

NMC Financial Year to date 2025

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7 August 2025

Balance sheet Year to date 2025

Assets		Liabilities	
Operating account	\$ 458,589.05	Liabilities (loan)	\$ 91,783.40
Cash (savings)	\$2,339,994.21	Members' Equity	\$ 2,787,147.89
Other assets	\$ 115,117.06	other	\$ 27,173
	\$2,913,700.32		\$2,913,700.32

Members' Equity	2025
Replacement reserve	\$ 1,826,515.37
Unappropriated Members' Equity (UME)	\$ 391,501.99
Net income/loss (6 months expenses for 2025)	\$ 569,157.53
Total	\$ 2,787,147.89

Members' Equity Statement June 30, 2025

NEW MARKS COMMONS HOA STATEMENT OF EQUITY June 30, 2025


	#33110	#34020	TOTAL EQUITY	#20130
	Replacement Reserves	Unappropriated Members Equity		Loan Project Proceeds
Annual Budget for 2025	\$ 398,787.00			\$750,000
Unaudited Balance as of 12/31/24	\$ 1,588,987.60	\$ 391,501.99	\$ 1,980,489.59	\$ 151,438.82
Add: Current Contributions	199,393.50		199,393.50	
Add: Loan Principal Repayments	59,655.42		59,655.42	
Less: Loan Principal Reduction				(59,655.42)
YTD's Net Income (Loss)		569,157.53	569,157.53	
Prior Year Payable Reversal by Auditors			-	
Less: Current Expenditures	(21,521.15)		(21,521.15)	
Balance as of 6/30/25	\$ 1,826,515.37	\$ 960,659.52	\$ 2,787,174.89	\$ 91,783.40

2025 Capital projects

Replacement Reserve Expenditures:

<u>Vendor</u>	<u>Date</u>	<u>Amount</u>	<u>Check #</u>	<u>Scope of Work</u>
Bayland Consultants	1/13/2025	\$ 1,980.00	7546	Lake dam repair
Bayland Consultants	1/28/2025	2,310.00	7559	Lake dam repair
O'Connor Plumbing & Heating	3/10/2025	540.21	7607	Clubhouse plumbing
AW Landscapes, Inc.	3/11/2025	15,200.00	7621	Retaining wall
Power Systems Electric	3/1/2025	316.75	7626	Light pole repair
O'Connor Plumbing & Heating	3/24/2025	822.62	7632	Clubhouse plumbing
Power Systems Electric	4/1/2025	351.57	7640	Replace lens for lightpole
Total Reserves Expenditures		\$ 21,521.15		

5 Year Plan

RESERVE FUND	Actual 2023	 Actual 2024	2025	2026	2027	2028	2029	2031 or later	total
Starting balance	\$ 816,378	\$ 1,197,922	\$ 1,584,696	\$ 2,077,966	\$ 1,290,481	\$ 865,235	\$ 1,349,750	\$ 1,694,265	
Equity transfer									
contributions	\$ 508,974	\$ 524,515	\$ 524,515	\$ 524,515	\$ 524,515	\$ 524,515	\$ 524,515	\$ 524,515	
total contributions	\$ 508,974	\$ 524,515	\$ 524,515	\$ 524,515	\$ 524,515	\$ 524,515	\$ 524,515	\$ 524,515	\$ 3,256,024
Lake		\$ (4,438)		\$ (500,000)	\$ (7,761)				\$ (558,553)
Dam	\$ (5,577)		\$ (4,290)	\$ (700,000)					\$ (833,269)
Erosion									\$ (5,000)
Clubhouse + garage	\$ (4,368)	\$ (6,837)	\$ (1,363)		\$ (250,000)	\$ (40,000)	\$ (30,000)		\$ (343,335)
Sportsfacilities (basketball, playground + tenniscourts)	\$ (4,750)		\$ (8,508)		\$ (35,000)			\$ (60,000)	\$ (122,615)
Pool	\$ (2,461)	\$ (7,500)			\$ (200,000)				\$ (222,796)
electrical, mechanical and pumbling	\$ (4,911)	\$ (5,484)	\$ (668)				\$ (150,000)		\$ (181,333)
paving (parking lot + sidewalks) + signage		\$ (10,270)			\$ (107,000)			\$ (230,000)	\$ (117,270)
Retaining walls	\$ (41,950)	\$ (60,400)	\$ (16,416)		\$ (350,000)			\$ (150,000)	\$ (518,366)
Landscape around lake				\$ (50,000)					\$ (50,000)
Engineering	\$ (63,370)	\$ (27,366)							\$ (93,536)
Fence	\$ (43)	\$ (15,446)		\$ (62,000)				\$ (70,000)	\$ (77,489)
TOTAL CAPITAL EXPENDITURE	\$ (127,430)	\$ (137,741)	\$ (31,245)	\$ (1,312,000)	\$ (949,761)	\$ (40,000)	\$ (180,000)	\$ (510,000)	\$ (3,123,562)
RESERVE FUND End BALANCE	\$ 1,197,922	\$ 1,584,696	\$ 2,077,966	\$ 1,290,481	\$ 865,235	\$ 1,349,750	\$ 1,694,265	\$ 1,708,780	

Back up Slides

Lake future expenditure estimates

Done

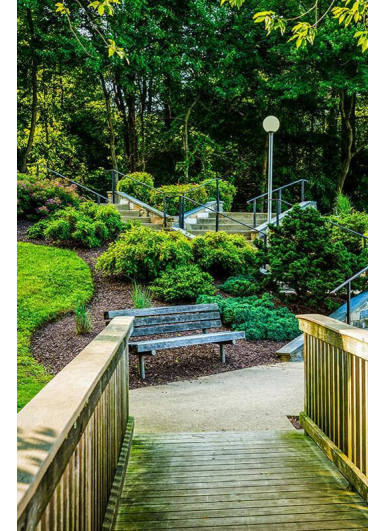
- ~~Piers \$20,000~~
- ~~Bridge \$25,000~~

Planned

- Dredging > \$700,000 2025? Waiting on permit
- Dam repair > \$500,000 2025? Waiting on permit

Future

- Landscaping by dam and near bridge
- Fountain replacement \$2600 (2024)



Erosion future expenditure estimates

- Path to Monroe (part of the dam project/landscaping)
- Run off behind 200 -300 block and Fireside apartments, swale was estimated at \$400,000
- Other areas?



Clubhouse future expenditure estimates

- ~~• 3 main doors with access to pool deck needs to be replaced – \$10,000~~

Future

- ADA compliant (\$500,000)
 - Ramp for access
 - Bathroom on main floor
 - Other changes
 - Audio broadcast capability/acoustics
- Other know improvements needed?
 - Kitchen \$15,000 (more than 5 years)
 - Lighting and fans (\$12,000) (more than 5 years)
 - Refinish wood floors (\$15,000) (more than 5 years)
 - Roof 2031
 - Exterior painting (\$20,000) (2024)

Sports facilities future expenditure estimates

~~• Tennis courts have been replaced 2023 (\$60,000)~~

Future

- Basketball Resurfacing or replacement (\$30,000)
- Playground equipment replacement (\$40,000)(2030)



Pool future expenditure estimates

- ~~✓ Baby pool umbrella 2021 (\$3,500)~~
- ~~✓ Additional lifeguard chair for shallow end 2021 (\$2,000)~~
- ~~✓ repair of pool ladder anchors 2021 (\$2,000)~~
- ~~✓ Pool got new white coat and new filter system in 2019/2020 (\$70,000)~~

Future

- Furniture replacement 2024/25 (\$10,000)
- Pool deck repair or replacement (reserve study)
- Pool covers 2025 (\$20,000)
- Removal of diving board? (\$7,500)

paving (parking lot + sidewalks) future expenditure estimates

- ~~Large repaving project was finished in 2019/2020 (\$750,000)~~
- ~~Path to Dogwood (by City)~~

Future

- Path behind the pool to NME and along lake



Retaining Walls

- ~~Basketball court retaining wall (2023)~~
- ~~Pool retaining wall (2023)~~
- ~~Parking lot retaining wall (2023)~~

Planning

- ~~Retaining wall by tunnel~~
- Retaining wall behind 324

Working on legal prep work

- 100 block - \$250,000
- 800 block - \$100,000

Electrical, Mechanical and Plumbing

- Club house Plumbing
- Street lighting – many of the street lights have been replaced by the city, do we want similar along our pathways?
- Repairs?

Fence

- ~~wood fence separating NMC from fireside apartments,~~
- Fence along Monroe
- Pool Fence
- Tennis court Fence