



12801 Moneta Rd, Moneta VA 24121

Telephone: (540) 297-8401

Fax: (540) 297-0013

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 November 2024 and the eleven 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 H. Pelue', is written in black ink.

Moneta, Virginia  
December 4, '24

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Cash Basis

# Beechwood Shores POA, INC.

## Balance Sheet

As of November 30, 2024

	Nov 30, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	51,455.95
1052 · AU Clubhouse Acct (5848)	1,081.35
1250 · Reserve Funds	
1250-1 · Savings (0321)	21,796.50
1250-2 · CD (2829)	8,335.96
Total 1250 · Reserve Funds	30,132.46
Total Checking/Savings	82,669.76
Accounts Receivable	
1100 · Accounts Receivable	-26.94
Total Accounts Receivable	-26.94
Total Current Assets	82,642.82
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>161,298.77</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	201.06
Total Credit Cards	201.06
Total Current Liabilities	201.06
Total Liabilities	201.06

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Cash Basis

Beechwood Shores POA, INC.  
Balance Sheet  
As of November 30, 2024

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	<u>Nov 30, 24</u>
Equity	
3900 · Retained Earnings	150,091.68
Net Income	<u>11,006.03</u>
Total Equity	<u>161,097.71</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>161,298.77</u></b>

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Cash Basis

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

	Nov 24	Jan - Nov 24
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	51,912.00
4020 · Unimproved Lots	0.00	19,466.54
Total 4000 · Dues	0.00	71,378.54
4040 · Interest	36.43	176.62
4070 · Interest & Late Fees (A/R)	0.00	492.10
4090 · Clubhouse Rent	0.00	500.00
4110 · Landfill Keys	0.00	50.00
Total Income	36.43	72,597.26
Gross Profit	36.43	72,597.26
Expense		
6000 · Utilities		
6010 · Electricity	87.66	3,511.12
6030 · Internet	75.80	833.80
6040 · Water	73.63	1,574.28
Total 6000 · Utilities	237.09	5,919.20
6090 · Contract Services		
6091 · Grounds Maintenance	2,097.32	24,276.81
6090-5 · Pest Control	67.00	268.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	0.00	5,580.00
6090-12 · Legal fees	0.00	62.00
6090-13 · Tax preparation	0.00	360.00
Total 6090-8 · Professional Fees	0.00	6,002.00
6090 · Contract Services - Other	0.00	4.50
Total 6090 · Contract Services	2,164.32	30,551.31
6210 · Supplies		
6210-1 · Pool Supplies	163.19	1,040.39
6210-2 · Grounds Supplies	0.00	964.76
6210-3 · Clubhouse Supplies	37.87	440.68
6210-6 · Other Supplies	0.00	302.60
Total 6210 · Supplies	201.06	2,748.43
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	25.00
6300-2B · Website Fees	0.00	206.99
6300-1 · Postage	0.00	363.00
6300-2 · Office Supplies	0.00	402.56
6300-3 · Copies	0.00	62.01
6300-4 · Bank Charges	0.00	6.00
Total 6300 · Office & Admin Expenses	0.00	1,065.56

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Cash Basis

Beechwood Shores POA, INC.  
Profit & Loss  
November 2024

	<u>Nov 24</u>	<u>Jan - Nov 24</u>
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	0.00	169.79
6500-3 · Pool Maint & Outdoor Furniture	0.00	20,557.12
6500-4 · Clubhouse Maintenance	1,400.00	1,400.00
6500-15 · Trails Maintenance	0.00	6.37
<b>Total 6501 · Repairs and Maintenance</b>	<u>1,400.00</u>	<u>22,133.28</u>
<b>Total 6500 · Budgeted Projects</b>	<u>1,400.00</u>	<u>22,133.28</u>
<b>Total Expense</b>	<u>4,002.47</u>	<u>62,417.78</u>
<b>Net Ordinary Income</b>	<u>-3,966.04</u>	<u>10,179.48</u>
<b>Other Income/Expense</b>		
<b>Other Income</b>		
<b>Other Income</b>		
Clubhouse Event Income	0.00	819.80
Other Income - Other	0.00	6.75
<b>Total Other Income</b>	<u>0.00</u>	<u>826.55</u>
<b>Total Other Income</b>	<u>0.00</u>	<u>826.55</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>826.55</u>
<b>Net Income</b>	<u>-3,966.04</u>	<u>11,006.03</u>

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

November 2024

	Nov 24	Budget	\$ Over Budget	Jan - Nov 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	0.00	0.00	0.00	51,912.00	51,912.00	0.00	51,912.00
4020 · Unimproved Lots	0.00	0.00	0.00	19,466.54	19,326.00	140.54	19,326.00
<b>Total 4000 · Dues</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>71,378.54</b>	<b>71,238.00</b>	<b>140.54</b>	<b>71,238.00</b>
4040 · Interest	36.43	5.83	30.60	176.62	64.13	112.49	70.00
4070 · Interest & Late Fees (A/R)	0.00	41.67	-41.67	492.10	458.37	33.73	500.00
4090 · Clubhouse Rent	0.00	0.00	0.00	500.00	300.00	200.00	300.00
4110 · Landfill Keys	0.00	0.00	0.00	50.00	100.00	-50.00	100.00
<b>Total Income</b>	<b>36.43</b>	<b>47.50</b>	<b>-11.07</b>	<b>72,597.26</b>	<b>72,160.50</b>	<b>436.76</b>	<b>72,208.00</b>
<b>Gross Profit</b>	<b>36.43</b>	<b>47.50</b>	<b>-11.07</b>	<b>72,597.26</b>	<b>72,160.50</b>	<b>436.76</b>	<b>72,208.00</b>
Expense							
6000 · Utilities							
6010 · Electricity	87.66	316.67	-229.01	3,511.12	3,483.33	27.79	3,800.00
6030 · Internet	75.80	75.80	0.00	833.80	833.80	0.00	909.60
6040 · Water	73.63	125.00	-51.37	1,574.28	1,440.00	134.28	1,500.00
<b>Total 6000 · Utilities</b>	<b>237.09</b>	<b>517.47</b>	<b>-280.38</b>	<b>5,919.20</b>	<b>5,757.13</b>	<b>162.07</b>	<b>6,209.60</b>
6090 · Contract Services							
6091 · Grounds Maintenance	2,097.32	1,968.33	128.99	24,276.81	21,651.63	2,625.18	23,620.00
6090-5 · Pest Control	67.00	0.00	67.00	268.00	268.00	0.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	0.00	600.00	-600.00	5,580.00	6,600.00	-1,020.00	7,200.00
6090-12 · Legal fees	0.00	166.67	-166.67	62.00	1,833.37	-1,771.37	2,000.00
6090-13 · Tax preparation	0.00	0.00	0.00	360.00	360.00	0.00	360.00
<b>Total 6090-8 · Professional Fees</b>	<b>0.00</b>	<b>766.67</b>	<b>-766.67</b>	<b>6,002.00</b>	<b>8,793.37</b>	<b>-2,791.37</b>	<b>9,560.00</b>
6090 · Contract Services - Other	0.00	0.00	0.00	4.50	980.00	-975.50	980.00
<b>Total 6090 · Contract Services</b>	<b>2,164.32</b>	<b>2,735.00</b>	<b>-570.68</b>	<b>30,551.31</b>	<b>31,693.00</b>	<b>-1,141.69</b>	<b>34,428.00</b>
6210 · Supplies							
6210-1 · Pool Supplies	163.19	0.00	163.19	1,040.39	1,740.00	-699.61	1,740.00
6210-2 · Grounds Supplies	0.00	0.00	0.00	964.76	600.00	364.76	600.00
6210-3 · Clubhouse Supplies	37.87	83.33	-45.46	440.68	916.63	-475.95	1,000.00
6210-6 · Other Supplies	0.00	41.66	-41.66	302.80	458.34	-155.74	500.00
<b>Total 6210 · Supplies</b>	<b>201.06</b>	<b>124.99</b>	<b>76.07</b>	<b>2,748.43</b>	<b>3,714.97</b>	<b>-966.54</b>	<b>3,840.00</b>
6300 · Office & Admin Expenses							
6440 · Insurance	0.00	2,909.00	-2,909.00	0.00	2,909.00	-2,909.00	2,909.00
6060 · Tax & License Fees	0.00	0.00	0.00	25.00	25.00	0.00	105.00
6300-2B · Website Fees	0.00	0.00	0.00	206.99	131.00	75.99	131.00
6300-1 · Postage	0.00	0.00	0.00	363.00	300.00	63.00	300.00
6300-2 · Office Supplies	0.00	12.00	-12.00	402.56	132.00	270.56	144.00
6300-3 · Copies	0.00	8.00	-8.00	62.01	88.00	-25.99	96.00
6300-4 · Bank Charges	0.00	0.00	0.00	6.00	0.00	6.00	0.00
<b>Total 6300 · Office &amp; Admin Expenses</b>	<b>0.00</b>	<b>2,929.00</b>	<b>-2,929.00</b>	<b>1,065.56</b>	<b>3,585.00</b>	<b>-2,519.44</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	300.00	-300.00	300.00
6500-2 · Grounds	0.00	0.00	0.00	169.79	3,000.00	-2,830.21	3,000.00
6500-3 · Pool Maint & Outdoor Furniture	0.00	0.00	0.00	20,557.12	2,250.00	18,307.12	2,250.00
6500-4 · Clubhouse Maintenance	1,400.00	0.00	1,400.00	1,400.00	0.00	1,400.00	0.00
6500-15 · Trails Maintenance	0.00	150.00	-150.00	6.37	150.00	-143.63	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>1,400.00</b>	<b>150.00</b>	<b>1,250.00</b>	<b>22,133.28</b>	<b>5,700.00</b>	<b>16,433.28</b>	<b>5,850.00</b>
<b>Total 6500 · Budgeted Projects</b>	<b>1,400.00</b>	<b>150.00</b>	<b>1,250.00</b>	<b>22,133.28</b>	<b>5,700.00</b>	<b>16,433.28</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>4,002.47</b>	<b>6,456.46</b>	<b>-2,453.99</b>	<b>62,417.78</b>	<b>50,450.10</b>	<b>11,967.68</b>	<b>70,012.60</b>
<b>Net Ordinary Income</b>	<b>-3,966.04</b>	<b>-6,408.96</b>	<b>2,442.92</b>	<b>10,179.48</b>	<b>21,710.40</b>	<b>-11,530.92</b>	<b>2,195.40</b>
Other Income/Expense							
Other Income							
Statutory Contr. from Operating	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
Other Income							
Clubhouse Event Income	0.00			819.80			
Other Income - Other	0.00			6.75			
<b>Total Other Income</b>	<b>0.00</b>			<b>826.55</b>			
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>826.55</b>	<b>0.00</b>	<b>826.55</b>	<b>16,000.00</b>

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Cash Basis

**Beechwood Shores POA, INC.**  
**Profit & Loss Budget Performance**  
**November 2024**

	<u>Nov 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 24</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Expense							
7500-6 - Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	826.55	0.00	826.55	16,000.00
<b>Net Income</b>	<b>-3,988.04</b>	<b>-6,408.98</b>	<b>2,442.92</b>	<b>11,008.03</b>	<b>21,710.40</b>	<b>-10,704.37</b>	<b>18,195.40</b>

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

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						43,482.27
11/01/2024	BP	HDZ Construction	Gable Repair & Painting at Clubhouse		1,400.00	42,082.27
11/06/2024			Deposit	11,775.09		53,857.36
11/15/2024	debit	Comcast Xfinity	Internet Service Fee		75.80	53,781.56
11/18/2024	4512	S&J Maintenance	Monthly Services		468.34	53,313.22
11/21/2024	4513	Atlee Rea (Vendor)	Monthly Services		1,500.00	51,813.22
11/22/2024	4514	HDZ Construction	Send to replace failed billpay		1,400.00	50,413.22
11/22/2024	debit	Appalachian Power Co			11.46	50,401.76
11/22/2024	debit	Appalachian Power Co			76.20	50,325.56
11/22/2024			Billpay return	1,400.00		51,725.56
11/22/2024	BP	Atlee Rea (Vendor)	Lowe's Reimbursement for turf supplies		128.98	51,596.58
11/23/2024	ACH	Bedford Regional Water ...	Acct# 00300636-01		73.63	51,522.95
11/26/2024	ACH	Dodson Pest Control			67.00	51,455.95
Total 1050 · Atlantic Union Checking (5832)				13,175.09	5,201.41	51,455.95
1052 · AU Clubhouse Acct (5848)						1,081.35
Total 1052 · AU Clubhouse Acct (5848)						1,081.35
1250 · Reserve Funds						41,871.12
1250-1 · Savings (0321)						33,569.64
11/06/2024			Pool Refurbishment		11,775.09	21,794.55
11/30/2024			Interest	1.95		21,796.50
Total 1250-1 · Savings (0321)				1.95	11,775.09	21,796.50
1250-2 · CD (2829)						8,301.48
11/30/2024			Interest	34.48		8,335.96
Total 1250-2 · CD (2829)				34.48	0.00	8,335.96
Total 1250 · Reserve Funds				36.43	11,775.09	30,132.46
<b>TOTAL</b>				<b>13,211.52</b>	<b>16,976.50</b>	<b>82,669.76</b>



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Cash Basis

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

Date	Num	Name	Memo	Paid Amount
<b>6000 · Utilities</b>				
<b>6010 · Electricity</b>				
11/22/2024	debit	Appalachian Power Co	024-828-686-0-7	11.46
11/22/2024	debit	Appalachian Power Co	028-880-021-0-8	76.20
Total 6010 · Electricity				87.66
<b>6030 · Internet</b>				
11/15/2024	debit	Comcast Xfinity	Internet Service Fee	75.80
Total 6030 · Internet				75.80
<b>6040 · Water</b>				
11/23/2024		Bedford Regional Water Authority	9/18-10/17	70.63
11/23/2024		Bedford Regional Water Authority	Acct# 00300636-01	3.00
Total 6040 · Water				73.63
Total 6000 · Utilities				237.09
<b>6090 · Contract Services</b>				
<b>6091 · Grounds Maintenance</b>				
11/18/2024	4512	S&J Maintenance	Monthly Services	468.34
11/21/2024	4513	Atlee Rea (Vendor)	Monthly Services	1,500.00
11/22/2024	BP	Atlee Rea (Vendor)	Lowes Reimbursement for turf supplies	128.98
Total 6091 · Grounds Maintenance				2,097.32
<b>6090-5 · Pest Control</b>				
11/26/2024		Dodson Pest Control		67.00
Total 6090-5 · Pest Control				67.00
Total 6090 · Contract Services				2,164.32
<b>6210 · Supplies</b>				
<b>6210-1 · Pool Supplies</b>				
11/18/2024		Lowe's	Utility Pump	163.19
Total 6210-1 · Pool Supplies				163.19
<b>6210-3 · Clubhouse Supplies</b>				
11/12/2024		Lowe's	light bulbs and paper towels	37.87
Total 6210-3 · Clubhouse Supplies				37.87
Total 6210 · Supplies				201.06
<b>6500 · Budgeted Projects</b>				
<b>6501 · Repairs and Maintenance</b>				
<b>6500-4 · Clubhouse Maintenance</b>				
11/01/2024	BP	HDZ Construction	Gable Repair & Painting at Clubhouse	1,400.00
Total 6500-4 · Clubhouse Maintenance				1,400.00
Total 6501 · Repairs and Maintenance				1,400.00
Total 6500 · Budgeted Projects				1,400.00
<b>TOTAL</b>				<b>4,002.47</b>