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Beechwood Shores POA Inc
PO Box 1103
Moneta VA 24121

To the Board of Directors of
Beechwood Shores POA Inc

Management is responsible for the accompanying financial statements of Beechwood Shores POA, which comprise the balance sheet and profit and loss statement in Cash Basis for October 31, 2022 and the ten months then ended as well as the related bank activity and expense detail reports for the month. 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 management. Accordingly, we do not express an opinion, a conclusion nor provide any form of assurance on these financial statements.

Management has elected to omit disclosures ordinarily included in financial statements prepared in accordance with cash basis accounting. If the omitted disclosures 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.

We are not independent with respect to this client.

A handwritten signature in cursive script that reads 'Kimberly D. Belser, CPA'.

Moneta, Virginia
November 3, 2022

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Accrual Basis

Beechwood Shores POA, INC.

Balance Sheet

As of October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	36,214.98
1051 · Atlantic Union MM (5248)	8,180.93
1250 · Reserve Funds	
1250-1 · Savings (0321)	33,229.52
1252 · CD #200056949	11,242.06
1253 · CD #200054530	15,209.78
1254 · CD #40-0006848	3,109.66
Total 1250 · Reserve Funds	62,791.02
Total Checking/Savings	107,186.93
Accounts Receivable	
1100 · Accounts Receivable	11,120.71
Total Accounts Receivable	11,120.71
Other Current Assets	
1201 · Prepaid Insurance	244.50
Total Other Current Assets	244.50
Total Current Assets	118,552.14
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	197,208.09
LIABILITIES & EQUITY	
Equity	
3900 · Retained Earnings	166,580.68
Net Income	30,627.41
Total Equity	197,208.09
TOTAL LIABILITIES & EQUITY	197,208.09

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss

October 2022

	Oct 22	Jan - Oct 22
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	48,758.00
4020 · Unimproved Lots	484.00	16,940.00
Total 4000 · Dues	484.00	65,698.00
4040 · Interest	1.68	17.30
4060 · Donation	0.00	1,149.00
4070 · Interest & Late Fees (A/R)	99.76	560.26
4090 · Clubhouse Rent	25.00	275.00
4110 · Landfill Keys	50.00	50.00
Total Income	660.44	67,749.56
Expense		
6000 · Utilities		
6010 · Electricity	368.60	2,681.11
6040 · Water	118.72	1,008.44
Total 6000 · Utilities	487.32	3,689.55
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	12,995.80
6090-5 · Pest Control	0.00	332.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	395.00	4,066.25
6090-12 · Legal fees	0.00	1,504.00
6090-13 · Tax preparation	0.00	300.00
Total 6090-8 · Professional Fees	395.00	5,870.25
Total 6090 · Contract Services	1,694.58	19,198.05
6210 · Supplies		
6210-1 · Pool Supplies	0.00	2,710.86
6210-2 · Grounds Supplies	0.00	56.43
6210-3 · Clubhouse Supplies	0.00	1,140.97
6210-6 · Other Supplies	0.00	378.48
Total 6210 · Supplies	0.00	4,286.74
6300 · Office & Admin Expenses		
6440 · Insurance	244.50	2,453.50
6060 · Tax & License Fees	0.00	25.00
6300-2B · Website Fees	0.00	131.99
6300-1 · Postage	240.00	396.00
Total 6300 · Office & Admin Expenses	484.50	3,006.49
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	0.00	1,192.21
6500-3 · Pool Maint & Outdoor Furniture	0.00	1,403.43
Total 6501 · Repairs and Maintenance	0.00	2,595.64
6500-16 · Clubhouse Improvements	0.00	1,639.34
6500 · Budgeted Projects - Other	0.00	2,597.09
Total 6500 · Budgeted Projects	0.00	6,832.07
Total Expense	2,666.40	37,012.90
Net Ordinary Income	-2,005.96	30,736.66

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss

October 2022

	Oct 22	Jan - Oct 22
Other Income/Expense		
Other Expense		
7500-6 - Reserve Expenses	0.00	1,320.00
Total Other Expense	0.00	1,320.00
Net Other Income	0.00	-1,320.00
Net Income	-2,005.96	29,416.66

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Dues							
4010 - Improved Lots	0.00	0.00	0.00	48,758.00	48,000.00	758.00	48,000.00
4020 - Unimproved Lots	484.00	0.00	484.00	16,940.00	20,000.00	-3,060.00	20,000.00
Total 4000 - Dues	484.00	0.00	484.00	65,698.00	68,000.00	-2,302.00	68,000.00
4040 - Interest	1.68	2.50	-0.82	17.30	25.00	-7.70	30.00
4060 - Donation	0.00			1,149.00			
4070 - Interest & Late Fees (A/R)	99.76	33.33	66.43	560.26	333.30	226.96	400.00
4090 - Clubhouse Rent	25.00	0.00	25.00	275.00	250.00	25.00	250.00
4110 - Landfill Keys	50.00	30.00	20.00	50.00	300.00	-250.00	360.00
Total Income	660.44	65.83	594.61	67,749.56	68,908.30	-1,158.74	69,040.00
Expense							
6000 - Utilities							
6010 - Electricity	368.60	291.67	76.93	2,681.11	2,916.70	-235.59	3,500.00
6040 - Water	118.72	75.00	43.72	1,008.44	750.00	258.44	900.00
Total 6000 - Utilities	487.32	366.67	120.65	3,689.55	3,666.70	22.85	4,400.00
6090 - Contract Services							
6091 - Grounds Maintenance	1,299.58	1,327.25	-27.67	12,995.80	13,272.50	-276.70	15,927.00
6090-5 - Pest Control	0.00	0.00	0.00	332.00	332.00	0.00	332.00
6090-8 - Professional Fees							
6090-11 - Accounting fees	395.00	541.66	-146.66	4,066.25	5,416.66	-1,350.41	6,500.00
6090-12 - Legal fees	0.00	208.34	-208.34	1,504.00	2,083.34	-579.34	2,500.00
6090-13 - Tax preparation	0.00	0.00	0.00	300.00	300.00	0.00	300.00
Total 6090-8 - Professional Fees	395.00	750.00	-355.00	5,870.25	7,800.00	-1,929.75	9,300.00
Total 6090 - Contract Services	1,694.58	2,077.25	-382.67	19,198.05	21,404.50	-2,206.45	25,559.00
6210 - Supplies							
6210-1 - Pool Supplies	0.00	0.00	0.00	2,710.86	2,000.00	710.86	2,000.00
6210-2 - Grounds Supplies	0.00	0.00	0.00	56.43	275.00	-218.57	275.00
6210-3 - Clubhouse Supplies	0.00	8.34	-8.34	1,140.97	83.34	1,057.63	100.00
6210-5 - Landfill Keys	0.00	2.50	-2.50	0.00	25.00	-25.00	30.00
6210-6 - Other Supplies	0.00	45.84	-45.84	378.48	458.34	-79.86	550.00
Total 6210 - Supplies	0.00	56.68	-56.68	4,286.74	2,841.68	1,445.06	2,955.00
6300 - Office & Admin Expenses							
6440 - Insurance	244.50	233.34	11.16	2,453.50	2,333.34	120.16	2,800.00
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	131.99	131.00	0.99	131.00
6300-6 - Pool Card Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6300-1 - Postage	240.00	250.00	-10.00	396.00	500.00	-104.00	500.00
6300-2 - Office Supplies	0.00	6.25	-6.25	0.00	62.50	-62.50	75.00
6300-3 - Copies	0.00	4.16	-4.16	0.00	41.66	-41.66	50.00
Total 6300 - Office & Admin Expenses	484.50	493.75	-9.25	3,006.49	3,093.50	-87.01	3,661.00
6500 - Budgeted Projects							
6501 - Repairs and Maintenance							
6500-1 - Landfill Maintenance	0.00	0.00	0.00	0.00	200.00	-200.00	200.00
6500-2 - Grounds	0.00	0.00	0.00	1,192.21	1,600.00	-407.79	1,600.00
6500-3 - Pool Maint & Outdoor Furniture	0.00	0.00	0.00	1,403.43	1,000.00	403.43	1,000.00
Total 6501 - Repairs and Maintenance	0.00	0.00	0.00	2,595.64	2,800.00	-204.36	2,800.00
6500-16 - Clubhouse Improvements	0.00	0.00	0.00	1,639.34	0.00	1,639.34	0.00
6500 - Budgeted Projects - Other	0.00			2,597.09			
Total 6500 - Budgeted Projects	0.00	0.00	0.00	6,832.07	2,800.00	4,032.07	2,800.00
7500 - Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
Total Expense	2,666.40	2,994.35	-327.95	37,012.90	33,806.38	3,206.52	56,375.00
Net Ordinary Income	-2,005.96	-2,928.52	922.56	30,736.66	35,101.92	-4,365.26	12,665.00
Other Income/Expense							
Other Expense							
7500-6 - Reserve Expenses	0.00	1,000.00	-1,000.00	1,320.00	10,000.00	-8,680.00	12,000.00
Total Other Expense	0.00	1,000.00	-1,000.00	1,320.00	10,000.00	-8,680.00	12,000.00
Net Other Income	0.00	-1,000.00	1,000.00	-1,320.00	-10,000.00	8,680.00	-12,000.00
Net Income	-2,005.96	-3,928.52	1,922.56	29,416.66	25,101.92	4,314.74	665.00

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Beechwood Shores POA, INC.
Bank Account Detail
As of October 31, 2022

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						37,978.12
10/06/2022			Deposit	75.00		38,053.12
10/12/2022	4385	US Postal Service	Stamps - Annual Meeting Notice/Proxy		240.00	37,813.12
10/18/2022	4386	Bedford Regional Water A...	Acct# 00300636-01		118.72	37,694.40
10/18/2022	4387	JKG Accounting	September Services		395.00	37,299.40
10/20/2022	debit	Appalachian Power Co			272.23	37,027.17
10/20/2022	debit	Appalachian Power Co			96.37	36,930.80
10/20/2022			Deposit	551.76		37,482.56
10/21/2022	4388	S&J Maintenance	Monthly Services		1,299.58	36,182.98
10/24/2022			Deposit	32.00		36,214.98
Total 1050 · Atlantic Union Checking (5832)				658.76	2,421.90	36,214.98
1250 · Reserve Funds						62,789.99
1250-1 · Savings (0321)						33,229.24
10/31/2022			Interest	0.28		33,229.52
Total 1250-1 · Savings (0321)				0.28	0.00	33,229.52
1252 · CD #200056949						11,241.79
10/31/2022			Interest	0.27		11,242.06
Total 1252 · CD #200056949				0.27	0.00	11,242.06
1253 · CD #200054530						15,209.40
10/31/2022			Interest	0.38		15,209.78
Total 1253 · CD #200054530				0.38	0.00	15,209.78
1254 · CD #40-0006848						3,109.56
10/31/2022			Interest	0.10		3,109.66
Total 1254 · CD #40-0006848				0.10	0.00	3,109.66
Total 1250 · Reserve Funds				1.03	0.00	62,791.02
TOTAL				659.79	2,421.90	99,006.00

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Cash Basis

Beechwood Shores POA, INC.

Expense Detail By Account

October 2022

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
10/20/2022	debit	Appalachian Power Co	024-828-686-0-7	272.23
10/20/2022	debit	Appalachian Power Co	028-880-021-0-8	96.37
Total 6010 · Electricity				368.60
6040 · Water				
10/18/2022		Bedford Regional Water Authority	8/16-9/19	118.72
Total 6040 · Water				118.72
Total 6000 · Utilities				487.32
6090 · Contract Services				
6091 · Grounds Maintenance				
10/21/2022	4388	S&J Maintenance	Monthly Services	1,299.58
Total 6091 · Grounds Maintenance				1,299.58
6090-8 · Professional Fees				
6090-11 · Accounting fees				
10/18/2022	2898	JKG Accounting	September Services	395.00
Total 6090-11 · Accounting fees				395.00
Total 6090-8 · Professional Fees				395.00
Total 6090 · Contract Services				1,694.58
6300 · Office & Admin Expenses				
6440 · Insurance				
10/31/2022	Insura...		Record monthly insurance	244.50
Total 6440 · Insurance				244.50
6300-1 · Postage				
10/12/2022	4385	US Postal Service	Stamps - Annual Meeting Notice/Proxy	240.00
Total 6300-1 · Postage				240.00
Total 6300 · Office & Admin Expenses				484.50
TOTAL				2,666.40