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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.

A handwritten signature in cursive script, appearing to read 'Kimberly N. Nelson', is written over a horizontal line.

Moneta, Virginia

June 5, 2025

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06/05/25
Cash Basis

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

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	58,755.83
1052 · AU Clubhouse Acct (5848)	1,305.74
1250 · Reserve Funds	
1250-1 · Savings (0321)	18,878.56
1250-2 · CD (2829)	20,169.79
Total 1250 · Reserve Funds	39,048.35
Total Checking/Savings	99,109.92
Accounts Receivable	-414.00
Total Current Assets	98,695.92
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	176,926.87
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	1,187.88
Total Current Liabilities	1,187.88
Total Liabilities	1,187.88
Equity	
3900 · Retained Earnings	153,364.21
Net Income	22,374.78
Total Equity	175,738.99
TOTAL LIABILITIES & EQUITY	176,926.87

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
May 2025

	May 25	Jan - May 25
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	2,160.00	52,958.00
4020 · Unimproved Lots	524.00	15,667.00
Total 4000 · Dues	2,684.00	68,625.00
4040 · Interest	62.46	246.84
4070 · Interest & Late Fees (A/R)	112.32	177.69
4090 · Clubhouse Rent	50.00	350.00
4097 · Miscellaneous Income	315.00	315.00
4110 · Landfill Keys	100.00	100.00
4140 · Delinquent Dues	0.00	600.00
Total Income	3,323.78	70,414.53
Gross Profit	3,323.78	70,414.53
Expense		
6000 · Utilities		
6010 · Electricity	86.16	1,168.30
6030 · Internet	95.80	479.00
6040 · Water	127.65	434.72
Total 6000 · Utilities	309.61	2,082.02
6090 · Contract Services		
6091 · Grounds Maintenance	1,968.34	9,841.70
6090-5 · Pest Control	0.00	134.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	1,225.00	3,486.25
6090-12 · Legal fees	0.00	-27.00
Total 6090-8 · Professional Fees	1,225.00	3,459.25
Total 6090 · Contract Services	3,193.34	13,434.95
6210 · Supplies		
6210-1 · Pool Supplies	1,310.25	1,698.09
6210-3 · Clubhouse Supplies	193.51	747.49
Total 6210 · Supplies	1,503.76	2,445.58
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		
6500-3 · Pool Maint & Outdoor Furniture	597.20	597.20
6500-4 · Clubhouse Maintenance	1,800.00	29,248.51
Total 6501 · Repairs and Maintenance	2,397.20	29,845.71
Total 6500 · Budgeted Projects	2,397.20	29,845.71
Total Expense	7,403.91	48,239.75
Net Ordinary Income	-4,080.13	22,174.78

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
May 2025

	May 25	Jan - May 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	-4,080.13	22,374.78

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Cash Basis

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

	May 25	Budget	\$ Over Budget	Jan - May 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	2,160.00	2,766.00	-626.00	52,958.00	53,219.00	-261.00	55,728.00
4020 · Unimproved Lots	524.00	878.00	-354.00	15,667.00	16,766.00	-1,099.00	17,556.00
Total 4000 · Dues	2,684.00	3,664.00	-980.00	68,625.00	69,985.00	-1,360.00	73,284.00
4040 · Interest	62.46	15.00	47.46	246.84	119.00	127.84	224.00
4070 · Interest & Late Fees (A/R)	112.32	124.00	-11.68	177.69	419.00	-241.31	451.00
4090 · Clubhouse Rent	50.00	0.00	50.00	350.00	150.00	200.00	500.00
4097 · Miscellaneous Income	315.00			315.00			
4110 · Landfill Keys	100.00	0.00	100.00	100.00	0.00	100.00	0.00
4140 · Delinquent Dues	0.00	150.00	-150.00	600.00	750.00	-150.00	1,800.00
Total Income	3,323.78	3,953.00	-629.22	70,414.53	71,423.00	-1,008.47	76,259.00
Gross Profit	3,323.78	3,953.00	-629.22	70,414.53	71,423.00	-1,008.47	76,259.00
Expense							
6000 · Utilities							
6010 · Electricity	86.16	380.00	-293.84	1,168.30	1,900.00	-731.70	4,960.00
6030 · Internet	95.80	76.00	19.80	479.00	378.00	101.00	910.00
6040 · Water	127.65	65.00	62.65	434.72	325.00	109.72	1,200.00
Total 6000 · Utilities	309.61	521.00	-211.39	2,082.02	2,603.00	-520.98	7,070.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,968.34	2,100.00	-131.66	9,841.70	10,500.00	-658.30	25,200.00
6090-5 · Pest Control	0.00	67.00	-67.00	134.00	134.00	0.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	1,225.00	600.00	625.00	3,486.25	3,000.00	486.25	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	1,225.00	600.00	625.00	3,459.25	3,200.00	259.25	8,400.00
Total 6090 · Contract Services	3,193.34	2,767.00	426.34	13,434.95	13,834.00	-399.05	33,868.00
6210 · Supplies							
6210-1 · Pool Supplies	1,310.25	150.00	1,160.25	1,698.09	850.00	848.09	1,150.00
6210-2 · Grounds Supplies	0.00	100.00	-100.00	0.00	400.00	-400.00	1,100.00
6210-3 · Clubhouse Supplies	193.51	50.00	143.51	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	1,503.76	300.00	1,203.76	2,445.58	1,400.00	1,045.58	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	25.00	-25.00	0.00	25.00	-25.00	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	25.00	-25.00	431.49	540.00	-108.51	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	0.00	0.00	0.00	1,050.00	-1,050.00	3,300.00
6500-3 · Pool Maint & Outdoor Furniture	597.20	6,500.00	-5,902.80	597.20	7,000.00	-6,402.80	7,500.00
6500-4 · Clubhouse Maintenance	1,800.00	0.00	1,800.00	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	2,397.20	6,500.00	-4,102.80	29,845.71	33,440.00	-3,594.29	36,190.00
Total 6500 · Budgeted Projects	2,397.20	6,500.00	-4,102.80	29,845.71	33,440.00	-3,594.29	36,190.00
Total Expense	7,403.91	10,113.00	-2,709.09	48,239.75	51,817.00	-3,577.25	83,993.00
Net Ordinary Income	-4,080.13	-6,160.00	2,079.87	22,174.78	19,606.00	2,568.78	-7,734.00
Other Income/Expense							
Other Income							
Other Income	0.00			200.00			
Total Other Income	0.00			200.00			
Net Other Income	0.00			200.00			
Net Income	-4,080.13	-6,160.00	2,079.87	22,374.78	19,606.00	2,768.78	-7,734.00

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06/05/25

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

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						64,042.05
05/06/2025	Debit	Carol Stauffer (Vendor)	Pool Supplies		27.37	64,014.68
05/06/2025	DEBIT	Superior Septic	e-mail sent to Kim 06-03		1,800.00	62,214.68
05/07/2025	4534	Bedford Regional Water A...	Acct# 00300636-01		127.65	62,087.03
05/14/2025	4535	S&J Maintenance	Monthly Services		468.34	61,618.69
05/15/2025			Deposit	698.00		62,316.69
05/15/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	62,220.89
05/16/2025	debit	Cardmember Service			387.84	61,833.05
05/17/2025	4536	Atlee Rea (Vendor)	Monthly Services		1,500.00	60,333.05
05/19/2025			Funds Transfer		1,818.18	58,514.87
05/20/2025	DEBIT	JKG Accounting (Inc)	Mar-Apr 2025 Services		1,225.00	57,289.87
05/22/2025			Deposit	920.16		58,210.03
05/22/2025	debit	Appalachian Power Co			10.87	58,199.16
05/22/2025	debit	Appalachian Power Co			75.29	58,123.87
05/22/2025			Deposit	460.08		58,583.95
05/23/2025			Deposit	50.00		58,633.95
05/28/2025	Debit	Carol Stauffer (Vendor)	Pool Furniture and Landscape		597.20	58,036.75
05/29/2025			Deposit	719.08		58,755.83
Total 1050 · Atlantic Union Checking (5832)				2,847.32	8,133.54	58,755.83
1052 · AU Clubhouse Acct (5848)						1,179.25
05/06/2025	Debit	Carol Stauffer (Vendor)	Clubhouse supplies		32.93	1,146.32
05/12/2025			Deposit	215.00		1,361.32
05/27/2025			Deposit	150.00		1,511.32
05/28/2025	ACH	Lisa Smith	Pool party supplies		160.58	1,350.74
05/28/2025	Debit	Carol Stauffer (Vendor)	Grill and pool supplies		95.00	1,255.74
05/30/2025			Deposit	50.00		1,305.74
Total 1052 · AU Clubhouse Acct (5848)				415.00	288.51	1,305.74
1250 · Reserve Funds						37,167.71
1250-1 · Savings (0321)						17,058.87
05/19/2025			Funds Transfer	1,818.18		18,877.05
05/30/2025			Interest	1.51		18,878.56
Total 1250-1 · Savings (0321)				1,819.69	0.00	18,878.56
1250-2 · CD (2829)						20,108.84
05/16/2025			Deposit	60.95		20,169.79
Total 1250-2 · CD (2829)				60.95	0.00	20,169.79
Total 1250 · Reserve Funds				1,880.64	0.00	39,048.35
TOTAL				5,142.96	8,422.05	99,109.92

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Cash Basis

Beechwood Shores POA, INC.

Expense Detail By Account

May 2025

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
05/22/2025	debit	Appalachian Power Co	024-828-686-0-7	10.87
05/22/2025	debit	Appalachian Power Co	028-880-021-0-8	75.29
Total 6010 · Electricity				86.16
6030 · Internet				
05/15/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 · Internet				95.80
6040 · Water				
05/07/2025	03-21 t...	Bedford Regional Water Authority	03-21 to 04-21	127.65
Total 6040 · Water				127.65
Total 6000 · Utilities				309.61
6090 · Contract Services				
6091 · Grounds Maintenance				
05/14/2025	4535	S&J Maintenance	Monthly Services	468.34
05/17/2025	4536	Atlee Rea (Vendor)	Monthly Services	1,500.00
Total 6091 · Grounds Maintenance				1,968.34
6090-8 · Professional Fees				
6090-11 · Accounting fees				
05/20/2025	5629	JKG Accounting (Inc)	March 2025 Services	495.00
05/20/2025	5715	JKG Accounting (Inc)	April 2025 Services	730.00
Total 6090-11 · Accounting fees				1,225.00
Total 6090-8 · Professional Fees				1,225.00
Total 6090 · Contract Services				3,193.34
6210 · Supplies				
6210-1 · Pool Supplies				
05/02/2025		Aquapros Pools & Spas Service	Filter Sock, Super Shock Wave	260.06
05/02/2025		Walmart	Pool Brush, Hose, HTH Test	131.90
05/03/2025		Aquapros Pools & Spas Service	Algae Complete	189.52
05/06/2025	Debit	Carol Stauffer (Vendor)	Pool Supplies	27.37
05/15/2025		Aquapros Pools & Spas Service	Sodium bicarbonate, Lo N S10, Stabilizer, Balance Pak 300, Re-Fresh 5l...	606.40
05/28/2025	Debit	Carol Stauffer (Vendor)	Grill and pool supplies	95.00
Total 6210-1 · Pool Supplies				1,310.25
6210-3 · Clubhouse Supplies				
05/06/2025	Debit	Carol Stauffer (Vendor)	Clubhouse supplies	32.93
05/28/2025	ACH	Lisa Smith	Pool party supplies	160.58
Total 6210-3 · Clubhouse Supplies				193.51
Total 6210 · Supplies				1,503.76
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-3 · Pool Maint & Outdoor Furniture				
05/28/2025	Debit	Carol Stauffer (Vendor)	Pool Furniture and Landscape	597.20
Total 6500-3 · Pool Maint & Outdoor Furniture				597.20
6500-4 · Clubhouse Maintenance				
05/06/2025	26245	Superior Septic	Septic Maintenance	1,800.00
Total 6500-4 · Clubhouse Maintenance				1,800.00
Total 6501 · Repairs and Maintenance				2,397.20
Total 6500 · Budgeted Projects				2,397.20
TOTAL				7,403.91