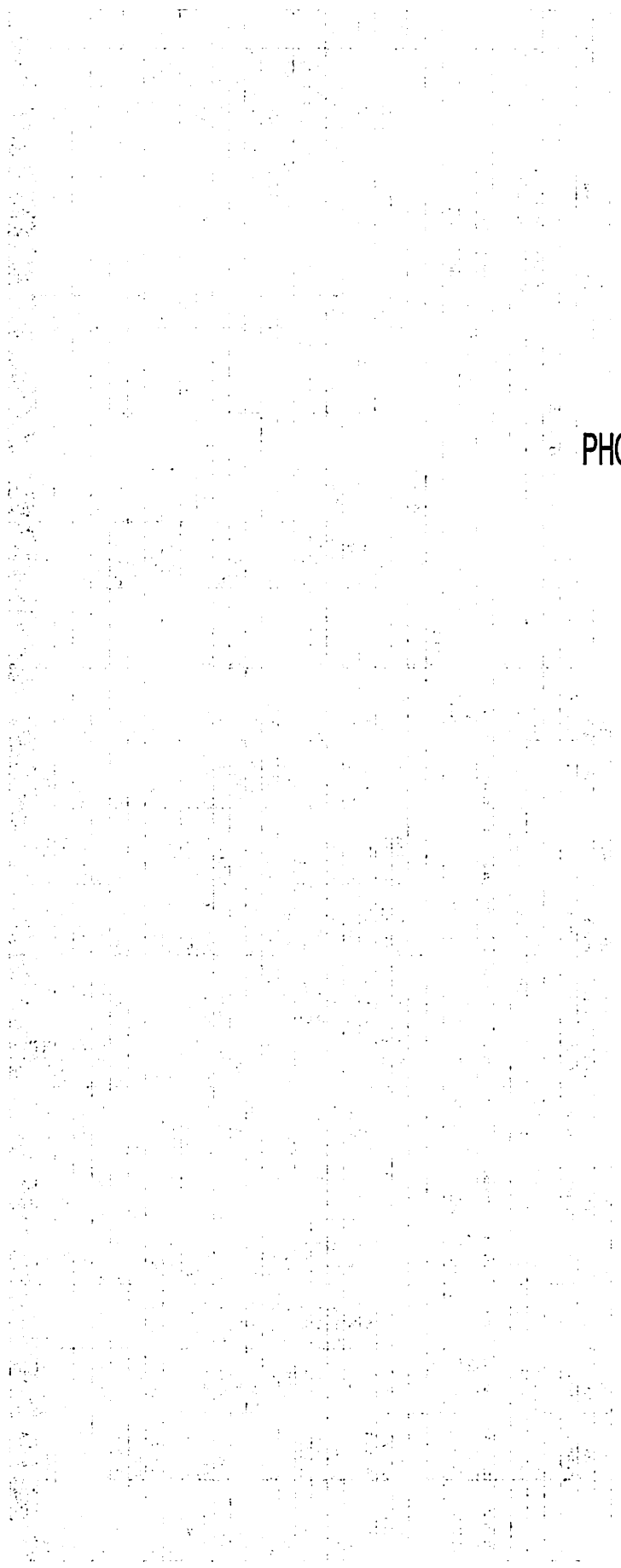
Property Type: **Multifamily**
Number of Stories: **2 and 3**
Units: **442**
Number of Buildings: **13**
Reserve Term: **12**
Actual Property Age: **43 - 49**

Table with columns: Item No, Item Description, EUL, Eff. Age, RUL, Quantity, Unit, Unit Cost, Balance After Imm. Repairs, and years 2024-2035, plus Cumulative. Rows include items like Landscaping upgrade, Asphalt pavement overlay, Swimming pool resurface, etc.

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PHOTOGRAPHIC DOCUMENTATION

PHOTO 1

PROPERTY IDENTIFICATION SIGN



PHOTO 2

GENERAL VIEW OF PROPERTY



PHOTO 3

PARKING AND PAVEMENT



PHOTO 4

10/10/19

GENERAL VIEW OF PARKING AND PAVEMENT

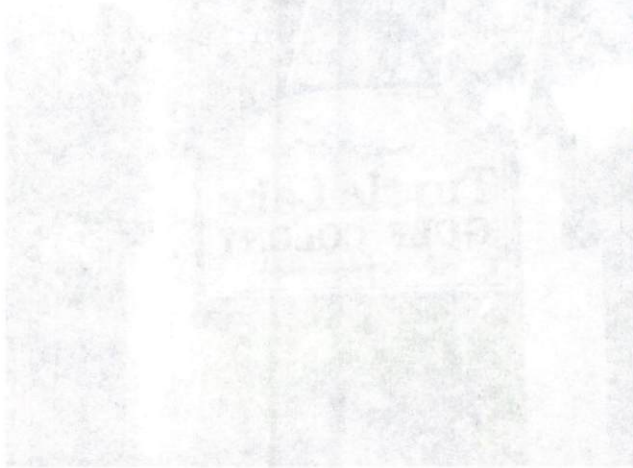


PHOTO 5

10/10/19

GENERAL VIEW OF CLUBHOUSE



PHOTO 6

10/10/19

VIEW OF LANDSCAPING



PHOTO 7

GENERAL VIEW OF SWIMMING POOL

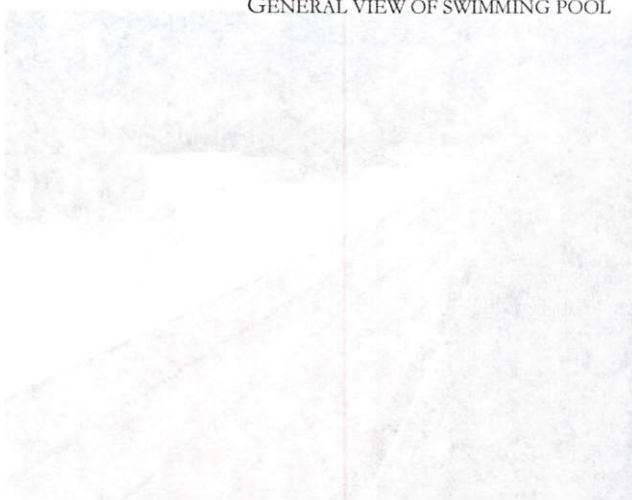


PHOTO 8

GENERAL VIEW OF SWIMMING POOL EQUIPMENT

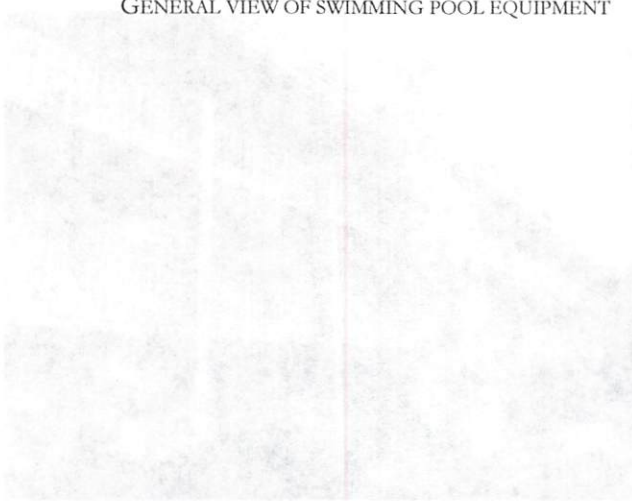


PHOTO 9

VIEW OF ROOF COVERING

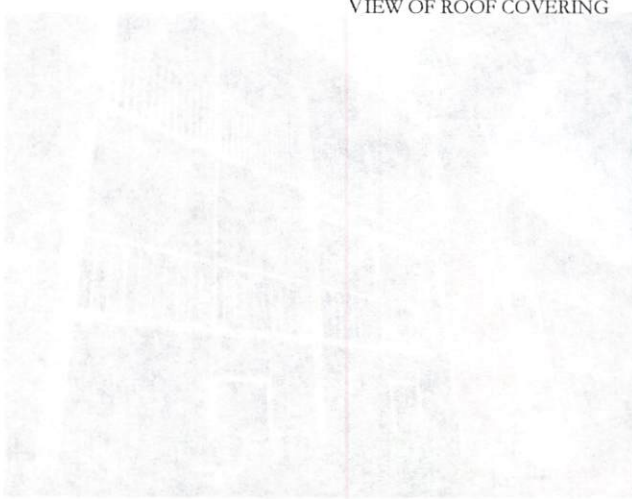


PHOTO 10

GENERAL VIEW OF MANSARD SYSTEM

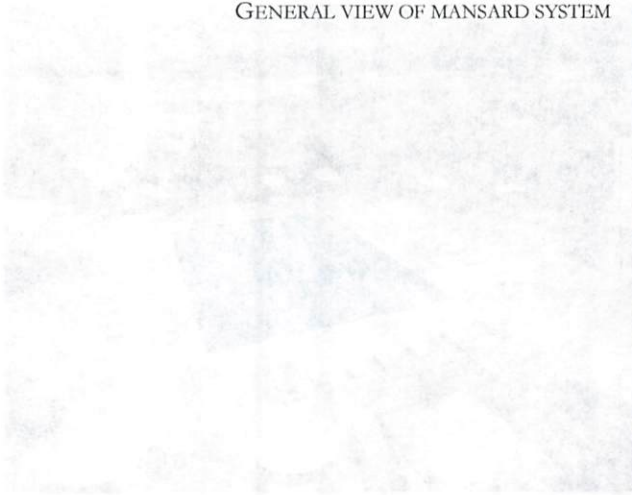


PHOTO 11

GENERAL VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 12

VIEW OF BUILDING EXTERIOR FINISHES

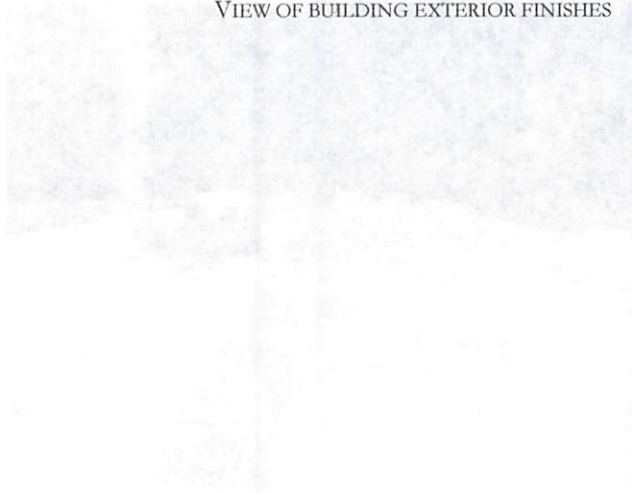


PHOTO 13

VIEW OF ELEVATED WALKWAY



PHOTO 14

VIEW OF EXTERIOR STAIRS



PHOTO 15

GENERAL VIEW OF HVAC EQUIPMENT



PHOTO 16

VIEW OF DOMESTIC WATER HEATER

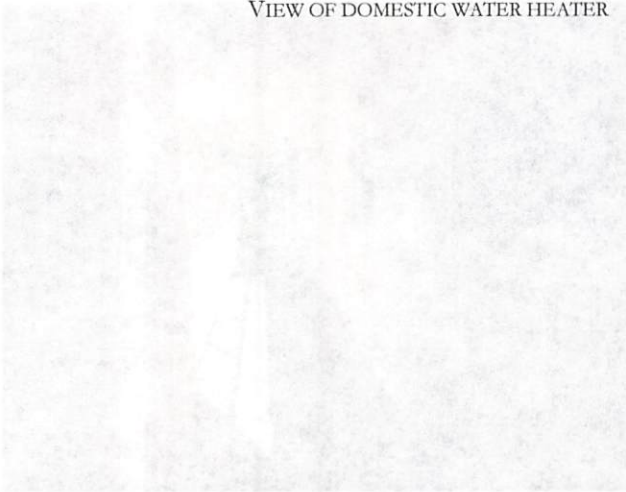


PHOTO 17

PHOTO 17

VIEW OF ELECTRICAL EQUIPMENT

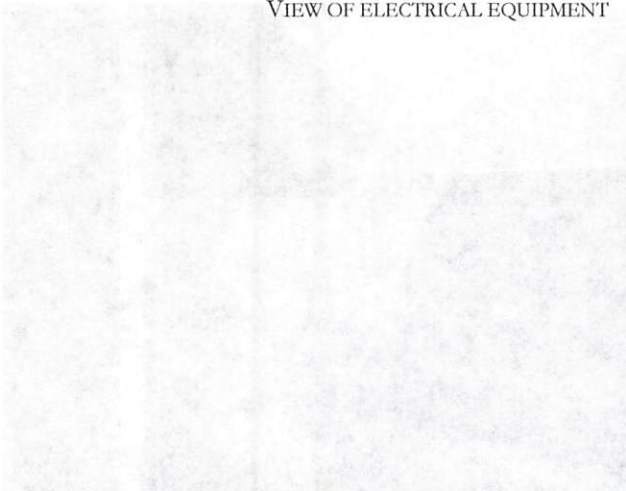


PHOTO 18

PHOTO 18

VIEW OF STAB-LOK BREAKERS

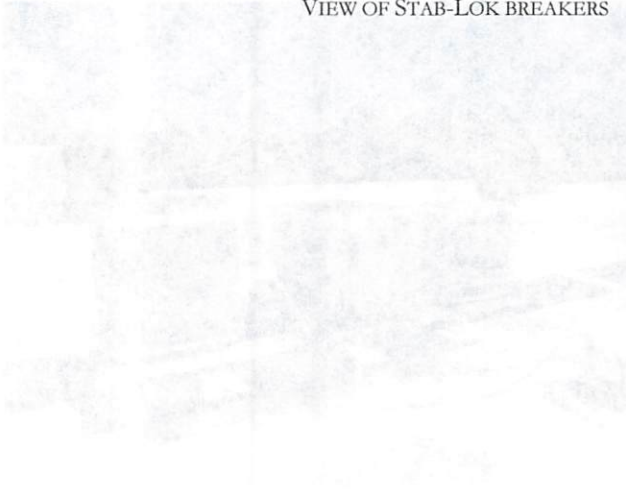


PHOTO 19

VIEW OF CLUBHOUSE INTERIOR



PHOTO 20

VIEW OF CENTRAL ALARM PANEL

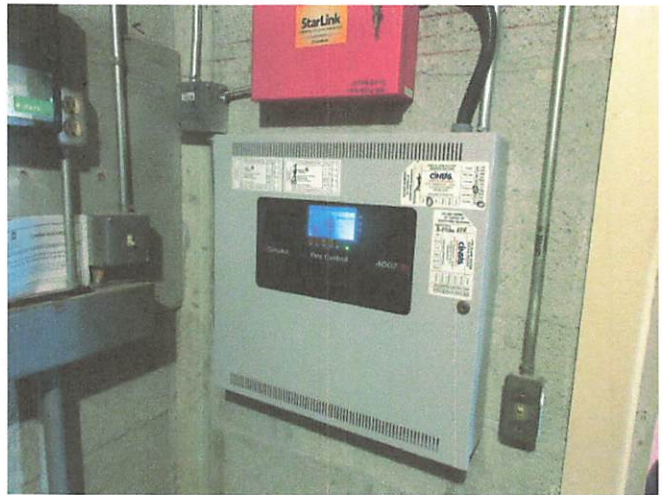
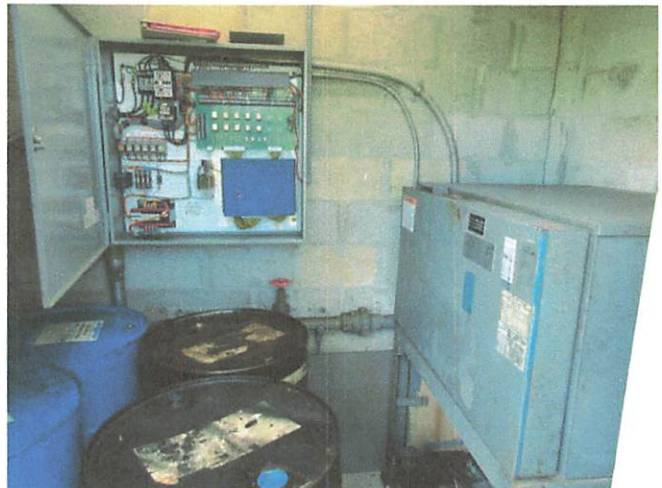
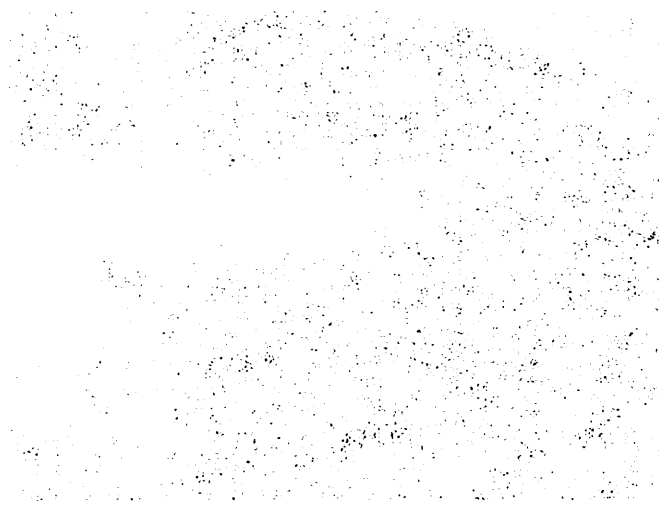


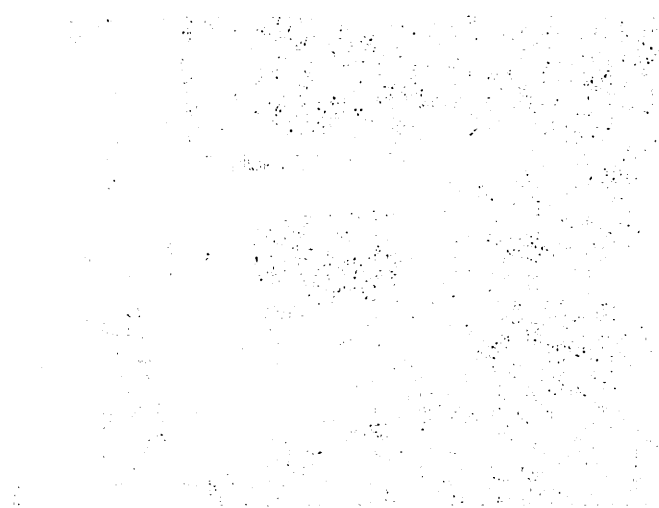
PHOTO 21

VIEW OF ELEVATOR EQUIPMENT





SUPPORTING DOCUMENTATION





Balance Sheet - Operating

Turtle Lake Golf Colony Condominium Association, Inc.
End Date: 10/16/2023

Date: 10/16/2023
Time: 8:35 am
Page: 1

Assets

Operating Funds

10-1000-00 Petty Cash	\$100.00
10-1010-00 American Momentum Bank	271,487.71
10-1015-00 AMB Operating ICS	250,622.27
10-1031-00 American Momentum Laundry 5956	81,736.83
10-1041-00 Social Activities AMB *590	1,578.01
10-1061-00 Key Account - AMB	600.00
10-1070-00 Due To/From Reserve	413.34

Total Operating Funds: \$606,538.16

Reserve Funds

11-1110-00 American Momentum Bank	45,215.56
11-1112-00 AMB Reserve ICS 344	300,746.71
11-1113-00 AMB CDRS 9/28/23 4.688%	200,720.61
11-1150-00 Due To/From Operating	(413.34)

Total Reserve Funds: \$546,269.54

Other Current Assets

12-1200-00 Assessments Account Receivable	18,732.00
12-1210-00 Prepaid Insurance	574,085.60
12-1220-00 Allowance for Uncollectible Ac	(757.40)

Total Other Current Assets: \$592,060.20

Total Assets: \$1,744,867.90

Liabilities & Equity

Liabilities

20-2000-00 Accounts Payable	121,473.47
20-2021-00 American Momentum Social	4,083.11
20-2040-00 Note Payable Insurance	547,990.73
20-2042-00 Deferred Insurance Fund	100,000.00
20-2045-00 Deferred Income - Blue Stream Cable	76,245.00
20-2050-00 Prepaid Maintenance Fees	65,062.38
20-2060-00 Rental Deposits	50.00
20-2070-00 Key Deposit	525.00

Total Liabilities: \$915,429.69

Reserves

30-3000-00 Pooled Reserve	570,133.94
---------------------------	------------

Total Reserves: \$570,133.94

Fund Balance

39-3900-00 Retained Earnings	(36,529.25)
------------------------------	-------------

Total Fund Balance: (\$36,529.25)

Net Income Gain / Loss 295,833.52

\$295,833.52

Total Liabilities & Equity: \$1,744,867.90

TURTLE LAKE GOLF COLONY ASSOCIATION, INC.
PROPOSED

Summary of Amended Assessments for 2023
COMMENCING July 1, 2023 through 12-31-23

Fully Funded Reserves

Operating Expenses excluding Reserves	1,914,190
Reserve Funding Required for 2023	375,000
Total Expenses for 2023	<u>\$ 2,289,190</u>

Assessment for Each Unit

1 Bedroom Unit Building 1-12	Annual	\$ 4,452.00
	Monthly	\$ 371.00
2 Bedroom Unit Building 1-12	Annual	\$ 5,568.00
	Monthly	\$ 464.00
2 Bedroom Unit Building A	Annual	\$ 6,156.00
	Monthly	\$ 513.00

Turtle Lake Golf Colony Association, Inc.
PROPOSED AMENDED 2023 BUDGET
For the Period January 1, 2023 to December 31, 2023
442 Units

		2023
		PROPOSED
		Budget
	INCOME	
4000	Member Assessments	1,775,140.00
4001	Sales Application Fees	8,000.00
4002	Lease Application Fees	22,500.00
4003	Late Fees	1,300.00
4006	Laundry Income	75,000.00
4007	Laundry Interest Income	-
4008	Operating Interest Earned	-
4009	Miscellaneous Income	1,250.00
4010	Other Owner Unit Charges	-
4012	Social Activities	-
4014	Estoppel Fees All Bldgs.	24,000.00
4016	Badge Account Income	2,000.00
	Common Keys	2,000.00
4017	Late Appl. Processing Fee	3,000.00
4018	Violation-Fine	-
4020	Reserve Assessments	375,000.00
	Total Income	2,289,190.00
	OPERATING EXPENSES	
	Building Maintenance	
5000	Building Maint. & Supply	17,000.00
5005	Janitorial Service	54,000.00
5010	Electrical Supplies	500.00
5015	Elevator Repairs	16,000.00
5020	Janitorial Supplies	4,000.00
5025	Bldg. Pest Control	10,000.00
5030	Plumbing/Sewer Repairs	8,000.00
5035	Roof Repairs	15,000.00
5040	Termite Control	2,500.00
5045	Washer/Dryer Repairs	2,000.00
5050	Water Pipe Replace/Repair	1,000.00
	Total Building Maintenance	130,000.00
	Safety Security	
5500	Fire Equip. Service & Repair	12,000.00
5510	Surveillance	3,000.00
	Total Safety Security	15,000.00

		2023
		PROPOSED
		Budget
	Grounds Maintenance	
6000	Seasonal Flowers	1,000.00
6005	Golf Cart Maintenance	2,000.00
6020	Landscape Replacements	-
6025	Lawn Service	107,500.00
6030	Sprinkler Maint. & Supplies	3,000.00
6040	Grounds Pest Control	1,000.00
6045	Tree Removal	2,500.00
6050	Tree Trimming	10,000.00
6055	Tree Treatment	500.00
	Total Grounds Maintenance	127,500.00
	Amenities/Clubhouse	
6200	Air Conditioner Repairs	1,000.00
6205	Gas Grills	2,500.00
6210	Billiards	200.00
6212	Social Activities	1,000.00
6215	Horseshoe/Bocci	100.00
6220	Bldg. Maint. & Supplies	2,000.00
6225	Club House Janitorial Services	16,150.00
6235	Janitorial Supplies	500.00
6240	Plumbing & Sewer Repairs	1,000.00
6245	Pool Furniture Replacement	2,000.00
6250	Pool Equipment Repairs	2,000.00
6255	Flowers/Pool Area	1,000.00
6260	Pool Maintenance	12,000.00
6265	Sauna Repairs	200.00
6270	Shuffleboard Maint.	100.00
6275	Tennis Court Maint.	300.00
6280	Water & Sewer - Common Area	500.00
6285	Electric - Common Area	16,500.00
	Total Amenities/Clubhouse	59,050.00
	Utilities	
6300	Electric - Bldgs.	29,000.00
6305	Cable TV	295,000.00
6310	Trash Removal	50,000.00
6315	Recycling	7,000.00
6320	Water and Sewer	222,000.00
	Total Utilities	603,000.00
	Insurance	
6520	Insurance	639,000.00
	Total Insurance	639,000.00

		2023
		PROPOSED
		Budget
	Administration	
7000	Management Services - Guardian	92,988.00
7005	Accounting Services - Guardian	39,852.00
7010	Accounting - Non Guardian	5,000.00
7015	Florida Condo Fees	1,800.00
7020	Bank Charges	200.00
7025	Hardware/Software	1,000.00
7030	Dues/Subscription	500.00
7035	Legal Fees	6,500.00
7045	Office Equipment Lease	1,000.00
7050	Office Supplies	12,000.00
7055	Licenses	500.00
7060	Postage Expense	3,000.00
7065	Telephone Expense	500.00
7080	Auto Expense	300.00
	Total Administration	165,140.00
	Salary and Benefits	
7200	Salaries - Secretary (benefits)	58,000.00
7201	Salaries - Maintenance (benefits)	58,000.00
7202	Salaries - Second Maintenance	59,500.00
	Total Salary and Benefits	175,500.00
	Bad Debt	
7500	Bad Debt	-
	Total Bad Debt	-
	Total Operating Expenses	1,914,190.00
8000	TOTAL RESERVES	375,000.00
	(See Attached Sheet)	
	Total Expenses & Reserves	2,289,190.00
	Total Income	2,289,190.00

National Risk Index



Collier County, Florida

City	County	State	Year	Population	Area (sq. mi.)	Density (per sq. mi.)	Median Income	Unemployment Rate	High School Grad Rate	College Grad Rate	Health Insurance Rate	Life Expectancy	Other
Fort Myers	Lee	FL	2010	200,000	1,100	180	\$35,000	8.5%	85%	25%	85%	78	
Lehigh Acres	Lee	FL	2010	100,000	1,000	100	\$30,000	10%	80%	20%	80%	75	
Sanibel	Lee	FL	2010	10,000	100	100	\$40,000	5%	90%	30%	90%	80	Beachfront
Marco Island	Collier	FL	2010	10,000	100	100	\$50,000	3%	95%	40%	95%	82	High-end resort
Marco	Collier	FL	2010	10,000	100	100	\$40,000	5%	90%	30%	90%	80	Beachfront
Immokalee	Collier	FL	2010	10,000	100	100	\$25,000	12%	75%	15%	75%	75	Low-income
North Fort Myers	Lee	FL	2010	100,000	1,000	100	\$35,000	8%	85%	25%	85%	78	
South Fort Myers	Lee	FL	2010	100,000	1,000	100	\$35,000	8%	85%	25%	85%	78	
Collier County	Collier	FL	2010	100,000	1,000	100	\$35,000	8%	85%	25%	85%	78	Average

Summary

Risk Index is **Relatively High** Score **98.9**

Expected Annual Loss is **Relatively High** Score **99.0**

Social Vulnerability is **Relatively High** Score **64.7**

Community Resilience is **Relatively Low** Score **20.1**

While reviewing this report, keep in mind that low risk is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience.

For more information about the National Risk Index, its data, and how to interpret the information it provides, please review the **About the National Risk Index** and **How to Take Action** sections at the end of this report. Or, visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Risk Index

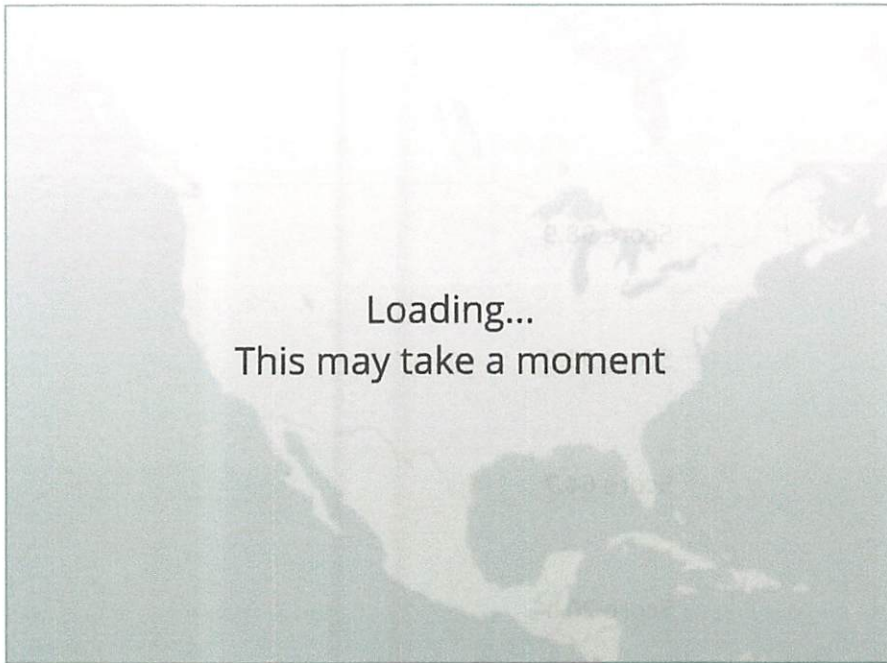
The Risk Index rating is **Relatively High** for **Collier County, FL** when compared to the rest of the U.S.

Score

98.85

99% of U.S. counties have a lower Risk Index

88% of counties in Florida have a lower Risk Index



Risk Index Legend

- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- No Rating
- Not Applicable
- Insufficient Data

Hazard Type Risk Index

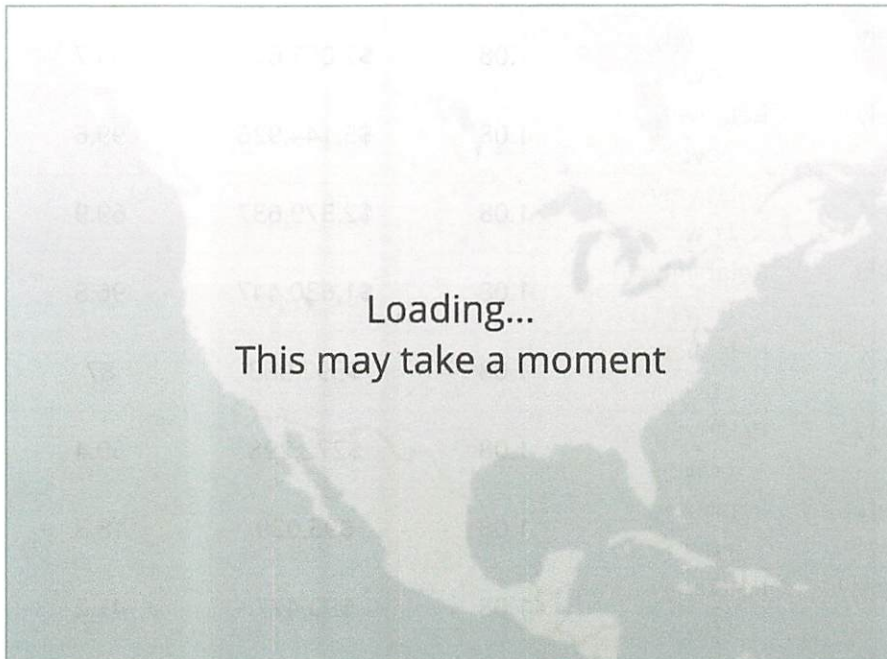
Hazard type Risk Index scores are calculated using data for only a single hazard type, and reflect a community's Expected Annual Loss value, community risk factors, and the adjustment factor used to calculate the risk value.

Hazard Type	EAL Value	Social Vulnerability	Community Resilience	CRF	Risk Value	Score
Hurricane	\$281,093,862	Relatively High	Relatively Low	1.08	\$300,875,805	99.5
Wildfire	\$12,224,995	Relatively High	Relatively Low	1.08	\$14,321,361	98.5
Riverine Flooding	\$5,686,987	Relatively High	Relatively Low	1.08	\$7,067,610	94.7
Lightning	\$4,446,763	Relatively High	Relatively Low	1.08	\$5,144,926	99.6
Tornado	\$2,212,794	Relatively High	Relatively Low	1.08	\$2,379,637	69.9
Drought	\$1,054,646	Relatively High	Relatively Low	1.08	\$1,630,447	96.8
Cold Wave	\$396,500	Relatively High	Relatively Low	1.08	\$592,983	87
Coastal Flooding	\$264,100	Relatively High	Relatively Low	1.08	\$272,298	59.4
Strong Wind	\$82,332	Relatively High	Relatively Low	1.08	\$95,029	18.3
Earthquake	\$83,408	Relatively High	Relatively Low	1.08	\$90,477	41.2
Hail	\$64,731	Relatively High	Relatively Low	1.08	\$75,722	42
Landslide	\$21,900	Relatively High	Relatively Low	1.08	\$17,319	15.9
Heat Wave	\$0	Relatively High	Relatively Low	1.08	\$0	0
Winter Weather	\$0	Relatively High	Relatively Low	1.08	\$0	0
Avalanche	--	Relatively High	Relatively Low	1.08	--	--
Ice Storm	--	Relatively High	Relatively Low	1.08	--	--
Tsunami	--	Relatively High	Relatively Low	1.08	--	--

Hazard Type	EAL Value	Social Vulnerability	Community Resilience	CRF	Risk Value	Score
Volcanic Activity	--	Relatively High	Relatively Low	1.08	--	--

Expected Annual Loss

In **Collier County, FL**, expected loss each year due to natural hazards is **Relatively High** when compared to the rest of the U.S.



Score **99.04**

99% of U.S. counties have a lower Expected Annual Loss

90% of counties in Florida have a lower Expected Annual Loss

Expected Annual Loss Legend

- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- No Expected Annual Losses
- Not Applicable
- Insufficient Data

Composite Expected Annual Loss **\$307,633,018.90**

Composite Expected Annual Loss Rate National Percentile **93.5**

Building EAL **\$282,267,755.28** Population EAL **1.74 fatalities**

Building EAL Rate **\$1 per \$292.43 of building value** Population EAL Rate **1 per 215.57K people**

Agriculture EAL **\$5,162,788.73** Population Equivalence EAL **\$20,202,474.89**

Agriculture EAL Rate **\$1 per \$42.13 of agriculture value**

Expected Annual Loss for Hazard Types

Expected Annual Loss scores for hazard types are calculated using data for only a single hazard type, and reflect a community's relative expected annual loss for only that hazard type. **14 of 18** hazard types contribute to the expected annual loss for **Collier County, FL**.

Hazard Type	Expected Annual Loss Rating	EAL Value	Score
Hurricane	Very High	\$281,093,862	99.6
Wildfire	Relatively High	\$12,224,995	98.4
Riverine Flooding	Relatively Moderate	\$5,686,987	94.4
Lightning	Very High	\$4,446,763	99.5
Tornado	Relatively Moderate	\$2,212,794	72.7
Drought	Relatively Moderate	\$1,054,646	95.2
Cold Wave	Relatively Moderate	\$396,500	83.3
Coastal Flooding	Relatively Low	\$264,100	61.2
Earthquake	Very Low	\$83,408	42.1
Strong Wind	Relatively Low	\$82,332	20.8
Hail	Relatively Low	\$64,731	43.9
Landslide	Relatively Low	\$21,900	35.7
Heat Wave	No Expected Annual Losses	\$0	0.0
Winter Weather	No Expected Annual Losses	\$0	0.0
Avalanche	Not Applicable	--	--
Ice Storm	Not Applicable	--	--
Tsunami	Insufficient Data	--	--
Volcanic Activity	Not Applicable	--	--

Expected Annual Loss Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	\$264,100	\$72,204	\$191,896	0.02	n/a
Cold Wave	\$396,500	\$14,209	\$33,890	0.00	\$348,402
Drought	\$1,054,646	n/a	n/a	n/a	\$1,054,646
Earthquake	\$83,408	\$65,082	\$18,326	0.00	n/a
Hail	\$64,731	\$1,387	\$62,683	0.01	\$661
Heat Wave	\$0	\$0	\$0	0.00	\$0
Hurricane	\$281,093,862	\$267,570,216	\$10,927,930	0.94	\$2,595,716
Ice Storm	--	--	--	--	--
Landslide	\$21,900	\$4,500	\$17,400	0.00	n/a
Lightning	\$4,446,763	\$260,012	\$4,186,751	0.36	n/a
Riverine Flooding	\$5,686,987	\$56,448	\$4,479,973	0.39	\$1,150,565
Strong Wind	\$82,332	\$9,890	\$72,430	0.01	\$12
Tornado	\$2,212,794	\$2,007,051	\$203,447	0.02	\$2,296
Tsunami	n/a	n/a	n/a	n/a	n/a
Volcanic Activity	--	--	--	--	--
Wildfire	\$12,224,995	\$12,206,756	\$7,748	0.00	\$10,491
Winter Weather	\$0	\$0	\$0	0.00	\$0

Exposure Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	\$3,143,263,455,613	\$61,562,731,560	\$3,081,700,724,053	265,663.86	n/a
Cold Wave	\$4,437,177,375,588	\$82,514,944,700	\$4,354,444,904,268	375,383.18	\$217,526,620
Drought	\$163,510,916	n/a	n/a	n/a	\$163,510,916
Earthquake	\$4,441,264,504,000	\$82,541,304,000	\$4,358,723,200,000	375,752.00	n/a
Hail	\$4,437,898,731,592	\$82,542,404,972	\$4,355,138,800,000	375,443.00	\$217,526,620
Heat Wave	\$0	\$0	\$0	0.00	\$0
Hurricane	\$4,437,828,434,313	\$82,541,645,972	\$4,355,069,793,015	375,437.05	\$216,995,326
Ice Storm	--	--	--	--	--
Landslide	\$85,104,682,551	\$2,481,330,400	\$82,623,352,152	7,122.70	n/a
Lightning	\$4,437,681,204,972	\$82,542,404,972	\$4,355,138,800,000	375,443.00	n/a
Riverine Flooding	\$2,883,833,987,001	\$54,187,451,443	\$2,829,456,855,241	243,918.69	\$189,680,317
Strong Wind	\$4,437,898,731,592	\$82,542,404,972	\$4,355,138,800,000	375,443.00	\$217,526,620
Tornado	\$4,437,898,731,592	\$82,542,404,972	\$4,355,138,800,000	375,443.00	\$217,526,620
Tsunami	n/a	n/a	n/a	n/a	n/a
Volcanic Activity	--	--	--	--	--
Wildfire	\$468,448,617,801	\$6,623,132,345	\$461,757,832,794	39,806.71	\$67,652,661
Winter Weather	\$0	\$0	\$0	0.00	\$0

Annualized Frequency Values

Hazard Type	Annualized Frequency	Events on Record	Period of Record
Avalanche	--	--	--
Coastal Flooding	3.3 events per year	n/a	Various (see documentation)
Cold Wave	0.3 events per year	4	2005-2021 (16 years)
Drought	10 events per year	399	2000-2021 (22 years)
Earthquake	0.008% chance per year	n/a	2021 dataset
Hail	0.7 events per year	18	1986-2021 (34 years)
Heat Wave	0 events per year	0	2005-2021 (16 years)
Hurricane	0.3 events per year	71	East 1851-2021 (171 years) / West 1949-2021 (73 years)
Ice Storm	--	--	--
Landslide	0 events per year	0	2010-2021 (12 years)
Lightning	154.2 events per year	2,668	1991-2012 (22 years)
Riverine Flooding	0.8 events per year	19	1996-2019 (24 years)
Strong Wind	0.7 events per year	19	1986-2021 (34 years)
Tornado	1 event per year	51	1950-2021 (72 years)
Tsunami	n/a	n/a	1800-2021 (222 years)
Volcanic Activity	--	--	--
Wildfire	1.03% chance per year	n/a	2021 dataset
Winter Weather	0 events per year	0	2005-2021 (16 years)

Historic Loss Ratios

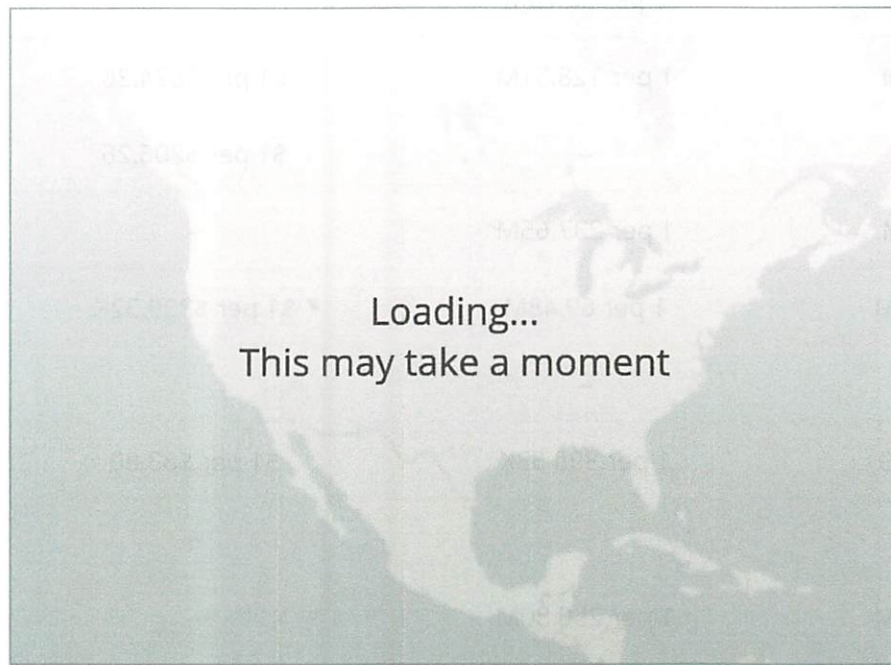
Hazard Type	Overall Rating
Avalanche	--
Coastal Flooding	Very Low
Cold Wave	Very Low
Drought	Relatively Moderate
Earthquake	Very Low
Hail	Very Low
Heat Wave	No Rating
Hurricane	Very High
Ice Storm	--
Landslide	Very Low
Lightning	Relatively Moderate
Riverine Flooding	Very Low
Strong Wind	Very Low
Tornado	Very Low
Tsunami	Insufficient Data
Volcanic Activity	--
Wildfire	Very Low
Winter Weather	No Rating

Expected Annual Loss Rate

Hazard Type	Building EAL Rate (per building value)	Population EAL Rate (per population)	Agriculture EAL Rate (per agriculture value)
Avalanche	--	--	--
Coastal Flooding	\$1 per \$1.14M	1 per 22.70M	--
Cold Wave	\$1 per \$5.81M	1 per 128.51M	\$1 per \$624.36
Drought	--	--	\$1 per \$206.26
Earthquake	\$1 per \$1.27M	1 per 237.65M	--
Hail	\$1 per \$59.50M	1 per 69.48M	\$1 per \$329.32K
Heat Wave	--	--	--
Hurricane	\$1 per \$308.49	1 per 398.53K	\$1 per \$83.80
Ice Storm	--	--	--
Landslide	\$1 per \$18.34M	1 per 250.30M	--
Lightning	\$1 per \$317.46K	1 per 1.04M	--
Riverine Flooding	\$1 per \$1.46M	1 per 972.13K	\$1 per \$189.06
Strong Wind	\$1 per \$8.35M	1 per 60.13M	\$1 per \$17.85M
Tornado	\$1 per \$41.13K	1 per 21.41M	\$1 per \$94.74K
Tsunami	--	--	--
Volcanic Activity	--	--	--
Wildfire	\$1 per \$6.76K	1 per 562.07M	\$1 per \$20.73K
Winter Weather	--	--	--

Social Vulnerability

Social groups in **Collier County, FL** have a **Relatively High** susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S.



Score **64.7**

65% of U.S. counties have a lower Social Vulnerability

0% of counties in Florida have a lower Social Vulnerability

Social Vulnerability Legend

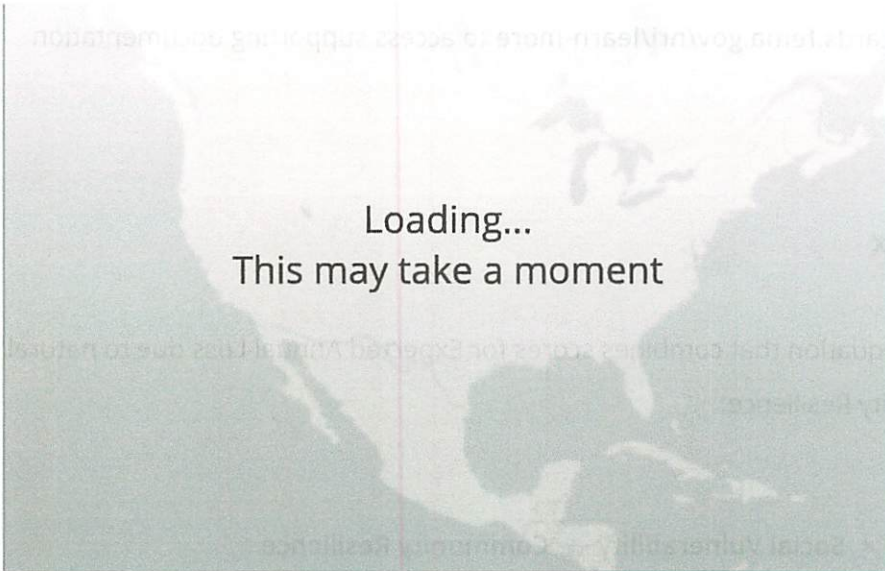
- Very High
- Relatively High
- Relatively Moderate
- Relatively Low
- Very Low
- Data Unavailable

Community Resilience

Communities in **Collier County, FL** have a **Relatively Low** ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.









Score **20.15**



80% of U.S. counties have a higher Community Resilience

100% of counties in Florida have a higher Community Resilience

Community Resilience Legend

	Very High		Relatively High		Relatively Moderate		Relatively Low		Very Low
	Data Unavailable								

About the National Risk Index

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather.

The National Risk Index leverages available source data for Expected Annual Loss due to these 18 hazard types, Social Vulnerability, and Community Resilience to develop a baseline relative risk measurement for each United States county and Census tract. These measurements are calculated using average past conditions, but they cannot be used to predict future outcomes for a community. The National Risk Index is intended to fill gaps in available data and analyses to better inform federal, state, local, tribal, and territorial decision makers as they develop risk reduction strategies.

Explore the National Risk Index Map at hazards.fema.gov/nri/map.

Visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Calculating the Risk Index

Risk Index scores are calculated using an equation that combines scores for Expected Annual Loss due to natural hazards, Social Vulnerability and Community Resilience:

$$\text{Risk Index} = \text{Expected Annual Loss} \times \text{Social Vulnerability} \div \text{Community Resilience}$$

Risk Index scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/determining-risk.

Calculating Expected Annual Loss

Expected Annual Loss scores are calculated using an equation that combines values for exposure, annualized frequency, and historic loss ratios for 18 hazard types:

$$\text{Expected Annual Loss} = \text{Exposure} \times \text{Annualized Frequency} \times \text{Historic Loss Ratio}$$

Expected Annual Loss scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/expected-annual-loss.

Calculating Social Vulnerability

Social Vulnerability is measured using the Social Vulnerability Index (SVI) published by the Centers for Disease Control and Prevention (CDC).

For more information, visit hazards.fema.gov/nri/social-vulnerability.

Calculating Community Resilience

Community Resilience is measured using the Baseline Resilience Indicators for Communities (HVRI BRIC) published by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI).

For more information, visit hazards.fema.gov/nri/community-resilience.

How to Take Action

There are many ways to reduce natural hazard risk through mitigation. Communities with high National Risk Index scores can take action to reduce risk by decreasing Expected Annual Loss due to natural hazards, decreasing Social Vulnerability, and increasing Community Resilience.

For information about how to take action and reduce your risk, visit hazards.fema.gov/nri/take-action.

Disclaimer

The National Risk Index (the Risk Index or the Index) and its associated data are meant for planning purposes only. This tool was created for broad nationwide comparisons and is not a substitute for localized risk assessment analysis. Nationwide datasets used as inputs for the National Risk Index are, in many cases, not as accurate as available local data. Users with access to local data for each National Risk Index risk factor should consider substituting the Risk Index data with local data to recalculate a more accurate risk index. If you decide to download the National Risk Index data and substitute it with local data, you assume responsibility for the accuracy of the data and any resulting data index. Please visit the [Contact Us](#) page if you would like to discuss this process further.

The methodology used by the National Risk Index has been reviewed by subject matter experts in the fields of natural hazard risk research, risk analysis, mitigation planning, and emergency management. The processing methods used to create the National Risk Index have produced results similar to those from other natural hazard risk analyses conducted on a smaller scale. The breadth and combination of geographic information systems (GIS) and data processing techniques leveraged by the National Risk Index enable it to incorporate multiple hazard types and risk factors, manage its nationwide scope, and capture what might have been missed using other methods.

The National Risk Index does not consider the intricate economic and physical interdependencies that exist across geographic regions. Keep in mind that hazard impacts in surrounding counties or Census tracts can cause indirect losses in your community regardless of your community's risk profile.

Nationwide data available for some risk factors are rudimentary at this time. The National Risk Index will be continuously updated as new data become available and improved methodologies are identified.

The National Risk Index [Contact Us](#) page is available at hazards.fema.gov/nri/contact-us.