



Sweetwater

At Rocky Point A Waterfront Community

Q1 Actuals – 2025 Forecast

Operating Expenses



Category	2025 Budget	2025 YTD	Comments
Administrative	\$33,851	\$10,610	Legal continues to be the driver of overspend
Lawn/Irrigation/Gate	\$13,500	\$4,761	See comments below, recalss \$815 to repairs
Insurance	\$9,600	\$3,133	Quoting new policies to reduce cost
Repairs	\$7,484	\$0	Actual is \$815, reclass from gate
Utilities	\$18,100	\$8,781	Water was \$6,303 YTD due to broken pipe
Total	\$82,535		

Variance:

- Legal expenses and additional lawn care costs will be recovered once legal cases are resolved.
- Monthly Lawn/Irrigation/Gate expenses on track and down Y-O-Y, need to reclass a repair
- Insurance is over \$12k/year, need to find another option. We did not have opportunity to shop at renewal.
- We have \$5k in repairs planned, but it's offset by \$1,700 insurance settlement. On track.
- Water bill was a major problem in Q1, but resolved.

Current Assets

Asset Number	Category	Component Title	Description	Estimated Useful Life	Remaining Useful Life	Current Replacement Cost
1	Common Area	Private Streets - Mill & Overlay	7000 Linear Feet	30	28	\$336,000
2	Common Area	2 Culverts (Maintained this Fall)		20	0	\$45,000
3	Common Area	Culverts Group 1, 5 Units		20	15	\$100,000
4	Common Area	Culverts Group 2, 5 Units		20	10	\$100,000
5	Common Area	Culverts Group 3, 5 Units		20	5	\$100,000
6	Common Area	Concrete Curbs and Gutters		50	28	\$331,200
7	Common Area	Concrete Sidewalks Group 1		50	37	\$94,500
8	Common Area	Concrete Sidewalks Group 2		50	30	\$94,500
9	Common Area	Concrete Sidewalks Group 3		50	22	\$94,500
10	Common Area	Concrete Sidewalks Group 4		50	15	\$94,500
11	Common Area	Concrete Sidewalks Group 5		50	7	\$94,500
12	Common Area	Fences (Metal)	65 Feet	35	12	\$3,900
13	Common Area	Fountain		15	5	\$8,000
14	Common Area	Gate Entry System		10	10	\$6,500
15	Common Area	Gate Operators Group 1		10	1	\$8,000
16	Common Area	Gate Operators Group 2		10	5	\$8,000
17	Common Area	Gate Operators Group 3		10	7	\$8,000
18	Common Area	Gates (Metal)		25	10	\$27,000
19	Common Area	Irrigation		5	5	\$3,000
20	Common Area	Pavers/Masonry		20	13	\$18,690
21	Common Area	Perimeter Walls		5	5	\$11,000
22	Common Area	Security System		10	1	\$10,000
23	Common Area	Signage Entry		20	8	\$15,000
24	Common Area	Street Signs		20	10	\$8,500
25						

Changes from prior study:

- Culvert relining updated based on new process used in Q1. Significant change to the study.
- Plan is to reline in groups of 5 over 20 year period
- Was \$520k budget across 20 years, now \$345k

Funding Study @ Budgeted Contribution

CAPITAL RESERVE FUND ANALYSIS

INSTRUCTIONS

ASSOCIATION INFORMATION

Community Name:	Sweetwater Creek
Project address:	
Community Age:	45
No. of Units:	129

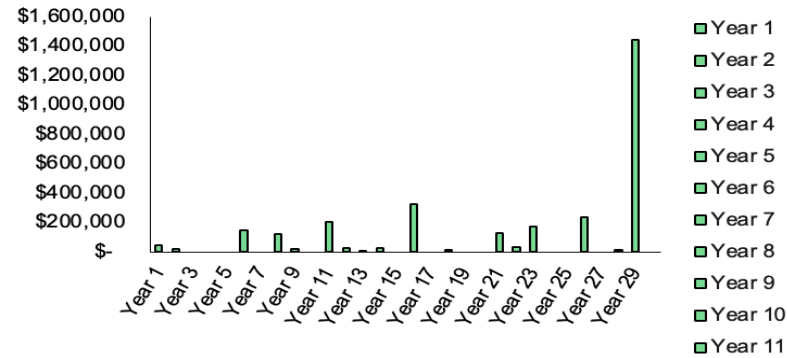
FINANCIAL INFORMATION

Starting Balance:	\$	151,618
Annual Contribution:	\$	59,000
Annual Interest:		2%
Inflation Factor:		3%

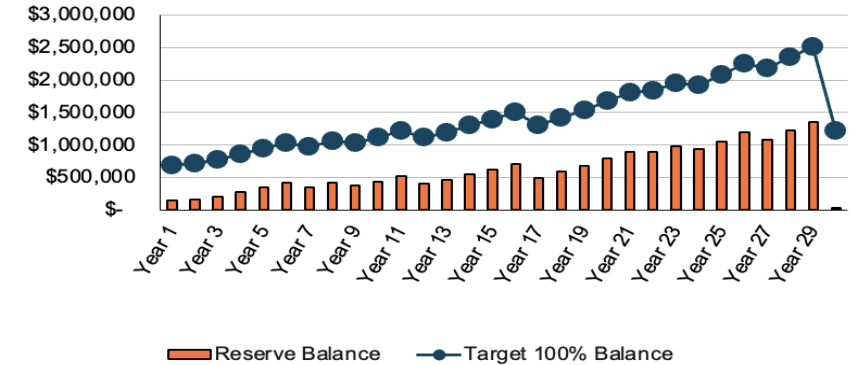
RESERVE FUNDING REQUIREMENTS

Starting Reserve Balance	\$	151,618
Required Reserve Balance	\$	692,326
Percent Funded Calculation		22%
Current Annual Reserve Deposit	\$	59,000

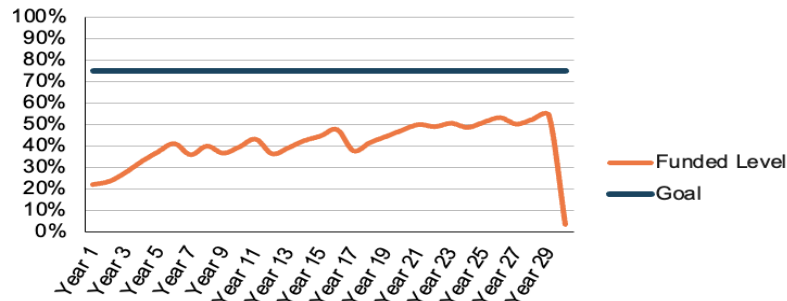
Projected Capital Expenditures



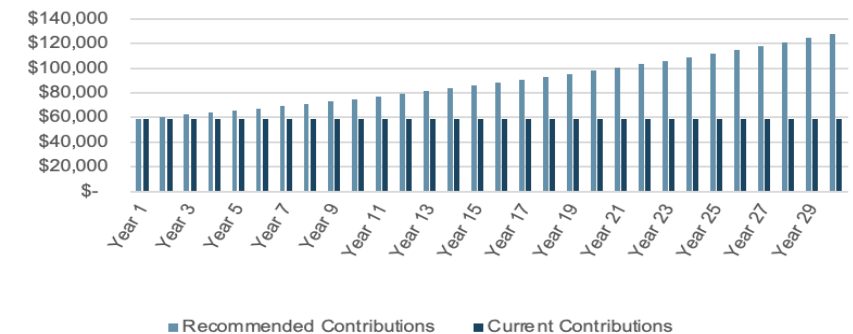
Fully Funded /Balance vs. Starting /Reserve Balance



Percent Funded Level



Reserve Contributions



We budgeted \$59k in reserves in 2025 budget and with new forecast for sewer lining, this will be sufficient.

Unfortunately, ***since we didn't vote to keep dues @ \$1,200/year we can not make this contribution.*** We will only have \$40-45k available. ***This study assumes a dues increase in line with inflation and a buffer of 100bps.***

Recommendations



- Current operating expenses are likely to exceed budget at run rate
- With dues at \$1,000, we only budgeted \$46k for the reserve funding this year ***but we need \$59k to stay on track***
- If you combine expenses running over budget and the lower dues, we have a \$300/homeowner gap in 2025

Proposal

- \$200 special assessment to be collected before the end of 2025 (when combined with expense control we can contribute \$59k to reserves)
- Homeowner vote at annual meeting to establish dues at \$1,250 in 2026 w/provision for escalation not to exceed CPI.