

McCullough Neighborhood Association, Inc.

Account	Description	2025 Budget	2026 Budget	Comments
Operating Accounts				
Income				
40-4010-00	Assoc. Assessments - NC	\$ 559,020.00	\$ 575,820.00	Assessments paid by owners: \$137/1 each
40-4011-00	Assoc. Assessments - SC	\$ 319,440.00	\$ 329,040.00	Total: 742
40-4020-00	Master Assessments - TH NC	\$ 109,142.04	\$ 112,422.00	NC single family homes: 420 SC single family homes: 240
40-4045-00	Assessments To Reserves - NC	\$ (131,112.04)	\$ (120,000.00)	reserve contribution (per reserve study)
40-4081-00	Landscape Assessment - NC	\$ 315,425.00	\$ 321,224.00	US Lawns plus TruGreen
40-4083-00	Landscape Assessment - NC Pine Needles	\$ 50,000.00	\$ 53,320.00	McManis Farms
40-4100-00	Late Fee Income - NC	\$ 4,000.00	\$ 4,000.00	
40-4101-00	Late Interest Income - NC	\$ 4,000.00	\$ 4,000.00	
40-4110-00	Late Fee Income - SC	\$ 4,000.00	\$ 3,000.00	
40-4111-00	Late Interest Income - SC	\$ 4,000.00	\$ 3,000.00	
40-4120-00	NSF Fee Income - NC	\$ -	\$ -	
40-4121-00	NSF Fee Income - SC	\$ -	\$ -	
40-4125-00	Fine/Violation Fee Income - NC	\$ -	\$ -	
40-4126-00	Fine/Violation Fee Income - SC	\$ -	\$ -	
40-4150-00	Arc Fees Income	\$ -	\$ -	
40-4163-00	Interest Income - Investment(S)	\$ -	\$ -	
40-4170-00	Legal Fees Income - NC			
40-4500-00	Amenity Rental Income - NC	\$ 15,000.00	\$ 10,000.00	Clubhouse reservations only
40-4502-00	Easement Income			
40-4510-00	Pool Income - Passes/Keys - NC	\$ -	\$ -	
40-4511-00	Pool Income - Passes/Keys - SC	\$ -	\$ -	
Income Accounts Total		\$ 1,252,915.00	\$ 1,295,826.00	
Expense Accounts				
Administrative				
50-5010-00	Management Fees	\$ 182,000.04	\$ 190,772.75	Kuester mgmt contact + On-Site
50-5110-00	Office Supplies	\$ 1,500.00	\$ 4,100.00	general supplies, copies, envelopes, checks, etc., Google Suite, Amazon
50-5112-00	Mgt Co Admin Fees	\$ 1,305.00	\$ 5,000.00	Zoom, Adobe, Microsoft 365, Zendesk, 1099 processing, financial account
50-5115-00	Website Fees	\$ 1,500.00		For 2026 moved to 50-5110-00
50-5118-00	Petty Cash Unidentified Expense	\$ -		separately
50-5120-00	Bulk Mailings/Newsletter Expense	\$ 3,500.00	\$ 4,000.00	Annual & Budget Rat. Meeting mailing
50-5124-00	Legal/Litigation Fees	\$ 15,000.00	\$ 15,000.00	general legal counsel
50-5125-00	Legal/Collection Fees	\$ -	\$ -	pass through to owner accounts
50-5126-00	Legal/Crystal Lake Dam expenses	\$ 10,000.00	\$ 20,000.00	legal representation for dam failures proceedings
50-5127-00	Audit/Tax Preparation	\$ 4,500.00	\$ 2,900.00	Kendra Gnagal CPA PLLC
50-5130-00	Postage/Delivery	\$ 336.00	\$ -	For 2026 moved to 50-5110-00
50-5145-00	Meeting Expense	\$ -	\$ -	no expense expected in 2026
50-5150-00	Property Insurance - Policy/Premium	\$ 21,600.00	\$ 24,565.00	premiums for commerical flood, proerty, general liability, umbrella, crime, Directors & Officers, cyber, and workers compensation
50-5170-00	Permits/License/Fees	\$ 525.00		For 2026 moved to 80-8240-00
50-5175-00	Income Taxes	\$ -	\$ -	
50-5180-00	Property Taxes	\$ 1,000.00	\$ -	
50-5190-00	ARC Review	\$ -	\$ -	
50-5200-00	Violation Notices	\$ 2,100.00	\$ -	
50-5209-00	Committee - Landscape	\$ 500.00	\$ 250.00	as needed
50-5210-00	Committee - Social	\$ 15,000.00	\$ 10,000.00	events, MailChimp subscription, etc.
50-5211-00	Committee - Watch/Security	\$ -	\$ -	
50-5212-00	Committee - Amenities	\$ 1,321.05	\$ 25,000.00	(\$3.5K)
50-5213-00	Committee - Communications	\$ 1,000.00	\$ 500.00	as needed
50-5214-00	Committee - Safety	\$ 10,000.00	\$ 2,500.00	as needed
50-5215-00	Committee - Standard	\$ 500.00	\$ 250.00	as needed
50-5220-00	Billing Statements	\$ 4,235.00	\$ 4,235.00	quarterly statements for billing
50-5400-00	1/2 Late/Fines Fees To Mgmt Co	\$ 8,000.00	\$ -	For 2026 moved to 50-5110-00
Building & Grounds				
60-6125-00	Extermination Common/Termite Bond	\$ 1,850.00	\$ 5,275.00	Apex Enterprises LLC services + mosquito
60-6175-00	Security System Monitor Contract	\$ -	\$ -	RFP Technologies; proximity cards; pass through
60-6176-00	Security System Repair & Maint.	\$ -	\$ -	
60-6200-00	Gutters	\$ -	\$ -	
60-6225-00	HVAC	\$ 1,190.00	\$ 805.00	service contract w/ MTB Mechanical for 2x year services
60-6375-00	Stormwater Maintenance Contracts	\$ 45,000.00	\$ 45,000.00	Aqua Doc contract and inspection; taking over from Pulte in 2026
60-6377-00	Pond/Fountain - Repair & Maint.	\$ -	\$ 1,975.00	For 2026 moved to 60-6375-00
60-6549-00	Maintenance - Contract (Handyman)	\$ -	\$ 9,400.00	Tuggle contract 2x month
60-6550-00	Maintenance - General	\$ 40,000.00	\$ 39,285.25	Clubhouse items, HVAC repairs, etc.
60-6551-00	Building - Interior Repairs	\$ -	\$ -	
60-6557-00	Maintenance - Pet Waste Stations	\$ -	\$ -	
60-7010-00	Landscape - Contract	\$ 102,000.00	\$ 89,064.00	US Lawns contract

60-7011-00	Landscape - Contract NC SF	\$ 315,425.00	\$ 294,564.00	US Lawns contract
60-7015-00	Landscape - Irrigation Contract	\$ 23,000.00	\$ 23,100.00	Blackstone Irrigation & Lighting contract
60-7030-00	Landscape - Irrigation Repair	\$ 20,000.00	\$ 20,000.00	repairs as needed
	Landscape - Fertilizer Homes		\$ 26,660.00	TruGreen; 5 applications
	Landscape - Fertilizer COS		\$ 16,340.00	TruGreen; 5 applications
60-7035-00	Landscape - Repair & Maint.	\$ 21,000.00	\$ 27,625.00	repairs outside the contract
60-7040-00	Landscape - Seasonal	\$ 12,500.00	\$ 7,500.00	seasonal flowers
60-7042-00	Landscape - Pinestraw / Mulch - COS	\$ 40,000.00	\$ 32,680.00	McManus Farms
60-7045-00	Landscape - Pinestraw NC Homes	\$ 50,000.00	\$ 53,320.00	McManus Farms
60-7051-00	Retaining Wall Repair & Maint.	\$ 5,000.00	\$ 8,500.00	Inspection and Cleaning
Community Amenities				
80-8210-00	Pool - Contract	\$ 80,252.91	\$ 83,000.00	Carolina Pool Management contract w/ lifeguards
80-8215-00	Pool - Contract SC	\$ 15,300.00	\$ 15,300.00	Carolina Pool Management contract
80-8220-00	Pool - Repair & Maint.	\$ 7,500.00	\$ 8,010.00	repairs as needed
80-8221-00	Pool - Security/Keys/Locks	\$ 2,000.00	\$ 2,000.00	
80-8223-00	Pool - Improvement	\$ -	\$ -	
80-8224-00	Pool - Life Guard	\$ -	\$ -	
80-8240-00	Pool - Supplies/Furniture	\$ 8,000.00	\$ 1,500.00	supplies as needed; permits
80-8302-00	Tennis Courts - Improvement	\$ 2,000.00	\$ 2,000.00	as needed
80-8403-00	Playground - Repair & Maint.	\$ 2,000.00	\$ -	
80-8504-00	Clubhouse - Janitorial	\$ 8,000.00	\$ 8,000.00	Country Wide Cleaning contract; weekly cleaning
80-8505-00	Clubhouse - Repair & Maint.	\$ 2,000.00	\$ 2,000.00	
80-8506-00	Clubhouse - Extermination	\$ 2,275.00	\$ -	for 2026 moved to 60-6125-00
80-8508-00	Clubhouse - Exercise Equip R&M	\$ 2,000.00	\$ 1,000.00	Jasko Fitness contract & repairs
Utilities				
90-9010-00	Electricity - General Usage	\$ 75,000.00	\$ 70,000.00	
90-9011-00	Electricity - Clubhouse/Pool	\$ -	\$ 5,000.00	
90-9013-00	Electricity - Street Lights	\$ 15,450.00	\$ 17,000.00	
90-9020-00	Water/Sewer - General Usage	\$ 62,000.00	\$ 62,000.00	
90-9041-00	Telephone - Clubhouse/Pool	\$ 1,500.00	\$ 1,600.00	Spectrum & Pineville
90-9050-00	Trash Removal - Collection	\$ 750.00	\$ 750.00	Signature Waste Contract; SC pool
90-9070-00	Internet	\$ 4,500.00	\$ 6,500.00	Spectrum
Expense Accounts Total		\$ 1,252,915.00	\$ 1,295,826.00	
Operating Accounts Net		\$ 0.00	\$ -	
Reserve Accounts				
Income Accounts				
Income				
40-4045-01	Assessments To Reserves - NC	\$ 131,112.04	\$ 120,000.00	
40-4066-01	Capital Contribution - SC	\$ 15,972.00	\$ -	SC only
40-4161-01	Interest Income - RES/CC	\$ -	\$ -	
40-4163-01	Interest Income - investment(s)	\$ -	\$ -	
Income Accounts Total		\$ 147,084.04	\$ 120,000.00	
Expense Accounts				
Building & Grounds				
60-6044-01	Reserve - Capital Improvement	\$ -	\$ -	
60-6045-01	Reserve - Reserve Study	\$ -	\$ -	
60-7031-01	Landscape - Irrigation System Replacement	\$ 60,000.00	\$ -	
Community Amenities				
80-8240-01	Reserve - Fixed Assets Repair and Replacement	\$ -	\$ -	
80-8503-01	Clubhouse - Exercise Equip	\$ 12,855.00	\$ -	
Expense Accounts Total		\$ 72,855.00	\$ -	
Reserve Accounts Net		\$ 74,229.04	\$ 120,000.00	