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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 January 2025 and the one month 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. Pelue, CPA

Moneta, Virginia

March 17, 2025

8:55 AM
03/17/25
Cash Basis

Beechwood Shores POA, INC.
Balance Sheet
As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	63,790.64
1052 · AU Clubhouse Acct (5848)	979.87
1250 · Reserve Funds	
1250-1 · Savings (0321)	11,600.85
1250-2 · CD (2829)	8,404.22
Total 1250 · Reserve Funds	20,005.07
Total Checking/Savings	84,775.58
Accounts Receivable	
1100 · Accounts Receivable	432.00
Total Accounts Receivable	432.00
Total Current Assets	85,207.58
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
TOTAL ASSETS	163,863.53
LIABILITIES & EQUITY	
Equity	
3900 · Retained Earnings	153,364.21
Net Income	10,499.32
Total Equity	163,863.53
TOTAL LIABILITIES & EQUITY	163,863.53

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03/17/25
Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
January 2025

	Jan 25	Jan 25
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	30,486.00	30,486.00
4020 · Unimproved Lots	9,584.00	9,584.00
Total 4000 · Dues	40,070.00	40,070.00
4040 · Interest	37.18	37.18
4140 · Delinquent Dues	150.00	150.00
Total Income	40,257.18	40,257.18
Gross Profit	40,257.18	40,257.18
Expense		
6000 · Utilities		
6010 · Electricity	281.43	281.43
6030 · Internet	95.80	95.80
6040 · Water	106.61	106.61
Total 6000 · Utilities	483.84	483.84
6090 · Contract Services		
6091 · Grounds Maintenance	1,968.34	1,968.34
6090-8 · Professional Fees		
6090-11 · Accounting fees	700.00	700.00
Total 6090-8 · Professional Fees	700.00	700.00
Total 6090 · Contract Services	2,668.34	2,668.34
6210 · Supplies		
6210-3 · Clubhouse Supplies	79.32	79.32
Total 6210 · Supplies	79.32	79.32
6300 · Office & Admin Expenses		
6300-4 · Bank Charges	6.50	6.50
Total 6300 · Office & Admin Expenses	6.50	6.50
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-4 · Clubhouse Maintenance	26,519.86	26,519.86
Total 6501 · Repairs and Maintenance	26,519.86	26,519.86
Total 6500 · Budgeted Projects	26,519.86	26,519.86
Total Expense	29,757.86	29,757.86
Net Ordinary Income	10,499.32	10,499.32
Net Income	10,499.32	10,499.32

Beechwood Shores POA, INC.
Profit & Loss Budget Performance
January 2025

	Jan 25	Budget	\$ Over Budget	Jan 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	30,486.00	2,786.00	27,700.00	30,486.00	2,786.00	27,700.00	55,728.00
4020 · Unimproved Lots	9,584.00	878.00	8,706.00	9,584.00	878.00	8,706.00	17,556.00
Total 4000 · Dues	40,070.00	3,664.00	36,406.00	40,070.00	3,664.00	36,406.00	73,284.00
4040 · Interest	37.18	37.00	0.18	37.18	37.00	0.18	224.00
4070 · Interest & Late Fees (A/R)	0.00	107.00	-107.00	0.00	107.00	-107.00	451.00
4090 · Clubhouse Rent	0.00	50.00	-50.00	0.00	50.00	-50.00	500.00
4110 · Landfill Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4140 · Delinquent Dues	150.00	150.00	0.00	150.00	150.00	0.00	1,800.00
Total Income	40,257.18	4,008.00	36,249.18	40,257.18	4,008.00	36,249.18	76,259.00
Gross Profit	40,257.18	4,008.00	36,249.18	40,257.18	4,008.00	36,249.18	76,259.00
Expense							
6000 · Utilities							
6010 · Electricity	281.43	380.00	-98.57	281.43	380.00	-98.57	4,960.00
6030 · Internet	95.80	75.00	20.80	95.80	75.00	20.80	910.00
6040 · Water	106.61	65.00	41.61	106.61	65.00	41.61	1,200.00
Total 6000 · Utilities	483.84	520.00	-36.16	483.84	520.00	-36.16	7,070.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,968.34	2,100.00	-131.66	1,968.34	2,100.00	-131.66	25,200.00
6090-5 · Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	700.00	600.00	100.00	700.00	600.00	100.00	7,200.00
6090-12 · Legal fees	0.00	0.00	0.00	0.00	0.00	0.00	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	700.00	600.00	100.00	700.00	600.00	100.00	8,400.00
Total 6090 · Contract Services	2,668.34	2,700.00	-31.66	2,668.34	2,700.00	-31.66	33,868.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
6210-2 · Grounds Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
6210-3 · Clubhouse Supplies	79.32	50.00	29.32	79.32	50.00	29.32	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	79.32	50.00	29.32	79.32	50.00	29.32	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	0.00	0.00	0.00	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	150.00	-150.00	0.00	150.00	-150.00	230.00
6300-2 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	230.00
6300-3 · Copies	0.00	75.00	-75.00	0.00	75.00	-75.00	120.00
6300-4 · Bank Charges	6.50	0.00	6.50	6.50	0.00	6.50	0.00
Total 6300 · Office & Admin Expenses	6.50	225.00	-218.50	6.50	225.00	-218.50	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	0.00	0.00	0.00	0.00	0.00	3,300.00
6500-3 · Pool Maint & Outdoor Furn...	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
6500-4 · Clubhouse Maintenance	26,519.86	25,390.00	1,129.86	26,519.86	25,390.00	1,129.86	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	26,519.86	25,390.00	1,129.86	26,519.86	25,390.00	1,129.86	36,190.00
Total 6500 · Budgeted Projects	26,519.86	25,390.00	1,129.86	26,519.86	25,390.00	1,129.86	36,190.00
Total Expense	29,757.86	28,885.00	872.86	29,757.86	28,885.00	872.86	83,993.00
Net Ordinary Income	10,499.32	-24,877.00	35,376.32	10,499.32	-24,877.00	35,376.32	-7,734.00
Net Income	10,499.32	-24,877.00	35,376.32	10,499.32	-24,877.00	35,376.32	-7,734.00

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Beechwood Shores POA, INC.
Bank Account Detail
As of January 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						32,340.12
01/02/2025	BP	Ben Spencer (Vendor)			7,540.47	24,799.65
01/02/2025			Deposit	5,916.00		30,715.65
01/07/2025	DEBIT	Atlantic Union Bank	CHARGE BACK		432.00	30,283.65
01/08/2025			Deposit	5,816.00		36,099.65
01/14/2025	Debit	2042 - Gildea, Joanne			190.58	35,909.07
01/14/2025	Debit	Connie Smith			3,455.82	32,453.25
01/14/2025	Debit	Carol Stauffer (Vendor)			6,360.86	26,092.39
01/14/2025	DEBIT	JKG Accounting (Inc)	December Services		700.00	25,392.39
01/15/2025	4520	Atlee Rea (Vendor)	Monthly Services		1,500.00	23,892.39
01/15/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	23,796.59
01/16/2025			Deposit	5,900.00		29,696.59
01/16/2025			Deposit	3,124.00		32,820.59
01/17/2025	4521	S&J Maintenance	Monthly Services		468.34	32,352.25
01/17/2025	DEBIT	Ben Spencer (Vendor)			1,928.00	30,424.25
01/21/2025			Funds Transfer Kitchen Renovation	26,200.00		56,624.25
01/22/2025			Deposit	6,229.06		62,853.31
01/22/2025			Deposit	2,626.00		65,479.31
01/22/2025	Debit	2080 - Leary, Richard & S...	2080		114.36	65,364.95
01/22/2025	Debit	2042 - Gildea, Joanne	2042		252.46	65,112.49
01/22/2025	Debit	Connie Smith			764.08	64,348.41
01/23/2025	debit	Appalachian Power Co	Electric		14.85	64,333.56
01/23/2025	debit	Appalachian Power Co	Electric		266.58	64,066.98
01/23/2025	Debit	HDZ Construction			5,913.23	58,153.75
01/29/2025			Deposit	5,750.00		63,903.75
01/31/2025	Debit	Atlantic Union Bank			6.50	63,897.25
01/31/2025	ACH	Bedford Regional Water A...	Acct# 00300636-01		106.61	63,790.64
Total 1050 · Atlantic Union Checking (5832)				61,561.06	30,110.54	63,790.64
1052 · AU Clubhouse Acct (5848)						1,059.19
01/22/2025	Debit	Stacy Pronko (Vendor)			79.32	979.87
Total 1052 · AU Clubhouse Acct (5848)				0.00	79.32	979.87
1250 · Reserve Funds						46,167.89
1250-1 · Savings (0321)						37,798.43
01/21/2025			Funds Transfer Kitchen Renovation		26,200.00	11,598.43
01/31/2025			Interest	2.42		11,600.85
Total 1250-1 · Savings (0321)				2.42	26,200.00	11,600.85
1250-2 · CD (2829)						8,369.46
01/31/2025			Deposit	34.76		8,404.22
Total 1250-2 · CD (2829)				34.76	0.00	8,404.22
Total 1250 · Reserve Funds				37.18	26,200.00	20,005.07
TOTAL				61,598.24	56,389.86	84,775.58

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 Cash Basis

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

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
01/23/2025	debit	Appalachian Power Co	028-880-021-0-8	14.85
01/23/2025	debit	Appalachian Power Co	024-828-686-0-7	266.58
Total 6010 · Electricity				281.43
6030 · Internet				
01/15/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 · Internet				95.80
6040 · Water				
01/31/2025		Bedford Regional Water Authority	12/19/24-01/22/25	103.61
01/31/2025		Bedford Regional Water Authority	EFT check fee	3.00
Total 6040 · Water				106.61
Total 6000 · Utilities				483.84
6090 · Contract Services				
6091 · Grounds Maintenance				
01/15/2025	4520	Atlee Rea (Vendor)	Monthly Services	1,500.00
01/17/2025	4521	S&J Maintenance	Monthly Services	468.34
Total 6091 · Grounds Maintenance				1,968.34
6090-8 · Professional Fees				
6090-11 · Accounting fees				
01/16/2025	Dece...	JKG Accounting (Inc)	December Services	700.00
Total 6090-11 · Accounting fees				700.00
Total 6090-8 · Professional Fees				700.00
Total 6090 · Contract Services				2,668.34
6210 · Supplies				
6210-3 · Clubhouse Supplies				
01/22/2025	Debit	Stacy Pronko (Vendor)		79.32
Total 6210-3 · Clubhouse Supplies				79.32
Total 6210 · Supplies				79.32
6300 · Office & Admin Expenses				
6300-4 · Bank Charges				
01/31/2025	Debit	Atlantic Union Bank	13 items at \$.50	6.50
Total 6300-4 · Bank Charges				6.50
Total 6300 · Office & Admin Expenses				6.50
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-4 · Clubhouse Maintenance				
01/02/2025	BP	Ben Spencer (Vendor)	Kitchen remodel cabinets	7,540.47
01/14/2025	Debit	2042 - Gildea, Joanne		190.58
01/14/2025	Debit	Connie Smith		3,455.82
01/14/2025	Debit	Carol Stauffer (Vendor)		6,360.86
01/17/2025	DEBIT	Ben Spencer (Vendor)		1,928.00
01/22/2025	Debit	2080 - Leary, Richard & Susan	2080	114.36
01/22/2025	Debit	2042 - Gildea, Joanne	2042	252.46

9:03 AM
03/17/25
Cash Basis

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

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
01/22/2025	Debit	Connie Smith		764.08
01/23/2025	Debit	HDZ Construction		5,913.23
Total 6500-4 · Clubhouse Maintenance				26,519.86
Total 6501 · Repairs and Maintenance				26,519.86
Total 6500 · Budgeted Projects				26,519.86
TOTAL				29,757.86