**McCullough Neighborhood Association, Inc.**

| Account | Description | 2025 Actual | 2026 Budget | 2026 Actual Thru 10.31.26 | 2026 Projected | 2027 Budget | Comments |
|---|---|---|---|---|---|---|---|
| **Operating Accounts** | | | | | | | |
| | | | | | | | |
| **Income** | | | | | | | |
| 40-4010-00 | Assoc. Assessments - NC | $ 557,689.00 | $ 575,820.00 | $ 479,850.00 | $ 575,820.00 | **$ 575,820.00** | Assessments paid by owners: $1371 each<br>Total: 742<br>NC single family homes: 420<br>SC single family homes: 240<br>Townhomes: 82 |
| 40-4011-00 | Assoc. Assessments - SC | $ 320,771.00 | $ 329,040.00 | $ 274,200.00 | $ 329,040.00 | **$ 329,040.00** | |
| 40-4020-00 | Master Assessments - TH NC | $ 109,142.00 | $ 112,422.00 | $ 93,685.00 | $ 112,422.00 | **$ 112,422.00** | |
| 40-4045-00 | Assessments To Reserves - NC | $ (176,112.04) | $ (120,000.00) | $ (100,000.00) | $ (120,000.00) | **$ (130,000.00)** | reserve contribution (per reserve study)+ $5k for well (not in current study) |
| 40-4081-00 | Landscape Assessment - NC | $ 314,250.00 | $ 321,224.00 | $ 269,566.20 | $ 321,224.00 | **$ 327,768.00** | US Lawns plus TruGreen - $780.40/year/lot |
| 40-4083-00 | Landscape Assessment - NC Pine Needles | $ 58,660.00 | $ 46,004.00 | $ 45,104.20 | $ 46,004.00 | **$ 49,728.00** | McManis Farms - $118.40/year/lot |
| 40-4100-00 | Late Fee Income - NC | $ 7,800.00 | $ 4,000.00 | $ 5,880.00 | $ 5,880.00 | $ - | |
| 40-4101-00 | Late Interest Income - NC | $ 3,336.57 | $ 4,000.00 | $ 2,321.95 | $ 2,321.95 | $ - | |
| 40-4110-00 | Late Fee Income - SC | $ 2,980.00 | $ 3,000.00 | $ 2,860.00 | $ 2,860.00 | $ - | |
| 40-4111-00 | Late Interest Income - SC | $ 809.16 | $ 3,000.00 | $ 717.82 | $ 717.82 | $ - | |
| 40-4120-00 | NSF Fee Income - NC | $ 300.00 | $ - | $ 265.00 | $ 265.00 | $ - | |
| 40-4121-00 | NSF Fee Income - SC | $ 50.00 | $ - | $ 55.00 | $ 55.00 | $ - | |
| 40-4125-00 | Fine/Violation Fee Income - NC | $ 650.00 | $ - | $ - | $ - | $ - | |
| 40-4126-00 | Fine/Violation Fee Income - SC | $ 700.00 | $ - | $ 300.00 | $ 300.00 | $ - | |
| 40-4150-00 | Arc Fees Income | $ 3,002.00 | $ - | $ 2,872.00 | $ 2,872.00 | $ - | |
| 40-4163-00 | Interest Income - Investment(S) | $ 6,615.10 | $ - | $ 4,877.74 | $ 4,877.74 | **$ 5,000.00** | |
| 40-4170-00 | Legal Fees Income - NC | $ - | | | | $ - | |
| 40-4500-00 | Amenity Rental Income - NC | $ 9,384.60 | $ 10,000.00 | $ 7,897.17 | $ 7,897.17 | **$ 5,000.00** | Clubhouse reservations only |
| 40-4502-00 | Easement Income | $ - | | | | $ - | |
| 40-4510-00 | Pool Income - Passes/Keys - NC | $ 1,365.00 | $ - | $ 1,320.00 | $ 1,320.00 | $ - | |
| 40-4511-00 | Pool Income - Passes/Keys - SC | $ 480.00 | $ - | $ 625.00 | $ 625.00 | $ - | |
| **Income Accounts Total** | | **$ 1,221,872.39** | **$ 1,288,510.00** | **$ 1,092,397.08** | **$ 1,294,501.68** | **$ 1,274,778.00** | |
| | | | | | | | |
| **Expense Accounts** | | | | | | | |
| **Administrative** | | | | | | | |
| 50-5010-00 | Management Fees | $ 153,468.11 | **$ 190,772.75** | $ 152,302.71 | $ 188,268.35 | **$ 207,802.25** | Kuester Mgmt contact (no increase in 2027)<br>On-Site Manager salary/benefits/etc. |
| 50-5110-00 | Office Supplies | $ 1,823.91 | **$ 4,100.00** | $ 9,499.35 | $ 13,017.00 | **$ 12,000.00** | general supplies, copies, envelopes, checks, postage, violation notices, etc., Google Suite, Cloudflare, Amazon Prime, CAI Board membership, etc. |
| 50-5112-00 | Mgt Co Admin Fees | $ 3,279.27 | **$ 5,000.00** | $ 3,546.72 | $ 3,700.00 | **$ 4,000.00** | Zoom, Adobe, Microsoft 365, Zendesk, 1099 processing, financial account mgmt, storage fee - 1/2 late fees/violation income |
| 50-5115-00 | Website Fees | $ 1,530.76 | | | | | For 2026 forward moved to 50-5110-00 |
| 50-5118-00 | Petty Cash Unidentified Expense | $ - | | | | | For 2026 forward these items will be classed separately |
| 50-5120-00 | Bulk Mailings/Newsletter Expense | $ 2,764.68 | **$ 4,000.00** | $ 836.21 | $ 836.21 | **$ 4,000.00** | mailing |
| 50-5124-00 | Legal/Litigation Fees | $ 5,545.00 | **$ 15,000.00** | $ 3,801.00 | $ 4,000.00 | **$ 6,000.00** | general legal counsel |
| 50-5125-00 | Legal/Collection Fees | $ 794.50 | **$ -** | $ - | | | pass through to owner accounts; offset by 4170 |
| 50-5126-00 | Legal/Crystal Lake Dam expenses | $ 77,624.25 | **$ 20,000.00** | $ 42,282.74 | $ 50,000.00 | **$ 15,000.00** | legal representation for dam failure |
| 50-5127-00 | Audit/Tax Preparation | $ 5,600.00 | **$ 2,900.00** | $ 3,200.00 | $ 3,200.00 | **$ 3,300.00** | Bob Davis tax prep and Newman for financial |
| 50-5130-00 | Postage/Delivery | $ 259.50 | **$ -** | $ - | | | For 2026 moved to 50-5110-00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 50-5145-00 | Meeting Expense | $ - | $ - | | | | no expense expected in 2026 |
| 50-5150-00 | Property Insurance - Policy/Premium | $ 21,110.46 | $ 24,565.00 | $ 21,633.01 | $ 21,633.01 | $ 23,796.31 | premiums for commercial flood, property, general liability, umbrella, crime, Directors & Officers, cyber, and workers compensation |
| 50-5170-00 | Permits/License/Fees | $ 510.00 | | | | | For 2026 forward moved to 80-8240-00 |
| 50-5175-00 | Income Taxes | $ 8,184.92 | $ - | $ 5,323.00 | $ 5,323.00 | $ 5,000.00 | taxes paid on interest income |
| 50-5180-00 | Property Taxes | $ 540.89 | $ - | $ 553.25 | $ 553.25 | $ 500.00 | |
| 50-5190-00 | ARC Review | $ 3,610.00 | $ - | $ 2,760.00 | $ 2,760.00 | $ - | offset by 4150 income line item |
| 50-5200-00 | Violation Notices | $ 1,935.00 | $ - | $ - | | | |
| 50-5205-00 | Bad Debt Write-Off | $ 375.60 | $ - | | | | |
| 50-5209-00 | Committee - Landscape | $ - | $ 250.00 | | $ - | $ 250.00 | |
| 50-5210-00 | Committee - Social | $ 14,507.90 | $ 10,000.00 | $ 6,548.39 | $ 12,500.00 | $ 15,000.00 | varoius events hosted throughout the year |
| 50-5211-00 | Committee - Watch/Security | $ 47.17 | $ - | | | $ - | |
| 50-5212-00 | Committee -Amenities | $ - | $ 25,000.00 | $ 38,772.55 | $ 40,000.00 | $ 25,778.00 | $2,500 Towers LED lights<br>$10,000 for new gutters at towers<br>$1,700 new dog stations<br>$1,500 Dorsey pavilian tables<br>$7,500 additional tables for pools + new umbrellas |
| 50-5213-00 | Committee - Communications | $ 200.00 | $ 500.00 | $ - | $ - | $ - | as needed |
| 50-5214-00 | Committee - Safety | $ 1,749.54 | $ 2,500.00 | $ 6,490.00 | $ 6,490.00 | $ 5,000.00 | signage/lights/security additions/etc. |
| 50-5215-00 | Committee - Standard | $ - | $ 250.00 | $ 183.55 | $ 500.00 | $ 250.00 | as needed |
| 50-5220-00 | Billing Statements | $ 3,214.70 | $ 4,235.00 | $ 2,398.40 | $ 4,200.00 | $ 3,500.00 | quarterly statements for (non ACH) billing + late fee notices |
| 50-5400-00 | 1/2 Late/Fines Fees To Mgmt Co | $ 9,109.07 | $ - | $ - | | $ - | For 2026 forward moved to 50-5110-00 |
| **Building & Grounds** | | | | | | | |
| 60-6125-00 | Extermination Common/Termite Bond | $ 1,985.00 | $ 5,275.00 | $ 5,300.00 | $ 5,435.00 | $ 6,238.75 | Apex Enterprises LLC services (2 services), terminte bond, + mosquito |
| 60-6176-00 | Security System Repair & Maint. | $ 1,284.86 | $ - | $ 1,276.28 | $ 1,276.28 | $ 11,000.00 | No 2026 budget; SNS contract for 2027 for 10 months (Jan & Feb no charge) |
| 60-6225-00 | HVAC | $ 804.38 | $ 805.00 | $ 1,189.96 | $ 1,189.96 | $ 2,360.00 | quarterly contract w/ Ross & Witmer $1,860 annually + $500 in repairs |
| 60-6375-00 | Stormwater Maintenance Contracts | $ 4,093.50 | $ 45,000.00 | $ 19,690.00 | $ 21,988.00 | $ 16,891.64 | Aqua Doc contracts - inspections & mowing 3% increate + $600 for channel between Marfield/Cedar currenlty under Pulte |
| 60-6549-00 | Maintenance - Contract (Handyman) | $ 3,711.65 | $ 9,400.00 | $ 4,125.00 | $ 5,625.00 | $ 9,000.00 | Tuggle contract 2x month |
| 60-6550-00 | Maintenance - General | $ 37,740.34 | $ 39,285.25 | $ 9,622.54 | $ 10,000.00 | $ 16,832.32 | Clubhouse items, exterior cleaning, annual fire inspection, etc. |
| 60-7010-00 | Landscape - Contract COS | $ 97,872.00 | $ 89,064.00 | $ 74,220.00 | $ 89,064.00 | $ 90,845.28 | US Lawns contract - 2% increase |
| 60-7011-00 | Landscape - Contract NC SF | $ 309,240.00 | $ 294,564.00 | $ 245,470.00 | $ 294,564.00 | $ 300,455.28 | US Lawns contract - 2% increase |
| 60-7015-00 | Landscape - Irrigation Contract | $ 22,099.74 | $ 23,100.00 | $ 19,250.00 | $ 23,100.00 | $ 23,793.00 | Blackstone Irrigation contract for 8 audits of the system - 3% increase |
| 60-7030-00 | Landscape - Irrigation Repair | $ 22,979.88 | $ 20,000.00 | $ 24,409.10 | $ 25,000.00 | $ 15,000.00 | backflow testing/repairs; general irrigation |
| 60-7032-00 | Landscape - Fertilizer Homes | $ - | $ 26,660.00 | $ 25,684.65 | $ 30,234.82 | $ 27,307.28 | TruGreen; 6 applications; 62% |
| 60-7033-00 | Landscape - Fertilizer COS | $ 3,721.80 | $ 16,340.00 | $ 15,742.21 | $ 18,531.03 | $ 16,736.72 | TruGreen; 6 applications; 38% |
| 60-7035-00 | Landscape - Repair & Maint. | $ 21,527.66 | $ 27,625.00 | $ 25,801.97 | $ 27,013.00 | $ 40,000.00 | repairs outside the contract +<br>$12,000 brush management<br>$5,000 - tree removal<br>$3,000 drip line conversion<br>$10,000 entrance/landscape lighting<br>$10,000 misc. |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 60-7040-00 | Landscape - Seasonal | $ 7,831.00 | **$ 7,500.00** | $ 8,112.00 | $ 8,112.00 | **$ -** | previously seasonal plants/swapped to |
| 60-7042-00 | Landscape - Pinestraw / Mulch - COS | $ 35,095.00 | **$ 54,099.00** | $ 16,377.00 | $ 32,754.00 | **$ 30,474.10** | McManus Farms - spring & fall; 38% |
| 60-7045-00 | Landscape - Pinestraw NC Homes | $ 42,700.00 | **$ 46,004.00** | $ 26,718.00 | $ 53,436.00 | **$ 49,720.90** | McManus Farms - spring & fall; 62% |
| 60-7051-00 | Retaining Wall Repair & Maint. | $ 8,700.00 | **$ 8,500.00** | $ 13,097.00 | $ 13,097.00 | **$ 8,000.00** | cleaning and repairs as needed |
| **Community Amenities** | | | | | | | |
| 80-8210-00 | Pool - Contract | $ 80,380.00 | **$ 83,000.00** | $ 81,980.00 | $ 83,000.00 | **$ 87,939.40** | Carolina Pool Management contract w/ lifeguards at current scheudle - 1.3% increase |
| 80-8215-00 | Pool - Contract SC | $ 15,300.00 | **$ 15,300.00** | $ 12,750.00 | $ 15,300.00 | **$ 15,600.00** | Carolina Pool Management contract - $25/month increase |
| 80-8220-00 | Pool - Repair & Maint. | $ 10,152.53 | **$ 8,010.00** | $ 10,910.44 | $ 10,910.44 | **$ 8,000.00** | repairs as needed |
| 80-8221-00 | Pool - Security/Keys/Locks | $ 2,035.65 | **$ 2,000.00** | $ 1,256.30 | $ 1,256.30 | **$ -** | Changeover to SNS; all initial access devices are free; lost/replacements are charged as a passthrough to the owner |
| 80-8223-00 | Pool - Improvement | $ - | **$ -** | | | **$ -** | |
| 80-8240-00 | Pool - Supplies/Furniture | $ 1,504.64 | **$ 1,500.00** | $ 3,358.40 | $ 3,358.40 | | included with 8220 in 2027 |
| 80-8303-00 | Sport Courts - Repair & Maint | $ 4,305.74 | **$ 2,000.00** | $ 2,696.75 | $ 2,700.00 | **$ 2,000.00** | as needed |
| 80-8403-00 | Playground - Repair & Maint. | $ 5,063.61 | **$ -** | $ 2,150.00 | $ 2,150.00 | **$ 2,000.00** | annual inspection + repairs as needed |
| 80-8504-00 | Clubhouse - Janitorial | $ 7,276.59 | **$ 8,000.00** | $ 6,243.86 | $ 7,395.11 | **$ 7,800.00** | Country Wide Cleaning weekly contract; supplies under 8505 |
| 80-8505-00 | Clubhouse - Repair & Maint. | $ 500.86 | **$ 2,000.00** | $ 802.46 | $ 1,000.00 | **$ 8,900.00** | $3000 cleaning/janitorial supplies + general<br>$900 scrape/clean windows<br>$3000 exterior cleaning before opening of pools |
| 80-8506-00 | Clubhouse - Extermination | $ 1,840.00 | | | | | for 2026 forward moved to 60-6125-00 |
| 80-8508-00 | Clubhouse - Exercise Equip R&M | $ 675.90 | **$ 1,000.00** | $ 906.65 | $ 906.65 | **$ 1,000.00** | Jasko Fitness contract & repairs |
| **Utilities** | | | | | | | |
| 90-9010-00 | Electricity - General Usage | $ 60,735.27 | **$ 75,000.00** | $ 58,213.14 | $ 67,647.40 | **$ 65,000.00** | 2 York Electric bills + 1 Pineville bill |
| 90-9013-00 | Electricity - Street Lights | $ 15,758.28 | **$ 17,000.00** | $ 13,205.34 | $ 15,123.99 | **$ 16,000.00** | 1 York Electric bill |
| 90-9020-00 | Water/Sewer - General Usage | $ 53,324.42 | **$ 62,000.00** | $ 15,998.53 | $ 17,803.51 | **$ 62,000.00** | 3 York County Water & 9 Charlotte Water bills |
| 90-9041-00 | Telephone - Clubhouse/Pool | $ 869.21 | **$ 1,600.00** | $ 725.24 | $ 700.00 | **$ -** | Fiber internet upgrade will eliminate the need for a wired landlines at both pools |
| 90-9050-00 | Trash Removal - Collection | $ 590.00 | **$ 750.00** | $ 438.38 | $ 450.00 | **$ 506.76** | Signature Waste for SC pool |
| 90-9070-00 | Internet | $ 6,706.61 | **$ 6,500.00** | $ 4,407.71 | $ 5,000.00 | **$ 2,200.00** | Pineville for $125 for one year and then Full price is $300 |
| **Expense Accounts Total** | | **$ 1,206,191.35** | **$ 1,307,954.00** | **$ 1,052,259.79** | **$ 1,252,102.71** | **$ 1,274,778.00** | |
| **Operating Accounts Net** | | **$ 15,681.04** | **$ (19,444.00)** | **$ 40,137.29** | **$ 42,398.97** | **$ 0.00** | |
| | | | | | | | |
| **Reserve Accounts** | | | | | | | |
| **Income Accounts** | | | | | | | |
| **Income** | | | | | | | |
| 40-4045-01 | Assessments To Reserves - NC | $ 176,112.04 | $ 120,000.00 | $ 100,000.00 | **$ 100,000.00** | $ 130,000.00 | reserve contribution (per reserve study) |
| 40-4066-01 | Capital Contribution - SC | $ 15,972.00 | | $ 13,710.00 | **$ 13,710.00** | **$ -** | SC only |
| 40-4161-01 | Interest Income - RES/CC | $ 2,605.34 | $ - | $ 6,656.80 | **$ 6,656.80** | **$ -** | |
| 40-4163-01 | Interest Income - Investment(s) | $ 20,265.59 | $ - | $ 27,621.27 | **$ 27,621.27** | **$ -** | |
| **Income Accounts Total** | | **$ 214,954.97** | **$ 120,000.00** | **$ 147,988.07** | **$ 147,988.07** | **$ 130,000.00** | |
| | | | | | | | |
| **Expense Accounts** | | | | | | | |
| **Building & Grounds** | | | | | | | |
| 60-6044-01 | Reserve - Capital Improvement | | $ - | | **$ -** | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 60-6045-01 | Reserve - Reserve Study | $ 4,600.00 | $ - | | $ - | | |
| 60-6170-01 | Security System Equipment/Install | | | $ 13,962.75 | | | |
| 60-6302-01 | Streets/Parking Lot - Repair & Maint | $ 29,685.52 | $ - | | $ - | | |
| 60-6325-01 | Clubhouse Painting | $ - | $ - | $ 17,259.16 | **$ 17,259.16** | | |
| 60-6350-01 | Dorsey Pavilion | | | | | | |
| 60-7031-01 | Landscape - Irrigation System Replacement | $ 850.00 | | $ 43,761.13 | **$ 43,761.13** | **$ 11,903.00** | Three Lakes Park controller replacement |
| **Community Amenities** | | | | | | | |
| 80-8223-01 | Pool Improvement | $ 2,648.00 | $ - | | $ - | | |
| | Pool Concrete Deck | | | | | **$ 30,871.00** | per reserve study |
| | Pool Plaster NC Pool | | | | | **$ 65,306.00** | per reserve study |
| | Pool Tile NC Pool | | | | | **$ 17,895.00** | per reserve study |
| 80-8240-01 | Pool - Supplies/Furniture | $ 10,208.80 | $ 10,000.00 | $ 13,961.36 | **$ 13,961.36** | **$ 6,000.00** | replacement umbrellas |
| 80-8502-01 | Sport Courts - Improvement | $ 40,440.00 | | | $ - | | |
| 80-8503-01 | Clubhouse - Exercise Equip | $ 13,297.77 | | | $ - | $ - | |
| **Expense Accounts Total** | | **$ 101,730.09** | **$ 10,000.00** | **$ 88,944.40** | **$ 74,981.65** | **$ 131,975.00** | |
| **Reserve Accounts Net** | | **$ 113,224.88** | **$ 110,000.00** | **$ 59,043.67** | **$ 73,006.42** | **$ (1,975.00)** | |