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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 2025 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.

Kimberly H. Reese, CPA

Moneta, Virginia

May 13, 2025

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05/13/25
Cash Basis

Beechwood Shores POA, INC.
Balance Sheet
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	64,042.05
1052 · AU Clubhouse Acct (5848)	1,179.25
1250 · Reserve Funds	
1250-1 · Savings (0321)	17,058.87
1250-2 · CD (2829)	20,108.84
Total 1250 · Reserve Funds	37,167.71
Total Checking/Savings	102,389.01
Accounts Receivable	
1100 · Accounts Receivable	-413.00
Total Accounts Receivable	-413.00
Total Current Assets	101,976.01
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
1323.1 · Tennis Pavilion	-425.00
1325 · Parking Lot	2,000.00
1330 · CH Game Table	1,552.00
1334 · Basketball Equipment	916.00
Total 1300 · Fixed Assets	249,430.20
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	78,230.95
TOTAL ASSETS	180,206.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	387.84
Total Credit Cards	387.84
Total Current Liabilities	387.84
Total Liabilities	387.84

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Cash Basis

Beechwood Shores POA, INC.
Balance Sheet
As of April 30, 2025

	Apr 30, 25
Equity	
3900 · Retained Earnings	153,364.21
Net Income	26,454.91
Total Equity	179,819.12
TOTAL LIABILITIES & EQUITY	180,206.96

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
April 2025

	Apr 25	Jan - Apr 25
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	2,160.00	50,798.00
4020 · Unimproved Lots	532.00	15,143.00
Total 4000 · Dues	2,692.00	65,941.00
4040 · Interest	64.10	184.38
4070 · Interest & Late Fees (A/R)	65.37	65.37
4090 · Clubhouse Rent	150.00	300.00
4140 · Delinquent Dues	0.00	600.00
Total Income	2,971.47	67,090.75
Gross Profit	2,971.47	67,090.75
Expense		
6000 · Utilities		
6010 · Electricity	114.84	1,082.14
6030 · Internet	95.80	383.20
6040 · Water	96.85	307.07
Total 6000 · Utilities	307.49	1,772.41
6090 · Contract Services		
6091 · Grounds Maintenance	1,968.34	7,873.36
6090-5 · Pest Control	0.00	134.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	0.00	2,261.25
6090-12 · Legal fees	0.00	-27.00
Total 6090-8 · Professional Fees	0.00	2,234.25
Total 6090 · Contract Services	1,968.34	10,241.61
6210 · Supplies		
6210-1 · Pool Supplies	387.84	387.84
6210-3 · Clubhouse Supplies	0.00	553.98
Total 6210 · Supplies	387.84	941.82
6300 · Office & Admin Expenses		
6300-2B · Website Fees	0.00	236.99
6300-1 · Postage	0.00	188.00
6300-4 · Bank Charges	0.00	6.50
Total 6300 · Office & Admin Expenses	0.00	431.49
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-4 · Clubhouse Maintenance	0.00	27,448.51
Total 6501 · Repairs and Maintenance	0.00	27,448.51
Total 6500 · Budgeted Projects	0.00	27,448.51
Total Expense	2,663.67	40,835.84
Net Ordinary Income	307.80	26,254.91

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
April 2025

	Apr 25	Jan - Apr 25
Other Income/Expense		
Other Income		
Other Income		
Gain/Loss on Sale of Assets	0.00	200.00
Total Other Income	0.00	200.00
Total Other Income	0.00	200.00
Net Other Income	0.00	200.00
Net Income	307.80	26,454.91

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Cash Basis

Beechwood Shores POA, INC. Profit & Loss Budget Performance

April 2025

	Apr 25	Budget	\$ Over Budget	Jan - Apr 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	2,160.00	2,786.00	-626.00	50,798.00	50,433.00	365.00	55,728.00
4020 · Unimproved Lots	532.00	878.00	-346.00	15,143.00	15,888.00	-745.00	17,556.00
Total 4000 · Dues	2,692.00	3,664.00	-972.00	65,941.00	66,321.00	-380.00	73,284.00
4040 · Interest	64.10	15.00	49.10	184.38	104.00	80.38	224.00
4070 · Interest & Late Fees (A/R)	65.37	167.00	-101.63	65.37	295.00	-229.63	451.00
4090 · Clubhouse Rent	150.00	0.00	150.00	300.00	150.00	150.00	500.00
4110 · Landfill Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4140 · Delinquent Dues	0.00	150.00	-150.00	600.00	600.00	0.00	1,800.00
Total Income	2,971.47	3,996.00	-1,024.53	67,090.75	67,470.00	-379.25	76,259.00
Gross Profit	2,971.47	3,996.00	-1,024.53	67,090.75	67,470.00	-379.25	76,259.00
Expense							
6000 · Utilities							
6010 · Electricity	114.84	380.00	-265.16	1,082.14	1,520.00	-437.86	4,960.00
6030 · Internet	95.80	76.00	19.80	383.20	302.00	81.20	910.00
6040 · Water	96.85	65.00	31.85	307.07	260.00	47.07	1,200.00
Total 6000 · Utilities	307.49	521.00	-213.51	1,772.41	2,082.00	-309.59	7,070.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,968.34	2,100.00	-131.66	7,873.36	8,400.00	-526.64	25,200.00
6090-5 · Pest Control	0.00	0.00	0.00	134.00	67.00	67.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	0.00	600.00	-600.00	2,261.25	2,400.00	-138.75	7,200.00
6090-12 · Legal fees	0.00	0.00	0.00	-27.00	200.00	-227.00	800.00
6090-13 · Tax preparation	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Total 6090-8 · Professional Fees	0.00	600.00	-600.00	2,234.25	2,600.00	-365.75	8,400.00
Total 6090 · Contract Services	1,968.34	2,700.00	-731.66	10,241.61	11,067.00	-825.39	33,868.00
6210 · Supplies							
6210-1 · Pool Supplies	387.84	0.00	387.84	387.84	700.00	-312.16	1,150.00
6210-2 · Grounds Supplies	0.00	300.00	-300.00	0.00	300.00	-300.00	1,100.00
6210-3 · Clubhouse Supplies	0.00	0.00	0.00	553.98	100.00	453.98	300.00
6210-5 · Landfill Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6210-6 · Other Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6210 · Supplies	387.84	300.00	87.84	941.82	1,100.00	-158.18	2,550.00
6300 · Office & Admin Expenses							
6440 · Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
6060 · Tax & License Fees	0.00	0.00	0.00	0.00	0.00	0.00	25.00
6300-2B · Website Fees	0.00	0.00	0.00	236.99	210.00	26.99	210.00
6300-6 · Pool Card Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6300-1 · Postage	0.00	0.00	0.00	188.00	150.00	38.00	230.00
6300-2 · Office Supplies	0.00	0.00	0.00	0.00	80.00	-80.00	230.00
6300-3 · Copies	0.00	0.00	0.00	0.00	75.00	-75.00	120.00
6300-4 · Bank Charges	0.00	0.00	0.00	6.50	0.00	6.50	0.00
Total 6300 · Office & Admin Expenses	0.00	0.00	0.00	431.49	515.00	-83.51	4,315.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-1 · Landfill Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-2 · Grounds	0.00	300.00	-300.00	0.00	1,050.00	-1,050.00	3,300.00
6500-3 · Pool Maint & Outdoor Furniture	0.00	500.00	-500.00	0.00	500.00	-500.00	7,500.00
6500-4 · Clubhouse Maintenance	0.00	0.00	0.00	27,448.51	25,390.00	2,058.51	25,390.00
6500-15 · Trails Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-18 · Repairs - Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6501 · Repairs and Maintenance	0.00	800.00	-800.00	27,448.51	26,940.00	508.51	36,190.00
Total 6500 · Budgeted Projects	0.00	800.00	-800.00	27,448.51	26,940.00	508.51	36,190.00
Total Expense	2,663.67	4,321.00	-1,657.33	40,835.84	41,704.00	-868.16	83,993.00
Net Ordinary Income	307.80	-325.00	632.80	26,254.91	25,766.00	488.91	-7,734.00
Other Income/Expense							
Other Income							
Other Income							
Gain/Loss on Sale of Assets	0.00			200.00			
Total Other Income	0.00			200.00			
Total Other Income	0.00			200.00			
Net Other Income	0.00			200.00			
Net Income	307.80	-325.00	632.80	26,454.91	25,766.00	688.91	-7,734.00

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Beechwood Shores POA, INC.
Bank Account Detail
 As of April 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						64,953.69
04/02/2025			Pav Contrib	975.00		65,928.69
04/07/2025			Deposit	1,582.00		67,510.69
04/10/2025			Deposit	743.37		68,254.06
04/10/2025	4531	Bedford Regional Water A...	02/21 to 03/22		96.85	68,157.21
04/11/2025	ACH	Lisa Smith	Tennis Court Pavillion - Purchase		1,200.00	66,957.21
04/15/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	66,861.41
04/15/2025			Pav Contribution	600.00		67,461.41
04/17/2025			Deposit	432.00		67,893.41
04/17/2025	4532	Atlee Rea (Vendor)	Monthly Services		1,500.00	66,393.41
04/17/2025	4533	S&J Maintenance	Monthly Services		468.34	65,925.07
04/17/2025			Funds Transfer		1,818.18	64,106.89
04/21/2025			Pav Contrib	50.00		64,156.89
04/22/2025	debit	Appalachian Power Co			11.29	64,145.60
04/22/2025	debit	Appalachian Power Co			103.55	64,042.05
Total 1050 · Atlantic Union Checking (5832)				4,382.37	5,294.01	64,042.05
1052 · AU Clubhouse Acct (5848)						1,029.25
04/16/2025			Deposit	50.00		1,079.25
04/25/2025			Deposit	100.00		1,179.25
Total 1052 · AU Clubhouse Acct (5848)				150.00	0.00	1,179.25
1250 · Reserve Funds						35,285.43
1250-1 · Savings (0321)						15,239.37
04/17/2025			Funds Transfer	1,818.18		17,057.55
04/30/2025			Interest	1.32		17,058.87
Total 1250-1 · Savings (0321)				1,819.50	0.00	17,058.87
1250-2 · CD (2829)						20,046.06
04/22/2025			Interest	62.78		20,108.84
Total 1250-2 · CD (2829)				62.78	0.00	20,108.84
Total 1250 · Reserve Funds				1,882.28	0.00	37,167.71
TOTAL				6,414.65	5,294.01	102,389.01

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Cash Basis

Beechwood Shores POA, INC.
Expense Detail By Account
April 2025

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
04/22/2025	debit	Appalachian Power Co	024-828-686-0-7	11.29
04/22/2025	debit	Appalachian Power Co	028-880-021-0-8	103.55
Total 6010 · Electricity				114.84
6030 · Internet				
04/15/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 · Internet				95.80
6040 · Water				
04/10/2025	02/21 ...	Bedford Regional Water Authority	02/21 to 03/22	96.85
Total 6040 · Water				96.85
Total 6000 · Utilities				307.49
6090 · Contract Services				
6091 · Grounds Maintenance				
04/17/2025	4532	Atlee Rea (Vendor)	Monthly Services	1,500.00
04/17/2025	4533	S&J Maintenance	Monthly Services	468.34
Total 6091 · Grounds Maintenance				1,968.34
Total 6090 · Contract Services				1,968.34
6210 · Supplies				
6210-1 · Pool Supplies				
04/15/2025	2330225	Capp's Home Building Center	40 lb Crystal Softener Blue Salt	387.84
Total 6210-1 · Pool Supplies				387.84
Total 6210 · Supplies				387.84
TOTAL				2,663.67