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Beechwood Shores POA Inc  
PO Box 1103  
Moneta VA 24121

To the Board of Directors and Officers of  
Beechwood Shores POA Inc:

The Board is responsible for the accompanying financial statements of Beechwood Shores POA, which comprise the balance sheet, profit and loss statement and budget performance report in tax basis for April 2024 and the four months then ended. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by the board. Accordingly, we do not express an opinion, a conclusion nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the tax basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America (GAAP).

The Board has elected to omit disclosures and the statement of cash flows ordinarily included in financial statements prepared in accordance with tax basis accounting. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Organization's assets, liabilities, equity, income, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary information contained in the related schedules of bank activity and expense detail by account as well as an AR aging summary is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of the board. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

We are not independent with respect to this client.

A handwritten signature in cursive script that reads 'Kimberly A. Pelue, CPA'.

Moneta, Virginia  
May 10, 2024

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Cash Basis

## Beechwood Shores POA, INC.

## Balance Sheet

As of April 30, 2024

	Apr 30, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	75,448.72
1051 · Atlantic Union MM (5248)	8,224.64
1250 · Reserve Funds	
1250-1 · Savings (0321)	33,552.78
Total 1250 · Reserve Funds	33,552.78
Total Checking/Savings	117,226.14
Accounts Receivable	
1100 · Accounts Receivable	-58.00
Total Accounts Receivable	-58.00
Total Current Assets	117,168.14
Fixed Assets	
1300 · Fixed Assets	
1301 · Buildings & Improvements	4,464.33
1309 · Equipment Pool Filter System	19,619.15
1311 · Resurface Pool Area	59,322.72
1313 · Meadow Fence Replaced	3,700.00
1315 · EPA Pool Project	6,794.00
1317 · Ice Machine 06-08	1,928.00
1319 · Clubhouse	119,082.00
1321 · Clubhouse Furniture & Fixtures	15,793.00
1323 · CH Tennis Courts	14,684.00
1325 · Parking Lot	2,000.00
1330 · CH Game Table	1,552.00
1334 · Basketball Equipment	916.00
Total 1300 · Fixed Assets	249,855.20
Accumulated Depreciation	
1310 · Accum Depr-Equipment	-13,829.25
1312 · Accum Depr-Pool Area	-8,700.00
1314 · Accum Depr-Meadow Fence	-2,775.00
1316 · Accum Depr-EPA Pool Project	-3,057.00
1320 · Accum Depr-Clubhouse	-110,361.00
1322 · Accum Depr-Clubhouse Furn&Fixtu	-15,793.00
1324 · Accum Depr CH Tennis Courts	-14,684.00
1326 · Accum Depr-Parking Paving	-2,000.00
Total Accumulated Depreciation	-171,199.25
Total Fixed Assets	78,655.95
<b>TOTAL ASSETS</b>	<b>195,824.09</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	88.33
Total Credit Cards	88.33
Total Current Liabilities	88.33
Total Liabilities	88.33
Equity	
3900 · Retained Earnings	150,091.68
Net Income	45,644.08
Total Equity	195,735.76
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>195,824.09</b>

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Cash Basis

**Beechwood Shores POA, INC.**  
**Profit & Loss**  
 April 2024

	Apr 24	Jan - Apr 24
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	2,472.00	49,850.00
4020 · Unimproved Lots	1,974.00	17,042.54
Total 4000 · Dues	4,446.00	66,892.54
4040 · Interest	1.74	16.11
4070 · Interest & Late Fees (A/R)	167.00	294.41
4090 · Clubhouse Rent	0.00	150.00
Total Income	4,614.74	67,353.06
Expense		
6000 · Utilities		
6010 · Electricity	166.79	980.90
6030 · Internet	75.80	303.20
6040 · Water	64.33	261.26
Total 6000 · Utilities	306.92	1,545.36
6090 · Contract Services		
6091 · Grounds Maintenance	1,968.34	7,873.36
6090-5 · Pest Control	0.00	67.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	510.00	1,735.00
6090-12 · Legal fees	0.00	62.00
Total 6090-8 · Professional Fees	510.00	1,797.00
6090 · Contract Services - Other	0.00	4.50
Total 6090 · Contract Services	2,478.34	9,741.86
6210 · Supplies		
6210-1 · Pool Supplies	0.00	672.01
6210-3 · Clubhouse Supplies	88.33	88.33
6210-6 · Other Supplies	0.00	36.29
Total 6210 · Supplies	88.33	796.63
6300 · Office & Admin Expenses		
6300-1 · Postage	0.00	132.00
6300-2 · Office Supplies	0.00	50.55
6300-3 · Copies	0.00	62.01
Total 6300 · Office & Admin Expenses	0.00	244.56
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	590.96	590.96
6500-3 · Pool Maint & Outdoor Furniture	789.99	8,789.99
6500-15 · Trails Maintenance	6.37	6.37
Total 6501 · Repairs and Maintenance	1,387.32	9,387.32
Total 6500 · Budgeted Projects	1,387.32	9,387.32
Total Expense	4,260.91	21,715.73
Net Ordinary Income	353.83	45,637.33

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Cash Basis

Beechwood Shores POA, INC.  
Profit & Loss  
April 2024

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	<u>Apr 24</u>	<u>Jan - Apr 24</u>
Other Income/Expense		
Other Income		
Other Income	<u>0.00</u>	<u>6.75</u>
Total Other Income	<u>0.00</u>	<u>6.75</u>
Net Other Income	<u>0.00</u>	<u>6.75</u>
Net Income	<u>353.83</u>	<u>45,644.08</u>

## Beechwood Shores POA, INC. Profit & Loss Budget Performance

April 2024

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 - Dues							
4010 - Improved Lots	2,472.00	1,038.24	1,433.76	49,850.00	47,759.04	2,090.96	51,912.00
4020 - Unimproved Lots	1,974.00	386.52	1,587.48	17,042.54	17,779.92	-737.38	19,326.00
<b>Total 4000 - Dues</b>	<b>4,446.00</b>	<b>1,424.76</b>	<b>3,021.24</b>	<b>66,892.54</b>	<b>65,538.96</b>	<b>1,353.58</b>	<b>71,238.00</b>
4040 - Interest	1.74	5.83	-4.09	16.11	23.32	-7.21	70.00
4070 - Interest & Late Fees (A/R)	167.00	41.67	125.33	294.41	166.68	127.73	500.00
4090 - Clubhouse Rent	0.00	0.00	0.00	150.00	0.00	150.00	300.00
4110 - Landfill Keys	0.00	0.00	0.00	0.00	0.00	0.00	100.00
<b>Total Income</b>	<b>4,614.74</b>	<b>1,472.26</b>	<b>3,142.48</b>	<b>67,353.06</b>	<b>65,728.96</b>	<b>1,624.10</b>	<b>72,208.00</b>
<b>Expense</b>							
6000 - Utilities							
6010 - Electricity	166.79	316.67	-149.88	980.90	1,266.64	-285.74	3,800.00
6030 - Internet	75.80	75.80	0.00	303.20	303.20	0.00	909.60
6040 - Water	64.33	60.00	4.33	261.26	240.00	21.26	1,500.00
<b>Total 6000 - Utilities</b>	<b>306.92</b>	<b>452.47</b>	<b>-145.55</b>	<b>1,545.36</b>	<b>1,809.84</b>	<b>-264.48</b>	<b>6,209.60</b>
6090 - Contract Services							
6091 - Grounds Maintenance	1,968.34	1,968.33	0.01	7,873.36	7,873.32	0.04	23,620.00
6090-5 - Pest Control	0.00	67.00	-67.00	67.00	134.00	-67.00	268.00
6090-8 - Professional Fees							
6090-11 - Accounting fees	510.00	600.00	-90.00	1,735.00	2,400.00	-665.00	7,200.00
6090-12 - Legal fees	0.00	166.67	-166.67	62.00	666.68	-604.68	2,000.00
6090-13 - Tax preparation	0.00	360.00	-360.00	0.00	360.00	-360.00	360.00
<b>Total 6090-8 - Professional Fees</b>	<b>510.00</b>	<b>1,126.67</b>	<b>-616.67</b>	<b>1,797.00</b>	<b>3,426.68</b>	<b>-1,629.68</b>	<b>9,560.00</b>
6090 - Contract Services - Other	0.00	200.00	-200.00	4.50	200.00	-195.50	980.00
<b>Total 6090 - Contract Services</b>	<b>2,478.34</b>	<b>3,362.00</b>	<b>-883.66</b>	<b>9,741.86</b>	<b>11,634.00</b>	<b>-1,892.14</b>	<b>34,428.00</b>
6210 - Supplies							
6210-1 - Pool Supplies	0.00	0.00	0.00	672.01	0.00	672.01	1,740.00
6210-2 - Grounds Supplies	0.00	150.00	-150.00	0.00	150.00	-150.00	600.00
6210-3 - Clubhouse Supplies	88.33	83.33	5.00	88.33	333.32	-244.99	1,000.00
6210-6 - Other Supplies	0.00	41.67	-41.67	36.29	166.68	-130.39	500.00
<b>Total 6210 - Supplies</b>	<b>88.33</b>	<b>275.00</b>	<b>-186.67</b>	<b>796.63</b>	<b>650.00</b>	<b>146.63</b>	<b>3,840.00</b>
6300 - Office & Admin Expenses							
6440 - Insurance	0.00	0.00	0.00	0.00	0.00	0.00	2,909.00
6060 - Tax & License Fees	0.00	0.00	0.00	0.00	0.00	0.00	105.00
6300-2B - Website Fees	0.00	131.00	-131.00	0.00	131.00	-131.00	131.00
6300-1 - Postage	0.00	0.00	0.00	132.00	150.00	-18.00	300.00
6300-2 - Office Supplies	0.00	12.00	-12.00	50.55	48.00	2.55	144.00
6300-3 - Copies	0.00	0.00	0.00	62.01	16.00	46.01	96.00
6300-4 - Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 6300 - Office &amp; Admin Expenses</b>	<b>0.00</b>	<b>143.00</b>	<b>-143.00</b>	<b>244.56</b>	<b>345.00</b>	<b>-100.44</b>	<b>3,685.00</b>
6500 - Budgeted Projects							
6501 - Repairs and Maintenance							
6500-1 - Landfill Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	300.00
6500-2 - Grounds	590.96	600.00	-9.04	590.96	600.00	-9.04	3,000.00
6500-3 - Pool Maint & Outdoor Furniture	789.99	0.00	789.99	8,789.99	0.00	8,789.99	2,250.00
6500-4 - Clubhouse Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-15 - Trails Maintenance	6.37	0.00	6.37	6.37	0.00	6.37	300.00
6500-18 - Repairs - Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 6501 - Repairs and Maintenance</b>	<b>1,387.32</b>	<b>600.00</b>	<b>787.32</b>	<b>9,387.32</b>	<b>600.00</b>	<b>8,787.32</b>	<b>5,850.00</b>
<b>Total 6500 - Budgeted Projects</b>	<b>1,387.32</b>	<b>600.00</b>	<b>787.32</b>	<b>9,387.32</b>	<b>600.00</b>	<b>8,787.32</b>	<b>5,850.00</b>
7500 - Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
<b>Total Expense</b>	<b>4,260.91</b>	<b>4,832.47</b>	<b>-571.56</b>	<b>21,715.73</b>	<b>15,038.84</b>	<b>6,676.89</b>	<b>70,012.60</b>
<b>Net Ordinary Income</b>	<b>353.83</b>	<b>-3,360.21</b>	<b>3,714.04</b>	<b>45,637.33</b>	<b>50,690.12</b>	<b>-5,052.79</b>	<b>2,195.40</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
Statutory Contr. from Operating	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
Other Income	0.00			6.75			
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.75</b>	<b>0.00</b>	<b>6.75</b>	<b>16,000.00</b>
<b>Other Expense</b>							
7500-6 - Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.75</b>	<b>0.00</b>	<b>6.75</b>	<b>16,000.00</b>
<b>Net Income</b>	<b>353.83</b>	<b>-3,360.21</b>	<b>3,714.04</b>	<b>45,644.08</b>	<b>50,690.12</b>	<b>-5,046.04</b>	<b>18,195.40</b>

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**Beechwood Shores POA, INC.**  
**Bank Account Detail**  
As of April 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						74,868.61
04/03/2024			Deposit	1,686.10		76,554.71
04/05/2024			Transfer: Reimb. Oper-Salt Cell for Pool Project	789.99		77,344.70
04/05/2024	BP	Rich Leary (Vendor)	Reimb: Solar Lights-Parking Lot+Sign & Tennis Co...		421.17	76,923.53
04/05/2024	BP	Ben Spencer (Vendor)	Reimb: Salt Cell-Pool, Landscape Supplies, Trail Si...		966.15	75,957.38
04/10/2024			Deposit	1,552.10		77,509.48
04/10/2024	debit	Cardmember Service	Closing Date: 3/26		708.30	76,801.18
04/10/2024	4488	Bedford Regional Water Aut...	Acct# 00300636-01		64.33	76,736.85
04/10/2024			Deposit	416.70		77,153.55
04/12/2024			Deposit	50.00		77,203.55
04/15/2024	debit	Comcast Xfinity	Internet Service Fee		75.80	77,127.75
04/17/2024			Deposit	266.70		77,394.45
04/17/2024			Deposit	432.70		77,827.15
04/19/2024	4489	Atlee Rea (Vendor)	Monthly Services		1,500.00	76,327.15
04/19/2024	4490	S&J Maintenance	Monthly Services		468.34	75,858.81
04/23/2024	debit	Appalachian Power Co			14.89	75,843.92
04/23/2024	debit	Appalachian Power Co			151.90	75,692.02
04/30/2024			Deposit	266.70		75,958.72
04/30/2024			Deposit	7.30		75,966.02
04/30/2024	4491	JKG Accounting	Reimbursement for extra cash deposited		7.30	75,958.72
04/30/2024	Billpay	JKG Accounting	January Services		510.00	75,448.72
Total 1050 · Atlantic Union Checking (5832)				5,468.29	4,888.18	75,448.72
1250 · Reserve Funds						34,342.77
1250-1 · Savings (0321)						34,342.77
04/05/2024			Transfer: Reimb. Oper-Salt Cell for Pool Project		789.99	33,552.78
Total 1250-1 · Savings (0321)				0.00	789.99	33,552.78
Total 1250 · Reserve Funds				0.00	789.99	33,552.78
<b>TOTAL</b>				<b>5,468.29</b>	<b>5,678.17</b>	<b>109,001.50</b>

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Cash Basis

## Beechwood Shores POA, INC. Expense Detail By Account April 2024

Date	Num	Name	Memo	Paid Amount	
<b>6000 · Utilities</b>					
<b>6010 · Electricity</b>					
04/23/2024	debit	Appalachian Power Co	024-828-686-0-7	14.89	
04/23/2024	debit	Appalachian Power Co	028-880-021-0-8	151.90	
Total 6010 · Electricity				166.79	
<b>6030 · Internet</b>					
04/15/2024	debit	Comcast Xfinity	Internet Service Fee	75.80	
Total 6030 · Internet				75.80	
<b>6040 · Water</b>					
04/10/2024		Bedford Regional Water Authority	2/20-3/19 usage	64.33	
Total 6040 · Water				64.33	
Total 6000 · Utilities					306.92
<b>6090 · Contract Services</b>					
<b>6091 · Grounds Maintenance</b>					
04/19/2024	4489	Atlee Rea (Vendor)	Monthly Services	1,500.00	
04/19/2024	4490	S&J Maintenance	Monthly Services	468.34	
Total 6091 · Grounds Maintenance				1,968.34	
<b>6090-8 · Professional Fees</b>					
<b>6090-11 · Accounting fees</b>					
04/30/2024	4566 (...)	JKG Accounting	January Services	510.00	
Total 6090-11 · Accounting fees				510.00	
Total 6090-8 · Professional Fees				510.00	
Total 6090 · Contract Services					2,478.34
<b>6210 · Supplies</b>					
<b>6210-3 · Clubhouse Supplies</b>					
04/24/2024	94587	Lowe's	Clubhouse cleaning supplies	88.33	
Total 6210-3 · Clubhouse Supplies				88.33	
Total 6210 · Supplies					88.33
<b>6500 · Budgeted Projects</b>					
<b>6501 · Repairs and Maintenance</b>					
<b>6500-2 · Grounds</b>					
04/01/2024		Amazon	1/28 & 2/7 Solar Lights: Parking Lot+Sign & Tennis Court Gate-Rich Leary	421.17	
04/01/2024		Moneta Farm & Home Center	Landscape Supplies - Ben Spencer	169.79	
Total 6500-2 · Grounds				590.96	
<b>6500-3 · Pool Maint &amp; Outdoor Furniture</b>					
04/01/2024		Leslie's Pool	Salt Cell for Pool Project - Ben Spencer	789.99	
Total 6500-3 · Pool Maint & Outdoor Furniture				789.99	
<b>6500-15 · Trails Maintenance</b>					
04/01/2024		Moneta Farm & Home Center	Trail Sign Post - Ben Spencer	6.37	
Total 6500-15 · Trails Maintenance				6.37	
Total 6501 · Repairs and Maintenance				1,387.32	
Total 6500 · Budgeted Projects					1,387.32
<b>TOTAL</b>				<b>4,260.91</b>	