

Pinedale Shores POA, Inc.
Statement of Assets, Liabilities and Net Assets - Tax Basis
December 31, 2024

Assets

	2024
Current Assets	
BB&T Checking-6576	\$ 18,420.45
BB&T Money Market-8394	10,111.23
BB&T Checking-9212	<u>2,616.62</u>
Total Current Assets	31,148.30
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>\$ 186,183.30</u>

Liabilities and Net Assets

	2024
Current Liabilities	
Truist CC 5897	\$ <u>425.66</u>
Total Current Liabilities	425.66
Net Assets	
Unrestricted Net Assets	197,690.11
Net Income	<u>(11,932.47)</u>
Total Net Assets	<u>185,757.64</u>
Total Liabilities and Net Assets	<u>\$ 186,183.30</u>

Pinedale Shores POA, Inc.
Statements of Income and Expenses - Tax Basis
Month and 4 Months Ended December 31, 2024

	Month Ended December 31, 2024		%	4 Months Ended December 31, 2024		%
Income						
Dues	\$	468.00	95.58 %	\$	9,344.38	98.17 %
Fundraising		0.00	0.00 %		79.00	0.83 %
Interest		21.64	4.42 %		95.62	1.00 %
Total Revenue		489.64	100.00 %		9,519.00	100.00 %
Operating Expenses						
Bank Fees:Finance Charges		3.30	0.67 %		3.30	0.03 %
Bank Fees:Service Charges		24.00	4.90 %		36.00	0.38 %
Contract Services:Accounting Fees		0.00	0.00 %		1,125.00	11.82 %
Contract Services:Legal Fees		0.00	0.00 %		300.00	3.15 %
Facilities & Equipment:Maintenance		0.00	0.00 %		1,274.39	13.39 %
Insurance		0.00	0.00 %		11,584.74	121.70 %
Overhead:Dues & Subscriptions		74.00	15.11 %		296.00	3.11 %
Overhead:Office Supplies		214.77	43.86 %		214.77	2.26 %
Overhead:Postage		0.00	0.00 %		292.00	3.07 %
Property Tax		3,829.14	782.03 %		3,829.14	40.23 %
Utilities:Power		165.09	33.72 %		692.65	7.28 %
Utilities:Telephones/Internet		179.97	36.76 %		659.88	6.93 %
Utilities:Water		281.56	57.50 %		1,143.60	12.01 %
Total Operating Expenses		4,771.83	974.56 %		21,451.47	225.35 %
Net Income (Loss)	\$	(4,282.19)	(874.56)%	\$	(11,932.47)	(125.35)%