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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 March 2025 and the three 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
April 9, 2025

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04/09/25
Cash Basis

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

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	64,953.69
1052 · AU Clubhouse Acct (5848)	1,029.25
1250 · Reserve Funds	
1250-1 · Savings (0321)	15,239.37
1250-2 · CD (2829)	20,046.06
Total 1250 · Reserve Funds	35,285.43
Total Checking/Savings	101,268.37
Accounts Receivable	
1100 · Accounts Receivable	-413.00
Total Accounts Receivable	-413.00
Total Current Assets	100,855.37
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	179,511.32
LIABILITIES & EQUITY	
Equity	
3900 · Retained Earnings	153,364.21
Net Income	26,147.11
Total Equity	179,511.32
TOTAL LIABILITIES & EQUITY	179,511.32

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss

March 2025

	Mar 25	Jan - Mar 25
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	864.00	48,638.00
4020 · Unimproved Lots	771.00	14,611.00
Total 4000 · Dues	1,635.00	63,249.00
4040 · Interest	47.27	120.28
4090 · Clubhouse Rent	100.00	150.00
4140 · Delinquent Dues	450.00	600.00
Total Income	2,232.27	64,119.28
Gross Profit	2,232.27	64,119.28
Expense		
6000 · Utilities		
6010 · Electricity	267.67	967.30
6030 · Internet	95.80	287.40
6040 · Water	35.98	210.22
Total 6000 · Utilities	399.45	1,464.92
6090 · Contract Services		
6091 · Grounds Maintenance	1,968.34	5,905.02
6090-5 · Pest Control	67.00	134.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	925.00	2,261.25
6090-12 · Legal fees	-27.00	-27.00
Total 6090-8 · Professional Fees	898.00	2,234.25
Total 6090 · Contract Services	2,933.34	8,273.27
6210 · Supplies		
6210-3 · Clubhouse Supplies	474.66	553.98
Total 6210 · Supplies	474.66	553.98
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	462.92	27,448.51
Total 6501 · Repairs and Maintenance	462.92	27,448.51
Total 6500 · Budgeted Projects	462.92	27,448.51
Total Expense	4,270.37	38,172.17
Net Ordinary Income	-2,038.10	25,947.11
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	-2,038.10	26,147.11

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

March 2025

	Mar 25	Budget	\$ Over Budget	Jan - Mar 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues	864.00	5,851.00	-4,987.00	48,638.00	47,647.00	991.00	55,728.00
4010 · Improved Lots	771.00	1,843.00	-1,072.00	14,611.00	15,010.00	-399.00	17,556.00
4020 · Unimproved Lots							
Total 4000 · Dues	1,635.00	7,694.00	-6,059.00	63,249.00	62,657.00	592.00	73,284.00
4040 · Interest	47.27	15.00	32.27	120.28	89.00	31.28	224.00
4070 · Interest & Late Fees (A/R)	0.00	21.00	-21.00	0.00	128.00	-128.00	451.00
4090 · Clubhouse Rent	100.00	100.00	0.00	150.00	150.00	0.00	500.00
4110 · Landfill Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4140 · Delinquent Dues	450.00	150.00	300.00	600.00	450.00	150.00	1,800.00
Total Income	2,232.27	7,980.00	-5,747.73	64,119.28	63,474.00	645.28	76,259.00
Gross Profit	2,232.27	7,980.00	-5,747.73	64,119.28	63,474.00	645.28	76,259.00
Expense							
6000 · Utilities							
6010 · Electricity	267.67	380.00	-112.33	967.30	1,140.00	-172.70	4,960.00
6030 · Internet	95.80	76.00	19.80	287.40	226.00	61.40	910.00
6040 · Water	35.98	65.00	-29.02	210.22	195.00	15.22	1,200.00
Total 6000 · Utilities	399.45	521.00	-121.55	1,464.92	1,561.00	-96.08	7,070.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,968.34	2,100.00	-131.66	5,905.02	6,300.00	-394.98	25,200.00
6090-5 · Pest Control	67.00	0.00	67.00	134.00	67.00	67.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	925.00	600.00	325.00	2,261.25	1,800.00	461.25	7,200.00
6090-12 · Legal fees	-27.00	200.00	-227.00	-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	898.00	800.00	98.00	2,234.25	2,000.00	234.25	8,400.00
Total 6090 · Contract Services	2,933.34	2,900.00	33.34	8,273.27	8,367.00	-93.73	33,868.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	700.00	-700.00	0.00	700.00	-700.00	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	474.66	50.00	424.66	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	474.66	750.00	-275.34	553.98	800.00	-246.02	2,550.00

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

March 2025

	Mar 25	Budget	\$ Over Budget	Jan - Mar 25	YTD Budget	\$ Over Budget	Annual Budget
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	80.00	-80.00	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	80.00	-80.00	431.49	515.00	-83.51	4,315.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-1 · Landfill Maintenance	0.00	750.00	-750.00	0.00	750.00	-750.00	3,300.00
6500-2 · Grounds	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
6500-3 · Pool Maint & Outdoor Furn...	462.92	0.00	462.92	27,448.51	25,390.00	2,058.51	25,390.00
6500-4 · Clubhouse Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-15 · Trails Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-18 · Repairs - Misc.	462.92	750.00	-287.08	27,448.51	26,140.00	1,308.51	36,190.00
Total 6501 · Repairs and Maintenance	462.92	750.00	-287.08	27,448.51	26,140.00	1,308.51	36,190.00
Total 6500 · Budgeted Projects	4,270.37	5,001.00	-730.63	38,172.17	37,383.00	789.17	83,993.00
Total Expense	-2,038.10	2,979.00	-5,017.10	25,947.11	26,091.00	-143.89	-7,734.00
Net Ordinary Income							
Other Income/Expense	0.00			200.00			
Other Income	0.00			200.00			
Other Income	0.00			200.00			
Total Other Income	0.00			200.00			
Net Other Income							
Net Income	-2,038.10	2,979.00	-5,017.10	26,147.11	26,091.00	56.11	-7,734.00

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

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						
03/03/2025			Funds Transfer		11,560.88	80,181.52
03/05/2025			Deposit	266.00		68,620.64
03/10/2025	Debit	Grantz, John	4037		33.92	68,886.64
03/12/2025			Deposit	698.00		68,852.72
03/13/2025	4527	Dodson Pest Control	Aged Account Balance-2/21/25		67.00	69,550.72
03/17/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	69,483.72
03/17/2025	4528	Atlee Rea (Vendor)	Monthly Services		1,500.00	69,387.92
03/17/2025	4529	S&J Maintenance	Monthly Services		468.34	67,887.92
03/17/2025			Funds Transfer		1,818.18	67,419.58
03/18/2025	Debit	Carol Stauffer (Vendor)	3004		174.04	65,601.40
03/20/2025			Deposit	266.00		65,427.36
03/24/2025	debit	Appalachian Power Co			12.90	65,693.36
03/24/2025	debit	Appalachian Power Co			254.77	65,680.46
03/24/2025		JKG Accounting (Inc)	February 2025 Services		925.00	65,425.69
03/25/2025	DEBIT	Unknown	NEW VENDOR - "Affordable Conta"		429.00	64,500.69
03/26/2025		Bedford Regional Water Aut...	QuickBooks generated zero amount transaction for ...	0.00		64,071.69
03/27/2025			Deposit	882.00		64,071.69
Total 1050 · Atlantic Union Checking (5832)				2,112.00	17,339.83	64,953.69
1052 · AU Clubhouse Acct (5848)						
03/10/2025			Deposit	100.00		1,229.87
03/25/2025		Carol Stauffer (Vendor)			300.62	1,329.87
Total 1052 · AU Clubhouse Acct (5848)				100.00	300.62	1,029.25
1250 · Reserve Funds						
1250-1 · Savings (0321)						
03/17/2025			Funds Transfer	1,818.18		21,859.10
03/31/2025			Interest	1.21		13,419.98
Total 1250-1 · Savings (0321)				1,819.39	0.00	15,239.37
1250-2 · CD (2829)						
03/03/2025			Funds Transfer	11,560.88		8,439.12
03/21/2025			Deposit	46.06		20,000.00
Total 1250-2 · CD (2829)				11,606.94	0.00	20,046.06
Total 1250 · Reserve Funds				13,426.33	0.00	35,285.43
TOTAL				15,638.33	17,640.45	101,268.37

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Cash Basis

Beechwood Shores POA, INC.

Expense Detail By Account

March 2025

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
03/24/2025	debit	Appalachian Power Co	024-828-686-0-7	12.90
03/24/2025	debit	Appalachian Power Co	028-880-021-0-8	254.77
Total 6010 · Electricity				267.67
6030 · Internet				
03/17/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 · Internet				95.80
6040 · Water				
03/31/2025	02/21 ...	Bedford Regional Water Authority	02/21 to 03/22	35.98
Total 6040 · Water				35.98
Total 6000 · Utilities				399.45
6090 · Contract Services				
6091 · Grounds Maintenance				
03/17/2025	4528	Atlee Rea (Vendor)	Monthly Services	1,500.00
03/17/2025	4529	S&J Maintenance	Monthly Services	468.34
Total 6091 · Grounds Maintenance				1,968.34
6090-5 · Pest Control				
03/13/2025		Dodson Pest Control	Aged Account Balance-2/21/25	67.00
Total 6090-5 · Pest Control				67.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
03/24/2025	Febru...	JKG Accounting (Inc)	February 2025 Services	925.00
Total 6090-11 · Accounting fees				925.00
6090-12 · Legal fees				
03/26/2025	2019-...	1001 - Hindenlang, Leigh Anne	Lien Filing - Hindenlang	-27.00
Total 6090-12 · Legal fees				-27.00
Total 6090-8 · Professional Fees				898.00
Total 6090 · Contract Services				2,933.34
6210 · Supplies				
6210-3 · Clubhouse Supplies				
03/18/2025	Debit	Carol Stauffer (Vendor)	Clubhouse Supplies	174.04
03/25/2025	Clubh...	Carol Stauffer (Vendor)	Clubhouse Supplies	300.62
Total 6210-3 · Clubhouse Supplies				474.66
Total 6210 · Supplies				474.66
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-4 · Clubhouse Maintenance				
03/10/2025	Debit	Grantz, John	Clubhouse Renovations	33.92
03/25/2025	DEBIT	Unknown	Clubhouse Renovations	429.00
Total 6500-4 · Clubhouse Maintenance				462.92
Total 6501 · Repairs and Maintenance				462.92
Total 6500 · Budgeted Projects				462.92
TOTAL				4,270.37