

# Dreams Landing Waterfront Stone Revetment Project

June, 2009

## Projected Cost, Reserve Resources, and Funding Options

### Project Cost:

Lerian & Bradbury Contract Proposal 240,054)	\$240,000 (rounded, actually
Hill Road Replacement (estimate)	\$10,000
Total Project Cost (estimate)	\$250,000

*Note:* Project Contingency Fund allowance of \$25,000 (10% of gross project cost) also assumed. This allowance is an amount budgeted to cover unforeseen occurrences and is money which we hope will not be spent. Contingency needs would be funded from Dreams Landing (DL) Reserves; see below.

### Reserve Resources:

Total DL Reserve Fund Balance (RFB) = \$304,839, as of April 30, 2009.

### Funding Options:

Option One: Fund Entire Amount with Special Assessment of \$250,000

Average assessment per unit owner = \$4,465\*

Contingency needs funded from Dreams Landing (DL) Reserves = \$25,000

Total Reserve Fund Commitment (RFC) = \$25,000 (contingency funds only)

Estimated Remaining Reserves, Post Project = RFB – RFC = 279,839

Option Two: Fund \$100,000 with DL Reserves and balance of \$150,000 with Special Assessment

Average Assessment per unit owner = \$2,680\*

Contingency needs funded from DL Reserves = \$25,000

Total Reserve Fund Commitment (RFC) = \$125,000 (125,000 = 100,000 + 25,000 contingency)

Estimated Remaining Reserves, Post Project = RFB – RFC = 179,839

Option Three: Fund \$125,000 with DL Reserves and balance of \$125,000 with Special Assessment

Average Assessment per unit owner = \$2,233\*

Contingency needs funded from DL Reserves = \$25,000

Total Reserve Fund Commitment (RFC) = \$150,000 (150,000 = 125,000 + 25,000)

Estimated Remaining Reserves, Post Project = RFB – RFC = 154,839

Option Four: Fund \$150,000 with DL Reserves and balance of \$100,000 with Special Assessment

Average Assessment per unit owner = \$1,787\*

Contingency needs funded from DL Reserves = \$25,000

Total Reserve Fund Commitment (RFC) = \$175,000 (175,000 = 150,000 + 25,000)

Estimated Remaining Reserves, Post Project = RFB – RFC = 129,839

\*Actual assessment per unit owner depends on percentage of unit's interest in common elements, as shown in Exhibit B of the Condominium Declaration, posted on the Dreams Landing website.

Average assessment is based on the average unit percent ownership interest of 1.79% (rounded).

rfturner, 6/9/09