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Beechwood Shores POA Inc
PO Box 1103
Moneta VA 24121

To the Board of Directors of
Beechwood Shores POA Inc

The Board 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 January 31, 2023 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.

Kimberly N. Reese, CPA

Moneta, Virginia
February 11, 2023

Beechwood Shores POA, INC.

Balance Sheet

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	7,617.74
1051 · Atlantic Union MM (5248)	8,183.63
1250 · Reserve Funds	
1250-1 · Savings (0321)	50,235.27
1252 · CD #200056949	11,242.91
1253 · CD #200054530	15,210.93
1254 · CD #40-0006848	3,109.97
Total 1250 · Reserve Funds	79,799.08
Total Checking/Savings	95,600.45
Other Current Assets	
1201 · Prepaid Insurance	2,509.16
Total Other Current Assets	2,509.16
Total Current Assets	98,109.61
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	176,765.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	42.65
Total Credit Cards	42.65
Total Current Liabilities	42.65
Total Liabilities	42.65
Equity	
3900 · Retained Earnings	179,634.05
Net Income	-2,911.14
Total Equity	176,722.91
TOTAL LIABILITIES & EQUITY	176,765.56

Beechwood Shores POA, INC.
Profit & Loss
January 2023

	Jan 23	Jan 23
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	6.40	6.40
4020 · Unimproved Lots	245.90	245.90
Total 4000 · Dues	252.30	252.30
4040 · Interest	6.35	6.35
4090 · Clubhouse Rent	-50.00	-50.00
4110 · Landfill Keys	50.00	50.00
Total Income	258.65	258.65
Expense		
6000 · Utilities		
6010 · Electricity	370.65	370.65
6030 · Internet	50.80	50.80
6040 · Water	57.82	57.82
Total 6000 · Utilities	479.27	479.27
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	1,299.58
6090-8 · Professional Fees		
6090-11 · Accounting fees	435.00	435.00
Total 6090-8 · Professional Fees	435.00	435.00
Total 6090 · Contract Services	1,734.58	1,734.58
6210 · Supplies		
6210-3 · Clubhouse Supplies	70.52	70.52
Total 6210 · Supplies	70.52	70.52
6300 · Office & Admin Expenses		
6440 · Insurance	250.92	250.92
6300-1 · Postage	126.00	126.00
6300-2 · Office Supplies	109.36	109.36
Total 6300 · Office & Admin Expenses	486.28	486.28
6500 · Budgeted Projects		
6500-16 · Clubhouse Improvements	399.14	399.14
Total 6500 · Budgeted Projects	399.14	399.14
Total Expense	3,169.79	3,169.79
Net Ordinary Income	-2,911.14	-2,911.14
Net Income	-2,911.14	-2,911.14

Beechwood Shores POA, INC. Profit & Loss Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Dues							
4010 - Improved Lots	6.40	25,598.00	-25,591.60	6.40	25,598.00	-25,591.60	51,196.00
4020 - Unimproved Lots	245.90	8,893.50	-8,647.60	245.90	8,893.50	-8,647.60	17,787.00
Total 4000 - Dues	252.30	34,491.50	-34,239.20	252.30	34,491.50	-34,239.20	68,983.00
4040 - Interest	6.35	10.42	-4.07	6.35	10.42	-4.07	125.00
4070 - Interest & Late Fees (A/R)	0.00	72.92	-72.92	0.00	72.92	-72.92	875.00
4090 - Clubhouse Rent	-50.00	0.00	-50.00	-50.00	0.00	-50.00	250.00
4110 - Landfill Keys	50.00	30.00	20.00	50.00	30.00	20.00	360.00
Total Income	258.65	34,604.84	-34,346.19	258.65	34,604.84	-34,346.19	70,593.00
Expense							
6000 - Utilities							
6010 - Electricity	370.65	316.67	53.98	370.65	316.67	53.98	3,800.00
6030 - Internet	50.80			50.80			
6040 - Water	57.82	125.00	-67.18	57.82	125.00	-67.18	1,500.00
Total 6000 - Utilities	479.27	441.67	37.60	479.27	441.67	37.60	5,300.00
6090 - Contract Services							
6091 - Grounds Maintenance	1,299.58	1,299.58	0.00	1,299.58	1,299.58	0.00	15,595.00
6090-5 - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	332.00
6090-8 - Professional Fees							
6090-11 - Accounting fees	435.00	583.33	-148.33	435.00	583.33	-148.33	7,000.00
6090-12 - Legal fees	0.00	166.67	-166.67	0.00	166.67	-166.67	2,000.00
6090-13 - Tax preparation	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total 6090-8 - Professional Fees	435.00	750.00	-315.00	435.00	750.00	-315.00	9,300.00
Total 6090 - Contract Services	1,734.58	2,049.58	-315.00	1,734.58	2,049.58	-315.00	25,227.00
6210 - Supplies							
6210-1 - Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	2,900.00
6210-2 - Grounds Supplies	0.00	0.00	0.00	0.00	0.00	0.00	600.00
6210-3 - Clubhouse Supplies	70.52	116.67	-46.15	70.52	116.67	-46.15	1,400.00
6210-5 - Landfill Keys	0.00	3.33	-3.33	0.00	3.33	-3.33	40.00
6210-6 - Other Supplies	0.00	41.67	-41.67	0.00	41.67	-41.67	500.00
Total 6210 - Supplies	70.52	161.67	-91.15	70.52	161.67	-91.15	5,440.00
6300 - Office & Admin Expenses							
6440 - Insurance	250.92	226.67	24.25	250.92	226.67	24.25	2,720.00
6060 - Tax & License Fees	0.00	0.00	0.00	0.00	0.00	0.00	105.00
6300-2B - Website Fees	0.00	0.00	0.00	0.00	0.00	0.00	131.00
6300-6 - Pool Card Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6300-1 - Postage	126.00	250.00	-124.00	126.00	250.00	-124.00	500.00
6300-2 - Office Supplies	109.36	6.25	103.11	109.36	6.25	103.11	75.00
6300-3 - Copies	0.00	4.17	-4.17	0.00	4.17	-4.17	50.00
6300-4 - Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6300 - Office & Admin Expenses	486.28	487.09	-0.81	486.28	487.09	-0.81	3,581.00
6500 - Budgeted Projects							
6501 - Repairs and Maintenance							
6500-1 - Landfill Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00
6500-2 - Grounds	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
6500-3 - Pool Maint & Outdoor Furnit...	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
6500-15 - Trails Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total 6501 - Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	9,800.00
6500-16 - Clubhouse Improvements	399.14			399.14			
Total 6500 - Budgeted Projects	399.14	0.00	399.14	399.14	0.00	399.14	9,800.00
7500 - Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Total Expense	3,169.79	3,140.01	29.78	3,169.79	3,140.01	29.78	69,348.00
Net Ordinary Income	-2,911.14	31,464.83	-34,375.97	-2,911.14	31,464.83	-34,375.97	1,245.00
Net Income	-2,911.14	31,464.83	-34,375.97	-2,911.14	31,464.83	-34,375.97	1,245.00

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

Date	Num	Name	Memo	Debit	Credit	Balance
		1050 · Atlantic Union Checking (5832)				10,251.96
01/02/2023	4380	Ben Spencer (Vendor)	Reimb: Clubhouse Dishwasher		399.14	9,852.82
01/05/2023	4399	Brian O'Connor (Vendor)	Reimb: CH-Parts for Dishwasher Installation		27.87	9,824.95
01/05/2023	4400	4051 - Brennan, Greg & Diana	Refund: Cleaning Deposit-CH Rental		50.00	9,774.95
01/12/2023			Deposit	50.00		9,824.95
01/12/2023	debit	Walmart	Storage boxes for HOA records		109.36	9,715.59
01/17/2023	debit	Comcast Xfinity	Monthly Internet Service		50.80	9,664.79
01/18/2023	4402	Bedford Regional Water Auth...	Acct# 00300636-01		57.82	9,606.97
01/18/2023	4403	JKG Accounting	December Services		435.00	9,171.97
01/20/2023	4404	S&J Maintenance	Monthly Services		1,299.58	7,872.39
01/24/2023	debit	Appalachian Power Co			10.75	7,861.64
01/24/2023	debit	Appalachian Power Co			359.90	7,501.74
01/26/2023	4405	US Postal Service	Stamps - Annual Dues Invoices		126.00	7,375.74
01/31/2023			Deposit	242.00		7,617.74
		Total 1050 · Atlantic Union Checking (5832)		292.00	2,926.22	7,617.74
		1250 · Reserve Funds				79,794.04
		1250-1 · Savings (0321)				50,231.00
01/31/2023			Interest	4.27		50,235.27
		Total 1250-1 · Savings (0321)		4.27	0.00	50,235.27
		1252 · CD #200056949				11,242.63
01/31/2023			Interest	0.28		11,242.91
		Total 1252 · CD #200056949		0.28	0.00	11,242.91
		1253 · CD #200054530				15,210.54
01/31/2023			Interest	0.39		15,210.93
		Total 1253 · CD #200054530		0.39	0.00	15,210.93
		1254 · CD #40-0006848				3,109.87
01/31/2023			Interest	0.10		3,109.97
		Total 1254 · CD #40-0006848		0.10	0.00	3,109.97
		Total 1250 · Reserve Funds		5.04	0.00	79,799.08
		TOTAL		297.04	2,926.22	87,416.82

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

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
01/24/2023	debit	Appalachian Power Co	024-828-686-0-7	10.75
01/24/2023	debit	Appalachian Power Co	028-880-021-0-8	359.90
Total 6010 · Electricity				370.65
6030 · Internet				
01/17/2023	debit	Comcast Xfinity	Monthly Internet Service	50.80
Total 6030 · Internet				50.80
6040 · Water				
01/18/2023		Bedford Regional Water Authority	11/17-12/15	57.82
Total 6040 · Water				57.82
Total 6000 · Utilities				479.27
6090 · Contract Services				
6091 · Grounds Maintenance				
01/20/2023	4404	S&J Maintenance	Monthly Services	1,299.58
Total 6091 · Grounds Maintenance				1,299.58
6090-8 · Professional Fees				
6090-11 · Accounting fees				
01/18/2023	3115	JKG Accounting	December Services	435.00
Total 6090-11 · Accounting fees				435.00
Total 6090-8 · Professional Fees				435.00
Total 6090 · Contract Services				1,734.58
6210 · Supplies				
6210-3 · Clubhouse Supplies				
01/03/2023	11046...	Moneta Farm & Home Center	Clubhouse:Parts for Dishwasher Installation - Brian O'Connor	9.05
01/03/2023	11045...	Moneta Farm & Home Center	Clubhouse:Parts for Dishwasher Installation - Brian O'Connor	18.82
01/27/2023		Dollar General	Paper towels & Cleaning Supplies	42.65
Total 6210-3 · Clubhouse Supplies				70.52
Total 6210 · Supplies				70.52
6300 · Office & Admin Expenses				
6440 · Insurance				
01/31/2023	Insura...		Record monthly insurance	250.92
Total 6440 · Insurance				250.92
6300-1 · Postage				
01/26/2023	4405	US Postal Service	Stamps - Annual Dues Invoices	126.00
Total 6300-1 · Postage				126.00
6300-2 · Office Supplies				
01/12/2023	debit	Walmart	Storage boxes for HOA records	109.36
Total 6300-2 · Office Supplies				109.36
Total 6300 · Office & Admin Expenses				486.28
6500 · Budgeted Projects				
6500-16 · Clubhouse Improvements				
01/02/2023		Lowe's	Dishwasher for Clubhouse - Ben Spencer	399.14
Total 6500-16 · Clubhouse Improvements				399.14
Total 6500 · Budgeted Projects				399.14
TOTAL				3,169.79