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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 June 2025 and the six 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. Pelue, CPA

Moneta, Virginia

July 1, 2025

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Cash Basis

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

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	54,545.50
1052 · AU Clubhouse Acct (5848)	1,505.74
1250 · Reserve Funds	
1250-1 · Savings (0321)	20,698.36
1250-2 · CD (2829)	20,232.95
Total 1250 · Reserve Funds	40,931.31
Total Checking/Savings	96,982.55
Accounts Receivable	
1100 · Accounts Receivable	-414.01
Total Accounts Receivable	-414.01
Total Current Assets	96,568.54
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	174,799.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	347.72
Total Credit Cards	347.72
Total Current Liabilities	347.72
Total Liabilities	347.72

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Cash Basis

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

	Jun 30, 25
Equity	
3900 · Retained Earnings	153,364.21
Net Income	21,087.56
Total Equity	174,451.77
TOTAL LIABILITIES & EQUITY	174,799.49

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss

June 2025

	Jun 25	Jan - Jun 25
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	2,592.00	55,550.00
4020 · Unimproved Lots	798.00	16,465.00
Total 4000 · Dues	3,390.00	72,015.00
4040 · Interest	64.78	311.62
4070 · Interest & Late Fees (A/R)	174.31	352.00
4090 · Clubhouse Rent	100.00	450.00
4097 · Miscellaneous Income	100.00	415.00
4110 · Landfill Keys	0.00	100.00
4140 · Delinquent Dues	0.00	600.00
Total Income	3,829.09	74,243.62
Gross Profit	3,829.09	74,243.62
Expense		
6000 · Utilities		
6010 · Electricity	402.66	1,570.96
6030 · Internet	95.80	574.80
6040 · Water	110.09	544.81
Total 6000 · Utilities	608.55	2,690.57
6090 · Contract Services		
6091 · Grounds Maintenance	2,805.29	12,646.99
6090-5 · Pest Control	0.00	134.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	655.00	4,141.25
6090-12 · Legal fees	0.00	-27.00
6090-13 · Tax preparation	420.00	420.00
Total 6090-8 · Professional Fees	1,075.00	4,534.25
Total 6090 · Contract Services	3,880.29	17,315.24
6210 · Supplies		
6210-1 · Pool Supplies	260.06	1,958.15
6210-2 · Grounds Supplies	46.31	46.31
6210-3 · Clubhouse Supplies	0.00	747.49
Total 6210 · Supplies	306.37	2,751.95
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	25.00	25.00
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	25.00	456.49
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-3 · Pool Maint & Outdoor Furniture	296.10	893.30
6500-4 · Clubhouse Maintenance	0.00	29,248.51
Total 6501 · Repairs and Maintenance	296.10	30,141.81
Total 6500 · Budgeted Projects	296.10	30,141.81
Total Expense	5,116.31	53,356.06
Net Ordinary Income	-1,287.22	20,887.56

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
June 2025

	<u>Jun 25</u>	<u>Jan - Jun 25</u>
Other Income/Expense		
Other Income		
Other Income		
Gain/Loss on Sale of Assets	0.00	200.00
Total Other Income	<u>0.00</u>	<u>200.00</u>
Total Other Income	<u>0.00</u>	<u>200.00</u>
Net Other Income	<u>0.00</u>	<u>200.00</u>
Net Income	<u>-1,287.22</u>	<u>21,087.56</u>

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Cash Basis

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

	Jun 25	Budget	\$ Over Budget	Jan - Jun 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	2,592.00	2,509.00	83.00	55,550.00	55,728.00	-178.00	55,728.00
4020 · Unimproved Lots	798.00	790.00	8.00	16,465.00	17,556.00	-1,091.00	17,556.00
Total 4000 · Dues	3,390.00	3,299.00	91.00	72,015.00	73,284.00	-1,269.00	73,284.00
4040 · Interest	64.78	15.00	49.78	311.62	134.00	177.62	224.00
4070 · Interest & Late Fees (A/R)	174.31	32.00	142.31	352.00	451.00	-99.00	451.00
4090 · Clubhouse Rent	100.00	0.00	100.00	450.00	150.00	300.00	500.00
4097 · Miscellaneous Income	100.00			415.00			
4110 · Landfill Keys	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4140 · Delinquent Dues	0.00	150.00	-150.00	600.00	900.00	-300.00	1,800.00
Total Income	3,829.09	3,496.00	333.09	74,243.62	74,919.00	-675.38	76,259.00
Gross Profit	3,829.09	3,496.00	333.09	74,243.62	74,919.00	-675.38	76,259.00
Expense							
6000 · Utilities							
6010 · Electricity	402.66	480.00	-77.34	1,570.96	2,380.00	-809.04	4,960.00
6030 · Internet	95.80	76.00	19.80	574.80	454.00	120.80	910.00
6040 · Water	110.09	170.00	-59.91	544.81	495.00	49.81	1,200.00
Total 6000 · Utilities	608.55	726.00	-117.45	2,690.57	3,329.00	-638.43	7,070.00
6090 · Contract Services							
6091 · Grounds Maintenance	2,805.29	2,100.00	705.29	12,646.99	12,600.00	46.99	25,200.00
6090-5 · Pest Control	0.00	0.00	0.00	134.00	134.00	0.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	655.00	800.00	55.00	4,141.25	3,600.00	541.25	7,200.00
6090-12 · Legal fees	0.00	200.00	-200.00	-27.00	400.00	-427.00	800.00
6090-13 · Tax preparation	420.00	400.00	20.00	420.00	400.00	20.00	400.00
Total 6090-8 · Professional Fees	1,075.00	1,200.00	-125.00	4,534.25	4,400.00	134.25	8,400.00
Total 6090 · Contract Services	3,880.29	3,300.00	580.29	17,315.24	17,134.00	181.24	33,868.00
6210 · Supplies							
6210-1 · Pool Supplies	260.06	0.00	260.06	1,958.15	850.00	1,108.15	1,150.00
6210-2 · Grounds Supplies	46.31	400.00	-353.69	46.31	800.00	-753.69	1,100.00
6210-3 · Clubhouse Supplies	0.00	0.00	0.00	747.49	150.00	597.49	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	306.37	400.00	-93.63	2,751.95	1,800.00	951.95	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	25.00	0.00	25.00	25.00	25.00	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	50.00	-50.00	0.00	130.00	-130.00	230.00
6300-3 · Copies	0.00	15.00	-15.00	0.00	90.00	-90.00	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	25.00	65.00	-40.00	456.49	605.00	-148.51	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	750.00	-750.00	0.00	1,800.00	-1,800.00	3,300.00
6500-3 · Pool Maint & Outdoor Furniture	296.10	0.00	296.10	893.30	7,000.00	-6,106.70	7,500.00
6500-4 · Clubhouse Maintenance	0.00	0.00	0.00	29,248.51	25,390.00	3,858.51	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	296.10	750.00	-453.90	30,141.81	34,190.00	-4,048.19	36,190.00
Total 6500 · Budgeted Projects	296.10	750.00	-453.90	30,141.81	34,190.00	-4,048.19	36,190.00
Total Expense	5,116.31	5,241.00	-124.69	53,356.06	57,058.00	-3,701.94	83,993.00
Net Ordinary Income	-1,287.22	-1,745.00	457.78	20,887.56	17,861.00	3,026.56	-7,734.00
Other Income/Expense							
Other Income	0.00			200.00			
Net Other Income	0.00			200.00			
Net Income	-1,287.22	-1,745.00	457.78	21,087.56	17,861.00	3,226.56	-7,734.00

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

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						58,755.83
06/04/2025			Deposit	460.08		59,215.91
06/05/2025			Deposit	266.00		59,481.91
06/12/2025	4537	Bedford Regional Water Aut...	Acct# 00300636-01		110.09	59,371.82
06/15/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	59,276.02
06/17/2025	4539	S&J Maintenance	Monthly Services		468.34	58,807.68
06/17/2025	4538	Atlee Rea (Vendor)	Monthly Services		1,500.00	57,307.68
06/18/2025	4540	State Corporation Commissi...	2025 Annual Registration Fee SCC ID #0185523-8		25.00	57,282.68
06/18/2025	4541	Faber CPA Firm, LLC	Overdue Payment: 3/31/2025		420.00	56,862.68
06/18/2025	BillPa...	Connie Smith	Pool Umbrellas		208.44	56,654.24
06/18/2025	BillPa...	Eric Cechak (Vendor)	Buoy replacement		336.95	56,317.29
06/18/2025	BillPa...	Atlee Rea (Vendor)	Tree removal		500.00	55,817.29
06/18/2025	BillPa...	JKG Accounting (Inc)	Inv 5756 May services		655.00	55,162.29
06/18/2025			Funds Transfer		1,818.18	53,344.11
06/20/2025	ACH	Elan Financial Services			1,187.88	52,156.23
06/20/2025	BillPa...	Atlee Rea (Vendor)	Weed killer		46.31	52,109.92
06/23/2025	debit	Appalachian Power Co			335.19	51,774.73
06/23/2025	debit	Appalachian Power Co			67.47	51,707.26
06/24/2025			Deposit	1,041.12		52,748.38
06/26/2025			Deposit	466.56		53,214.94
06/30/2025			Deposit	1,330.56		54,545.50
Total 1050 · Atlantic Union Checking (5832)				3,564.32	7,774.65	54,545.50
1052 · AU Clubhouse Acct (5848)						1,305.74
06/12/2025			Deposit	150.00		1,455.74
06/20/2025			Deposit	50.00		1,505.74
Total 1052 · AU Clubhouse Acct (5848)				200.00	0.00	1,505.74
1250 · Reserve Funds						39,048.35
1250-1 · Savings (0321)						18,878.56
06/18/2025			Funds Transfer	1,818.18		20,696.74
06/30/2025			Interest	1.62		20,698.36
Total 1250-1 · Savings (0321)				1,819.80	0.00	20,698.36
1250-2 · CD (2829)						20,169.79
06/20/2025			Interest	63.16		20,232.95
Total 1250-2 · CD (2829)				63.16	0.00	20,232.95
Total 1250 · Reserve Funds				1,882.96	0.00	40,931.31
TOTAL				5,647.28	7,774.65	96,982.55

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Cash Basis

Beechwood Shores POA, INC.

Expense Detail By Account

June 2025

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
06/23/2025	debit	Appalachian Power Co	024-828-686-0-7	335.19
06/23/2025	debit	Appalachian Power Co	028-880-021-0-8	67.47
Total 6010 · Electricity				402.66
6030 · Internet				
06/15/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 · Internet				95.80
6040 · Water				
06/12/2025	04/21 to 05/20	Bedford Regional Water Authority	04/21 to 05/20	110.09
Total 6040 · Water				110.09
Total 6000 · Utilities				608.55
6090 · Contract Services				
6091 · Grounds Maintenance				
06/17/2025	4539	S&J Maintenance	Monthly Services	468.34
06/17/2025	4538	Atlee Rea (Vendor)	Monthly Services	1,500.00
06/18/2025	BillPay 6.3	Eric Cechak (Vendor)	Buoy replacement	336.95
06/18/2025	BillPay 6.4	Atlee Rea (Vendor)	Tree removal	500.00
Total 6091 · Grounds Maintenance				2,805.29
6090-8 · Professional Fees				
6090-11 · Accounting fees				
06/18/2025	BillPay 6.5	JKG Accounting (Inc)	Inv 5756 May services	655.00
Total 6090-11 · Accounting fees				655.00
6090-13 · Tax preparation				
06/18/2025		Faber CPA Firm, LLC	2024 tax return preparation and filing 3/31/2025	420.00
Total 6090-13 · Tax preparation				420.00
Total 6090-8 · Professional Fees				1,075.00
Total 6090 · Contract Services				3,880.29
6210 · Supplies				
6210-1 · Pool Supplies				
06/09/2025	57589	Aquapros Pools & Spas Service	Filter Socks, Polysheen Blue, 25lb Super Shock Wave	260.06
Total 6210-1 · Pool Supplies				260.06
6210-2 · Grounds Supplies				
06/20/2025	BillPay 6.1	Atlee Rea (Vendor)	Weed killer	46.31
Total 6210-2 · Grounds Supplies				46.31
Total 6210 · Supplies				306.37
6300 · Office & Admin Expenses				
6060 · Tax & License Fees				
06/18/2025		State Corporation Commission	2025 Annual Registration Fee SCC ID #0185523-8	25.00
Total 6060 · Tax & License Fees				25.00
Total 6300 · Office & Admin Expenses				25.00

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Cash Basis

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

Date	Num	Name	Memo	Paid Amount
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-3 · Pool Maint & Outdoor Furniture				
06/02/2025	W183291	WaterGuru	Cartridges	87.66
06/18/2025	BillPay 6.2	Connie Smith	Pool furniture - Umbrellas	208.44
Total 6500-3 · Pool Maint & Outdoor Furniture				296.10
Total 6501 · Repairs and Maintenance				296.10
Total 6500 · Budgeted Projects				296.10
TOTAL				5,116.31