

Beechwood Shores POA, INC.
Balance Sheet
As of August 31, 2023

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	55,883.66
1051 · Atlantic Union MM (5248)	8,210.92
1250 · Reserve Funds	
1250-1 · Savings (0321)	22,323.26
Total 1250 · Reserve Funds	22,323.26
Total Checking/Savings	86,417.84
Total Current Assets	86,417.84
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	165,073.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	466.46
Total Credit Cards	466.46
Total Current Liabilities	466.46
Total Liabilities	466.46
Equity	
3900 · Retained Earnings	179,634.05
Net Income	-15,026.72
Total Equity	164,607.33
TOTAL LIABILITIES & EQUITY	165,073.79

Beechwood Shores POA, INC.

Profit & Loss

August 2023

	Aug 23	Jan - Aug 23
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	624.00	51,500.00
4020 · Unimproved Lots	762.00	17,768.00
Total 4000 · Dues	1,386.00	69,268.00
4040 · Interest	3.64	59.26
4070 · Interest & Late Fees (A/R)	171.64	516.24
4090 · Clubhouse Rent	0.00	100.00
4110 · Landfill Keys	0.00	50.00
Total Income	1,561.28	69,993.50
Expense		
6000 · Utilities		
6010 · Electricity	512.04	2,394.04
6030 · Internet	75.80	581.40
6040 · Water	178.31	1,224.61
Total 6000 · Utilities	766.15	4,200.05
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	10,396.64
6090-5 · Pest Control	67.00	67.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	670.00	4,622.75
6090-12 · Legal fees	232.00	263.00
6090-13 · Tax preparation	0.00	360.00
Total 6090-8 · Professional Fees	902.00	5,245.75
6090 · Contract Services - Other	0.00	191.30
Total 6090 · Contract Services	2,268.58	15,900.69
6210 · Supplies		
6210-1 · Pool Supplies	0.00	1,845.41
6210-2 · Grounds Supplies	0.00	30.51
6210-3 · Clubhouse Supplies	0.00	299.58
6210-6 · Other Supplies	0.00	132.86
Total 6210 · Supplies	0.00	2,308.36
6300 · Office & Admin Expenses		
6440 · Insurance	0.00	2,760.08
6060 · Tax & License Fees	0.00	360.45
6300-2B · Website Fees	0.00	152.99
6300-1 · Postage	166.00	351.92
6300-2 · Office Supplies	135.95	552.45
6300-3 · Copies	0.00	51.13
6300-4 · Bank Charges	0.00	1.44
Total 6300 · Office & Admin Expenses	301.95	4,230.46
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-3 · Pool Maint & Outdoor Furniture	189.54	311.69
6500-18 · Repairs - Misc.	0.00	9.99
6500-19 · Signs	0.00	159.84
Total 6501 · Repairs and Maintenance	189.54	481.52

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss

August 2023

	Aug 23	Jan - Aug 23
6500-16 · Clubhouse Improvements	0.00	399.14
Total 6500 · Budgeted Projects	189.54	880.66
Total Expense	3,526.22	27,520.22
Net Ordinary Income	-1,964.94	42,473.28
Other Income/Expense		
Other Expense		
7500-6 · Reserve Expenses	0.00	57,500.00
Total Other Expense	0.00	57,500.00
Net Other Income	0.00	-57,500.00
Net Income	-1,964.94	-15,026.72

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

August 2023

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Dues							
4010 - Improved Lots	624.00	0.00	624.00	51,500.00	51,196.00	304.00	51,196.00
4020 - Unimproved Lots	762.00	0.00	762.00	17,768.00	17,767.00	-19.00	17,767.00
Total 4000 - Dues	1,386.00	0.00	1,386.00	69,268.00	68,963.00	285.00	68,963.00
4040 - Interest	3.64	10.42	-6.78	59.26	83.36	-24.10	125.00
4070 - Interest & Late Fees (A/R)	171.64	72.92	98.72	516.24	583.36	-67.12	875.00
4090 - Clubhouse Rent	0.00	50.00	-50.00	100.00	200.00	-100.00	250.00
4110 - Landfill Keys	0.00	30.00	-30.00	50.00	240.00	-190.00	360.00
Total Income	1,561.28	163.34	1,397.94	69,993.50	70,089.72	-96.22	70,593.00
Expense							
6000 - Utilities							
6010 - Electricity	512.04	316.67	195.37	2,394.04	2,533.36	-139.32	3,800.00
6030 - Internet	75.80	0.00	75.80	581.40	0.00	581.40	0.00
6040 - Water	178.31	125.00	53.31	1,224.61	1,000.00	224.61	1,500.00
Total 6000 - Utilities	766.15	441.67	324.48	4,200.05	3,533.36	666.69	5,300.00
6090 - Contract Services							
6091 - Grounds Maintenance	1,299.58	1,299.58	0.00	10,396.64	10,396.64	0.00	15,595.00
6090-5 - Pest Control	67.00	0.00	67.00	67.00	332.00	-265.00	332.00
6090-8 - Professional Fees							
6090-11 - Accounting fees	670.00	583.33	86.67	4,622.75	4,666.64	-43.89	7,000.00
6090-12 - Legal fees	232.00	166.67	65.33	263.00	1,333.36	-1,070.36	2,000.00
6090-13 - Tax preparation	0.00	0.00	0.00	360.00	300.00	60.00	300.00
Total 6090-8 - Professional Fees	902.00	750.00	152.00	5,245.75	6,300.00	-1,054.25	9,300.00
6090 - Contract Services - Other	0.00			191.30			
Total 6090 - Contract Services	2,268.58	2,049.58	219.00	15,900.69	17,028.64	-1,127.95	25,227.00
6210 - Supplies							
6210-1 - Pool Supplies	0.00	580.00	-580.00	1,845.41	2,320.00	-474.59	2,900.00
6210-2 - Grounds Supplies	0.00	0.00	0.00	30.51	600.00	-569.49	600.00
6210-3 - Clubhouse Supplies	0.00	116.67	-116.67	299.58	933.36	-633.78	1,400.00
6210-5 - Landfill Keys	0.00	3.33	-3.33	0.00	26.64	-26.64	40.00
6210-6 - Other Supplies	0.00	41.67	-41.67	132.86	333.36	-200.50	500.00
Total 6210 - Supplies	0.00	741.67	-741.67	2,308.36	4,213.36	-1,905.00	5,440.00
6300 - Office & Admin Expenses							
6440 - Insurance	0.00	226.67	-226.67	2,760.08	1,813.36	946.72	2,720.00
6060 - Tax & License Fees	0.00	0.00	0.00	360.45	25.00	335.45	105.00
6300-2B - Website Fees	0.00	0.00	0.00	152.99	131.00	21.99	131.00
6300-6 - Pool Card Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6300-1 - Postage	166.00	0.00	166.00	351.92	250.00	101.92	500.00
6300-2 - Office Supplies	135.95	6.25	129.70	552.45	50.00	502.45	75.00
6300-3 - Copies	0.00	4.17	-4.17	51.13	33.36	17.77	50.00
6300-4 - Bank Charges	0.00	0.00	0.00	1.44	0.00	1.44	0.00
Total 6300 - Office & Admin Expenses	301.95	237.09	64.86	4,230.46	2,302.72	1,927.74	3,581.00
6500 - Budgeted Projects							
6501 - Repairs and Maintenance							
6500-1 - Landfill Maintenance	0.00	250.00	-250.00	0.00	250.00	-250.00	500.00
6500-2 - Grounds	0.00	0.00	0.00	0.00	6,000.00	-6,000.00	6,000.00
6500-3 - Pool Maint & Outdoor Furniture	189.54	750.00	-560.46	311.69	3,000.00	-2,688.31	3,000.00
6500-15 - Trails Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	300.00
6500-18 - Repairs - Misc.	0.00			9.99			
6500-19 - Signs	0.00			159.84			
Total 6501 - Repairs and Maintenance	189.54	1,000.00	-810.46	481.52	9,250.00	-8,768.48	9,800.00
6500-16 - Clubhouse Improvements	0.00			399.14			
Total 6500 - Budgeted Projects	189.54	1,000.00	-810.46	880.66	9,250.00	-8,369.34	9,800.00
7500 - Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Total Expense	3,526.22	4,470.01	-943.79	27,520.22	36,328.08	-8,807.86	69,348.00
Net Ordinary Income	-1,964.94	-4,306.67	2,341.73	42,473.28	33,761.64	8,711.64	1,245.00
Other Income/Expense							
Other Expense							
7500-6 - Reserve Expenses	0.00	0.00	0.00	57,500.00	0.00	57,500.00	0.00
Total Other Expense	0.00	0.00	0.00	57,500.00	0.00	57,500.00	0.00
Net Other Income	0.00	0.00	0.00	-57,500.00	0.00	-57,500.00	0.00
Net Income	-1,964.94	-4,306.67	2,341.73	-15,026.72	33,761.64	-48,788.36	1,245.00

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Beechwood Shores POA, INC.
Bank Account Detail
As of August 31, 2023

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						57,967.22
08/01/2023	debit	Cardmember Service	Closing Date: 7/25		304.52	57,662.70
08/07/2023	4441	Commonwealth Document ...	Account# 4781		135.95	57,526.75
08/07/2023	4442	JKG Accounting	July Services		670.00	56,856.75
08/07/2023			Deposit	281.94		57,138.69
08/15/2023	debit	Comcast Xfinity	Internet Service Fee		75.80	57,062.89
08/16/2023	4443	S&J Maintenance	Monthly Services		1,299.58	55,763.31
08/17/2023			Deposit	563.88		56,327.19
08/21/2023	4444	Bedford County Circuit Court	Lien Filing Fee (1)		31.00	56,296.19
08/21/2023	4445	Bedford County General Di...	Warrant in Debt Filing Fees (3)		201.00	56,095.19
08/22/2023	debit	Appalachian Power Co			354.14	55,741.05
08/22/2023	debit	Appalachian Power Co			157.90	55,583.15
08/23/2023			Deposit	457.32		56,040.47
08/23/2023	debit	Bedford Regional Water Au...	Acct# 00300636-01		178.31	55,862.16
08/23/2023	4446	US Postal Service	PO Box #1103 Annual Rental Fee		166.00	55,696.16
08/23/2023	4447	Dodson Pest Control	Account# P01-087107		67.00	55,629.16
08/31/2023			Deposit	254.50		55,883.66
Total 1050 · Atlantic Union Checking (5832)				1,557.64	3,641.20	55,883.66
1250 · Reserve Funds						22,321.36
1250-1 · Savings (0321)						22,321.36
08/31/2023			Interest	1.90		22,323.26
Total 1250-1 · Savings (0321)				1.90	0.00	22,323.26
Total 1250 · Reserve Funds				1.90	0.00	22,323.26
TOTAL				1,559.54	3,641.20	78,206.92

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Cash Basis

Beechwood Shores POA, INC.

Expense Detail By Account

August 2023

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
08/22/2023	debit	Appalachian Power Co	024-828-686-0-7	354.14
08/22/2023	debit	Appalachian Power Co	028-880-021-0-8	157.90
Total 6010 · Electricity				512.04
6030 · Internet				
08/15/2023	debit	Comcast Xfinity	Internet Service Fee	75.80
Total 6030 · Internet				75.80
6040 · Water				
08/23/2023		Bedford Regional Water Authority	6/16-7/18	175.31
08/23/2023		Bedford Regional Water Authority	Service Fee	3.00
Total 6040 · Water				178.31
Total 6000 · Utilities				766.15
6090 · Contract Services				
6091 · Grounds Maintenance				
08/16/2023	4443	S&J Maintenance	Monthly Services	1,299.58
Total 6091 · Grounds Maintenance				1,299.58
6090-5 · Pest Control				
08/23/2023		Dodson Pest Control	Pest Control Services 7/26	67.00
Total 6090-5 · Pest Control				67.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
08/07/2023	4099	JKG Accounting	July Services	670.00
Total 6090-11 · Accounting fees				670.00
6090-12 · Legal fees				
08/21/2023	4444	4021 - Neely, James & Henderson, Amy	Lien Filing Fee	31.00
08/21/2023	4445	1001 - Hindenlang, Leigh Anne	Warrant in Debt Filing Fee	67.00
08/21/2023	4445	2020 - Sclater, Dennis W	Warrant in Debt Filing Fee	67.00
08/21/2023	4445	4022 - Barringer, Joan B	Warrant in Debt Filing Fee	67.00
Total 6090-12 · Legal fees				232.00
Total 6090-8 · Professional Fees				902.00
Total 6090 · Contract Services				2,268.58
6300 · Office & Admin Expenses				
6300-1 · Postage				
08/23/2023	4446	US Postal Service	PO Box #1103 Annual Rental Fee	166.00
Total 6300-1 · Postage				166.00
6300-2 · Office Supplies				
08/07/2023	55198	Commonwealth Document Management	Invoice#55198 Shredding Services 1/26/2023	135.95
Total 6300-2 · Office Supplies				135.95
Total 6300 · Office & Admin Expenses				301.95

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Cash Basis

Beechwood Shores POA, INC.
Expense Detail By Account
August 2023

Date	Num	Name	Memo	Paid Amount
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-3 · Pool Maint & Outdoor Furniture				
08/04/2023		Walmart	Pool Deck Furniture: Table	189.54
Total 6500-3 · Pool Maint & Outdoor Furniture				189.54
Total 6501 · Repairs and Maintenance				189.54
Total 6500 · Budgeted Projects				189.54
TOTAL				3,526.22