



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 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 tax basis for December 31, 2022 and the twelve 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.

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

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 H. Reine, CPA".

Moneta, Virginia
January 6, 2023

Beechwood Shores POA, INC.
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	10,251.96
1051 · Atlantic Union MM (5248)	8,182.32
1250 · Reserve Funds	
1250-1 · Savings (0321)	50,231.00
1252 · CD #200056949	11,242.63
1253 · CD #200054530	15,210.54
1254 · CD #40-0006848	3,109.87
Total 1250 · Reserve Funds	79,794.04
Total Checking/Savings	98,228.32
Accounts Receivable	
1100 · Accounts Receivable	-10.30
Total Accounts Receivable	-10.30
Other Current Assets	
1201 · Prepaid Insurance	2,760.08
Total Other Current Assets	2,760.08
Total Current Assets	100,978.10
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	179,634.05
LIABILITIES & EQUITY	
Equity	
3900 · Retained Earnings	156,660.42
Net Income	22,973.63
Total Equity	179,634.05
TOTAL LIABILITIES & EQUITY	179,634.05

Beechwood Shores POA, INC.

Profit & Loss

December 2022

	Dec 22	Jan - Dec 22
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	48,758.00
4020 · Unimproved Lots	0.00	16,940.00
Total 4000 · Dues	0.00	65,698.00
4040 · Interest	2.60	21.71
4060 · Donation	0.00	1,149.00
4070 · Interest & Late Fees (A/R)	0.00	560.26
4090 · Clubhouse Rent	125.00	400.00
4110 · Landfill Keys	0.00	50.00
Total Income	127.60	67,878.97
Expense		
6000 · Utilities		
6010 · Electricity	183.54	2,963.15
6040 · Water	62.04	1,225.72
6000 · Utilities - Other	25.00	25.00
Total 6000 · Utilities	270.58	4,213.87
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	15,594.96
6090-5 · Pest Control	0.00	332.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	460.00	5,121.25
6090-12 · Legal fees	0.00	1,504.00
6090-13 · Tax preparation	0.00	300.00
Total 6090-8 · Professional Fees	460.00	6,925.25
Total 6090 · Contract Services	1,759.58	22,852.21
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	52.08	430.56
Total 6210 · Supplies	52.08	4,338.82
6300 · Office & Admin Expenses		
6440 · Insurance	250.92	2,948.92
6060 · Tax & License Fees	80.00	105.00
6300-2B · Website Fees	0.00	131.99
6300-1 · Postage	0.00	396.00
6300-2 · Office Supplies	374.23	494.90
6300-3 · Copies	0.00	26.56
Total 6300 · Office & Admin Expenses	705.15	4,103.37
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

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss

December 2022

	Dec 22	Jan - Dec 22
7500 · Statutory Reserve Contribution	17,000.00	17,000.00
Total Expense	19,787.39	59,340.34
Net Ordinary Income	-19,659.79	8,538.63
Other Income/Expense		
Other Income		
Statutory Contr. from Operating	17,000.00	17,000.00
Total Other Income	17,000.00	17,000.00
Other Expense		
7500-6 · Reserve Expenses	1,245.00	2,565.00
Total Other Expense	1,245.00	2,565.00
Net Other Income	15,755.00	14,435.00
Net Income	-3,904.79	22,973.63

Beechwood Shores POA, INC. Profit & Loss Budget Performance

December 2022

	Dec 22	Budget	\$ Over Budget	Jan - Dec 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	0.00	0.00	0.00	16,940.00	20,000.00	-3,060.00	20,000.00
Total 4000 · Dues	0.00	0.00	0.00	65,698.00	68,000.00	-2,302.00	68,000.00
4040 · Interest	2.60	2.50	0.10	21.71	30.00	-8.29	30.00
4060 · Donation	0.00			1,149.00			
4070 · Interest & Late Fees (A/R)	0.00	33.37	-33.37	560.26	400.00	160.26	400.00
4090 · Clubhouse Rent	125.00	0.00	125.00	400.00	250.00	150.00	250.00
4110 · Landfill Keys	0.00	30.00	-30.00	50.00	360.00	-310.00	360.00
Total Income	127.60	65.87	61.73	67,878.97	69,040.00	-1,161.03	69,040.00
Expense							
6000 · Utilities							
6010 · Electricity	183.54	291.63	-108.09	2,963.15	3,500.00	-536.85	3,500.00
6040 · Water	62.04	75.00	-12.96	1,225.72	900.00	325.72	900.00
6000 · Utilities - Other	25.00			25.00			
Total 6000 · Utilities	270.58	366.63	-96.05	4,213.87	4,400.00	-186.13	4,400.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,299.58	1,327.25	-27.67	15,594.96	15,927.00	-332.04	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	460.00	541.67	-81.67	5,121.25	6,500.00	-1,378.75	6,500.00
6090-12 · Legal fees	0.00	208.33	-208.33	1,504.00	2,500.00	-996.00	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	460.00	750.00	-290.00	6,925.25	9,300.00	-2,374.75	9,300.00
Total 6090 · Contract Services	1,759.58	2,077.25	-317.67	22,852.21	25,559.00	-2,706.79	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	8.33	-8.33	1,140.97	100.00	1,040.97	100.00
6210-5 · Landfill Keys	0.00	2.50	-2.50	0.00	30.00	-30.00	30.00
6210-6 · Other Supplies	52.08	45.83	6.25	430.56	550.00	-119.44	550.00
Total 6210 · Supplies	52.08	56.66	-4.58	4,338.82	2,955.00	1,383.82	2,955.00
6300 · Office & Admin Expenses							
6440 · Insurance	250.92	233.33	17.59	2,948.92	2,800.00	148.92	2,800.00
6060 · Tax & License Fees	80.00	80.00	0.00	105.00	105.00	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	0.00	0.00	0.00	396.00	500.00	-104.00	500.00
6300-2 · Office Supplies	374.23	6.25	367.98	494.90	75.00	419.90	75.00
6300-3 · Copies	0.00	4.17	-4.17	26.56	50.00	-23.44	50.00
Total 6300 · Office & Admin Expenses	705.15	323.75	381.40	4,103.37	3,661.00	442.37	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	17,000.00	17,000.00	0.00	17,000.00	17,000.00	0.00	17,000.00
Total Expense	19,787.39	19,824.29	-36.90	59,340.34	56,375.00	2,965.34	56,375.00
Net Ordinary Income	-19,659.79	-19,758.42	98.63	8,538.63	12,665.00	-4,126.37	12,665.00
Other Income/Expense							
Other Income							
Statutory Contr. from Operating	17,000.00			17,000.00			
Total Other Income	17,000.00			17,000.00			
Other Expense							
7500-6 · Reserve Expenses	1,245.00	1,000.00	245.00	2,565.00	12,000.00	-9,435.00	12,000.00
Total Other Expense	1,245.00	1,000.00	245.00	2,565.00	12,000.00	-9,435.00	12,000.00
Net Other Income	15,755.00	-1,000.00	16,755.00	14,435.00	-12,000.00	26,435.00	-12,000.00
Net Income	-3,904.79	-20,758.42	16,853.63	22,973.63	665.00	22,308.63	665.00

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Beechwood Shores POA, INC.

Bank Account Detail

As of December 31, 2022

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						30,908.43
12/09/2022	4393	Bedford Regional Water Auth...	Acct# 00300636-01		62.04	30,846.39
12/09/2022	debit	Cardmember Service	Closing Date: 11/23		52.08	30,794.31
12/14/2022	4394	Gutter Specialist Ltd	Pool House: Install Gutter, Downspouts & Gutter Screen		1,245.00	29,549.31
12/15/2022			Deposit	75.00		29,624.31
12/16/2022	4395	S&J Maintenance	Monthly Services		1,299.58	28,324.73
12/21/2022	debit	Appalachian Power Co			173.44	28,151.29
12/21/2022	debit	Appalachian Power Co			10.10	28,141.19
12/23/2022	debit	Comcast Xfinity	Deposit: Open Account for Internet Service		25.00	28,116.19
12/28/2022	4396	Treasurer of Virginia (DPOR)	DPOR CIC Annual Report #0550002118		80.00	28,036.19
12/28/2022	ResTra...	Beechwood Shores POA	Reserve Contribution Transfer		17,000.00	11,036.19
12/29/2022	4397	Brian O'Connor (Vendor)	Reimb: Software for Mass Electronic Mailings		299.00	10,737.19
12/29/2022	4398	Tommy Bowlin (Vendor)	Reimb: Microsoft Office Exp.		75.23	10,661.96
12/30/2022	4401	JKG Accounting	November Services		460.00	10,201.96
12/31/2022			Deposit	50.00		10,251.96
Total 1050 · Atlantic Union Checking (5832)				125.00	20,781.47	10,251.96
1250 · Reserve Funds						62,792.07
1250-1 · Savings (0321)						33,229.79
12/28/2022	ResTra...	Beechwood Shores POA	Reserve Contribution	17,000.00		50,229.79
12/31/2022			Interest	1.21		50,231.00
Total 1250-1 · Savings (0321)				17,001.21	0.00	50,231.00
1252 · CD #200056949						11,242.35
12/31/2022			Interest	0.28		11,242.63
Total 1252 · CD #200056949				0.28	0.00	11,242.63
1253 · CD #200054530						15,210.17
12/31/2022			Interest	0.37		15,210.54
Total 1253 · CD #200054530				0.37	0.00	15,210.54
1254 · CD #40-0006848						3,109.76
12/31/2022			Interest	0.11		3,109.87
Total 1254 · CD #40-0006848				0.11	0.00	3,109.87
Total 1250 · Reserve Funds				17,001.97	0.00	79,794.04
TOTAL				17,126.97	20,781.47	90,046.00

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Cash Basis

Beechwood Shores POA, INC.

Expense Detail By Account

December 2022

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
12/21/2022	debit	Appalachian Power Co	024-828-686-0-7	173.44
12/21/2022	debit	Appalachian Power Co	028-880-021-0-8	10.10
Total 6010 · Electricity				183.54
6040 · Water				
12/09/2022		Bedford Regional Water Authority	10/19-11/19	62.04
Total 6040 · Water				62.04
6000 · Utilities - Other				
12/23/2022	debit	Comcast Xfinity	Deposit: Open Account for Internet Service	25.00
Total 6000 · Utilities - Other				25.00
Total 6000 · Utilities				270.58
6090 · Contract Services				
6091 · Grounds Maintenance				
12/16/2022	4395	S&J Maintenance	Monthly Services	1,299.58
Total 6091 · Grounds Maintenance				1,299.58
6090-8 · Professional Fees				
6090-11 · Accounting fees				
12/30/2022	3056	JKG Accounting	November Services	460.00
Total 6090-11 · Accounting fees				460.00
Total 6090-8 · Professional Fees				460.00
Total 6090 · Contract Services				1,759.58
6210 · Supplies				
6210-6 · Other Supplies				
12/09/2022		Lowe's	Paper Towels	52.08
Total 6210-6 · Other Supplies				52.08
Total 6210 · Supplies				52.08
6300 · Office & Admin Expenses				
6440 · Insurance				
12/31/2022	Insura...		Record monthly insurance	250.92
Total 6440 · Insurance				250.92
6060 · Tax & License Fees				
12/28/2022	4396	Treasurer of Virginia (DPOR)	DPOR CIC Annual Report #0550002118	80.00
Total 6060 · Tax & License Fees				80.00
6300-2 · Office Supplies				
12/01/2022		Gmail-GMASS	Subscription for Mass Electronic Mailing-B.OConnor 11/17	299.00
12/11/2022		Microsoft	Microsoft 365 Software-Tommy Bowlin	75.23
Total 6300-2 · Office Supplies				374.23
Total 6300 · Office & Admin Expenses				705.15
7500 · Statutory Reserve Contribution				
12/28/2022	ResTr...	Beechwood Shores POA	Reserve Contribution	17,000.00
Total 7500 · Statutory Reserve Contribution				17,000.00
TOTAL				19,787.39