

Pinedale Shores POA, Inc.
Statement of Assets, Liabilities and Net Assets - Tax Basis
January 31, 2025

Assets

	2025
Current Assets	
BB&T Checking-6576	\$ 18,334.45
BB&T Money Market-8394	10,127.86
BB&T Checking-9212	<u>2,616.62</u>
Total Current Assets	31,078.93
Fixed Assets	
Buildings and Improvements	15,605.71
Equipment	19,069.46
Furniture and Fixtures	291.58
Accumulated Depreciation	(34,966.75)
Land	<u>155,035.00</u>
Total Property and Equipment	<u>155,035.00</u>
Total Assets	<u>\$ 186,113.93</u>

Liabilities and Net Assets

	2025
Current Liabilities	
Truist CC 5897	<u>\$ 179.97</u>
Total Current Liabilities	179.97
Net Assets	
Unrestricted Net Assets	197,690.11
Net Income	<u>(11,756.15)</u>
Total Net Assets	<u>185,933.96</u>
Total Liabilities and Net Assets	<u>\$ 186,113.93</u>

Pinedale Shores POA, Inc.
Statements of Income and Expenses - Tax Basis
Month and 5 Months Ended January 31, 2025

	Month Ended January 31, 2025	%	5 Months Ended January 31, 2025	%
Income				
Dues	\$ 815.00	98.00 %	\$ 10,159.38	98.15 %
Fundraising	0.00	0.00 %	79.00	0.76 %
Interest	16.63	2.00 %	112.25	1.08 %
Total Revenue	831.63	100.00 %	10,350.63	100.00 %
Operating Expenses				
Bank Fees:Finance Charges	0.00	0.00 %	3.30	0.03 %
Bank Fees:Service Charges	4.00	0.48 %	40.00	0.39 %
Contract Services:Accounting Fees	0.00	0.00 %	1,125.00	10.87 %
Contract Services:Legal Fees	0.00	0.00 %	300.00	2.90 %
Facilities & Equipment:Maintenance	0.00	0.00 %	1,274.39	12.31 %
Insurance	0.00	0.00 %	11,584.74	111.92 %
Overhead:Dues & Subscriptions	0.00	0.00 %	296.00	2.86 %
Overhead:Office Supplies	0.00	0.00 %	214.77	2.07 %
Overhead:Postage	0.00	0.00 %	292.00	2.82 %
Property Tax	0.00	0.00 %	3,829.14	36.99 %
Utilities:Power	211.92	25.48 %	904.57	8.74 %
Utilities:Telephones/Internet	179.97	21.64 %	839.85	8.11 %
Utilities:Water	259.42	31.19 %	1,403.02	13.55 %
Total Operating Expenses	655.31	78.80 %	22,106.78	213.58 %
Net Income (Loss)	\$ 176.32	21.20 %	\$ (11,756.15)	(113.58)%