Tredegar

Tredegar Homeowners Association
PO Box 2481
Kernersville, NC 27285
www.tredegaronline.com

ANNUAL FINANCIAL REPORT
for
PERIOD June 1st, 2025 – May 31st, 2026

TOTAL ASSETS FY ENDING 5/31/2026			**$ 62,230.48**
INCOME FY 2026			
HOA Dues		$ 102,906.00	
Late Fees		$ 400.00	
Bank Interest		$ 6.69	
TOTAL INCOME:		$	**$ 103,312.69**
EXPENSES			
Duke Energy		$ 5,407.52	
Lights *		$ 2,183.17	
Pond		$ 3,224.35	
W-S Water and Sewer		$ 652.10	
Property Expense		$ 85,706.28	
Maintenance Contract		$ 64,224.00	
Pine Needles		$ 10,957.50	
Improvements / Repairs		$ 9,346.78	
Seasonal		$ 1,160.00	
Pond Expense		$ 9,589.16	
Maintenance Contract		$ 4,613.00	
Repairs		$ 4,956.16	
Insurance		$ 1,797.66	
Legal Expenses		$ 135.00	
Office Expenses		$ 2,633.04	
Audit		$ 300.00	
Equipment		$ 1,388.83	
Supplies / Subscriptions		$ 989.51	
USPS		$ 932.58	
Web Site Management		$ 346.71	
Security		$ 2,675.00	
Miscellaneous Expense		$ 1,050.22	
Annual Meeting Raffle Funds	$ 150.00		
Mileage Reimbursement	$ 521.32		
Funeral Arrangement	$ 74.90		
Property Reimbursement	$ 250.00		
Yard Sale Advertising	$ 54.00		
TOTAL EXPENSES:			**$ 111,010.85**
FY 2026 PROFIT / LOSS			**$ -$7,698.16**
FY 2026 ASSETS:	Checking $ 13,070.16	Savings	**$ 41,462.16**
TOTAL FY 2026 ASSETS			**$ 54,532.32**

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ANNUAL ASSETS

Year	Amount	Year	Amount
2014	$ 68,245.46	2020	$ 54,871.80
2015	$ 100,556.14	2021	$ 73,701.96
2016	$ 73,871.22	2022	$ 90,167.39
2017	$ 104,579.08	2023	$ 98,153.06
2018	$ 82,756.27	2024	$ 70,855.21
2019	$ 92,445.09	2025	$ 62,230.48
		2026	$ 54,532.32

FY 2027 PROJECTIONS

INCOME		**$ 104,806.69**
DUES		$ 104,800.00
INTEREST		$ 6.69
EXPENSES		**$ 106,310.00**
2026 ASSETS		
CHECKING		$ 13,070.16
SAVINGS		$ 41,462.16
PROJECTED NET BALANCE FOR FY 2027		**$ 53,029.01**

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QUARTERLY EXPENSES VS. HOA DUES (2021-2026)

AVG. QTRLY EXPENSES	QTRLY DUES	AVG QTRLY DEFICIT	PCT DEFICIT
$ 26,992.52	$ 25,400.00	-$ 1,592.52	-6.3%

QUARTERLY EXPENSE BREAKDOWN		
NON-GROUNDS EXPENSES	$ 8,610.62	31.9%
GROUNDS MAINTENANCE	$ 15,142.80	56.1%
PINE NEEDLES	$ 3,239.10	12.0%
TOTAL	$ 26,992.52	100.0%

		CURRENT ALLOCATION
CURRENT DUES	$ 25,400.00	
SECTION 1 (62 LOTS)	$ 4,340.00	17.1%
SECTIONS 2/3 (81 LOTS)	$ 21,060.00	82.9%

USE - BENEFIT ALLOCATION	BENEFIT	SECTION 1	SECTIONS 2/3
NON-GROUNDS EXPENSES	50% / 50%	$ 4,305.31	$ 4,305.31
GROUNDS MAINTENANCE*	20% / 80%	$ 3,028.56	$ 12,114.24
PINE NEEDLES*	37% / 63%	$ 1,198.47	$ 2,040.63
USE - BENEFIT TOTAL		$ 8,532.34	$ 18,460.18
		31.6%	68.4%

** GROUNDS MAINTENANCE AND PINE NEEDLE ALLOCATIONS PROVIDED BY SERVICE PROVIDER*

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