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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 March 31, 2023 and the three 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  
April 7, 2023

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

	Mar 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	48,306.28
1051 · Atlantic Union MM (5248)	37,752.91
1250 · Reserve Funds	
1250-1 · Savings (0321)	50,243.39
Total 1250 · Reserve Funds	50,243.39
Total Checking/Savings	136,302.58
Accounts Receivable	
1100 · Accounts Receivable	-7.30
Total Accounts Receivable	-7.30
Other Current Assets	
1201 · Prepaid Insurance	2,007.32
Total Other Current Assets	2,007.32
Total Current Assets	138,302.60
<b>Fixed Assets</b>	
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
<b>TOTAL ASSETS</b>	<b>216,958.55</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Credit Cards	
2002 · Union Credit Card (9138)	80.89
Total Credit Cards	80.89
Total Current Liabilities	80.89
Total Liabilities	80.89

## Beechwood Shores POA, INC.

## Balance Sheet

As of March 31, 2023

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<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	48,306.28
1051 · Atlantic Union MM (5248)	37,752.91
1250 · Reserve Funds	
1250-1 · Savings (0321)	50,243.39
<b>Total 1250 · Reserve Funds</b>	<b>50,243.39</b>
<b>Total Checking/Savings</b>	<b>136,302.58</b>
Accounts Receivable	
1100 · Accounts Receivable	-7.30
<b>Total Accounts Receivable</b>	<b>-7.30</b>
<b>Total Current Assets</b>	<b>136,295.28</b>
<b>Fixed Assets</b>	
1300 · Fixed Assets	
1301 · Buildings & Improvements	4,464.33
1309 · Equipment Pool Filter System	19,619.15
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<b>Total 1300 · Fixed Assets</b>	<b>249,855.20</b>
Accumulated Depreciation	
1310 · Accum Depr-Equipment	-13,829.25
1312 · Accum Depr-Pool Area	-8,700.00
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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
<b>Total Accumulated Depreciation</b>	<b>-171,199.25</b>
<b>Total Fixed Assets</b>	<b>78,655.95</b>
<b>TOTAL ASSETS</b>	<b>214,951.23</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Credit Cards	
2002 · Union Credit Card (9138)	80.89
<b>Total Credit Cards</b>	<b>80.89</b>
<b>Total Current Liabilities</b>	<b>80.89</b>
<b>Total Liabilities</b>	<b>80.89</b>
<b>Equity</b>	
3900 · Retained Earnings	179,634.05
Net Income	35,236.29
<b>Total Equity</b>	<b>214,870.34</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>214,951.23</b>

**Beechwood Shores POA, INC.**  
**Profit & Loss**  
March 2023

	Mar 23	Jan - Mar 23
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	6,589.00	46,556.00
4020 · Unimproved Lots	1,063.00	14,070.00
Total 4000 · Dues	7,652.00	60,626.00
4040 · Interest	8.47	21.38
4090 · Clubhouse Rent	0.00	-50.00
4110 · Landfill Keys	0.00	50.00
Total Income	7,660.47	60,647.38
Expense		
6000 · Utilities		
6010 · Electricity	164.43	770.52
6030 · Internet	75.80	202.40
6040 · Water	57.74	176.51
Total 6000 · Utilities	297.97	1,149.43
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	3,898.74
6090-8 · Professional Fees		
6090-11 · Accounting fees	596.50	1,662.50
Total 6090-8 · Professional Fees	596.50	1,662.50
Total 6090 · Contract Services	1,896.08	5,561.24
6210 · Supplies		
6210-3 · Clubhouse Supplies	80.89	151.41
Total 6210 · Supplies	80.89	151.41
6300 · Office & Admin Expenses		
6440 · Insurance	2,258.24	2,760.08
6300-2B · Website Fees	0.00	152.99
6300-1 · Postage	0.00	126.00
6300-2 · Office Supplies	0.00	109.36
6300-4 · Bank Charges	0.00	1.44
Total 6300 · Office & Admin Expenses	2,258.24	3,149.87
6500 · Budgeted Projects		
6500-16 · Clubhouse Improvements	0.00	399.14
Total 6500 · Budgeted Projects	0.00	399.14
Total Expense	4,533.18	10,411.09
Net Ordinary Income	3,127.29	50,236.29
Other Income/Expense		
Other Expense		
7500-6 · Reserve Expenses	15,000.00	15,000.00
Total Other Expense	15,000.00	15,000.00
Net Other Income	-15,000.00	-15,000.00
Net Income	-11,872.71	35,236.29

## Beechwood Shores POA, INC. Profit & Loss Budget Performance

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Dues							
4010 · Improved Lots	6,589.00	0.00	6,589.00	46,556.00	51,196.00	-4,640.00	51,196.00
4020 · Unimproved Lots	1,063.00	0.00	1,063.00	14,070.00	17,787.00	-3,717.00	17,787.00
<b>Total 4000 · Dues</b>	<b>7,652.00</b>	<b>0.00</b>	<b>7,652.00</b>	<b>60,626.00</b>	<b>68,983.00</b>	<b>-8,357.00</b>	<b>68,983.00</b>
4040 · Interest	8.47	10.42	-1.95	21.38	31.26	-9.88	125.00
4070 · Interest & Late Fees (A/R)	0.00	72.92	-72.92	0.00	218.76	-218.76	875.00
4090 · Clubhouse Rent	0.00	0.00	0.00	-50.00	0.00	-50.00	250.00
4110 · Landfill Keys	0.00	30.00	-30.00	50.00	90.00	-40.00	360.00
<b>Total Income</b>	<b>7,660.47</b>	<b>113.34</b>	<b>7,547.13</b>	<b>60,647.38</b>	<b>69,323.02</b>	<b>-8,675.64</b>	<b>70,593.00</b>
<b>Expense</b>							
6000 · Utilities							
6010 · Electricity	164.43	316.67	-152.24	770.52	950.01	-179.49	3,800.00
6030 · Internet	75.80	0.00	75.80	202.40	0.00	202.40	0.00
6040 · Water	57.74	125.00	-67.26	176.51	375.00	-198.49	1,500.00
<b>Total 6000 · Utilities</b>	<b>297.97</b>	<b>441.67</b>	<b>-143.70</b>	<b>1,149.43</b>	<b>1,325.01</b>	<b>-175.58</b>	<b>5,300.00</b>
6090 · Contract Services							
6091 · Grounds Maintenance	1,299.58	1,299.58	0.00	3,898.74	3,898.74	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	596.50	583.33	13.17	1,662.50	1,749.99	-87.49	7,000.00
6090-12 · Legal fees	0.00	166.67	-166.67	0.00	500.01	-500.01	2,000.00
6090-13 · Tax preparation	0.00	0.00	0.00	0.00	0.00	0.00	300.00
<b>Total 6090-8 · Professional Fees</b>	<b>596.50</b>	<b>750.00</b>	<b>-153.50</b>	<b>1,662.50</b>	<b>2,250.00</b>	<b>-587.50</b>	<b>9,300.00</b>
<b>Total 6090 · Contract Services</b>	<b>1,896.08</b>	<b>2,049.58</b>	<b>-153.50</b>	<b>5,561.24</b>	<b>6,148.74</b>	<b>-587.50</b>	<b>25,227.00</b>
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	80.89	116.67	-35.78	151.41	350.01	-198.60	1,400.00
6210-5 · Landfill Keys	0.00	3.33	-3.33	0.00	9.99	-9.99	40.00
6210-6 · Other Supplies	0.00	41.67	-41.67	0.00	125.01	-125.01	500.00
<b>Total 6210 · Supplies</b>	<b>80.89</b>	<b>161.67</b>	<b>-80.78</b>	<b>151.41</b>	<b>485.01</b>	<b>-333.60</b>	<b>5,440.00</b>
6300 · Office & Admin Expenses							
6440 · Insurance	2,258.24	226.67	2,031.57	2,760.08	680.01	2,080.07	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	152.99	0.00	152.99	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	126.00	250.00	-124.00	500.00
6300-2 · Office Supplies	0.00	6.25	-6.25	109.36	18.75	90.61	75.00
6300-3 · Copies	0.00	4.17	-4.17	0.00	12.51	-12.51	50.00
6300-4 · Bank Charges	0.00	0.00	0.00	1.44	0.00	1.44	0.00
<b>Total 6300 · Office &amp; Admin Expenses</b>	<b>2,258.24</b>	<b>237.09</b>	<b>2,021.15</b>	<b>3,149.87</b>	<b>961.27</b>	<b>2,188.60</b>	<b>3,581.00</b>
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 Furniture	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
<b>Total 6501 · Repairs and Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,800.00</b>
6500-16 · Clubhouse Improvements	0.00			399.14			
<b>Total 6500 · Budgeted Projects</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>399.14</b>	<b>0.00</b>	<b>399.14</b>	<b>9,800.00</b>
7500 · Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
<b>Total Expense</b>	<b>4,533.18</b>	<b>2,890.01</b>	<b>1,643.17</b>	<b>10,411.09</b>	<b>8,920.03</b>	<b>1,491.06</b>	<b>69,348.00</b>
<b>Net Ordinary Income</b>	<b>3,127.29</b>	<b>-2,776.67</b>	<b>5,903.96</b>	<b>50,236.29</b>	<b>60,402.99</b>	<b>-10,166.70</b>	<b>1,245.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
7500-6 · Reserve Expenses	15,000.00	0.00	15,000.00	15,000.00	0.00	15,000.00	0.00
<b>Total Other Expense</b>	<b>15,000.00</b>	<b>0.00</b>	<b>15,000.00</b>	<b>15,000.00</b>	<b>0.00</b>	<b>15,000.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-15,000.00</b>	<b>0.00</b>	<b>-15,000.00</b>	<b>-15,000.00</b>	<b>0.00</b>	<b>-15,000.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>-11,872.71</b>	<b>-2,776.67</b>	<b>-9,096.04</b>	<b>35,236.29</b>	<b>60,402.99</b>	<b>-25,166.70</b>	<b>1,245.00</b>

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04/07/23

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

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						57,887.98
03/08/2023	4410	Bedford Regional Water Authority	Acct# 00300636-01		57.74	57,830.24
03/09/2023			Deposit	4,879.00		62,709.24
03/09/2023	debit	Cardmember Service	Closing Date: 2/23		42.65	62,666.59
03/15/2023	debit	Comcast Xfinity	Internet Service Fee		75.80	62,590.79
03/16/2023			Deposit	1,078.00		63,668.79
03/17/2023	4411	S&J Maintenance	Monthly Services		1,299.58	62,369.21
03/22/2023	4413	RK Management	Deposit: Tennis Court Resurfacing		15,000.00	47,369.21
03/23/2023			Deposit	824.00		48,193.21
03/23/2023	debit	Appalachian Power Co			10.75	48,182.46
03/23/2023	debit	Appalachian Power Co			153.68	48,028.78
03/23/2023			Deposit	462.00		48,490.78
03/30/2023			Deposit	412.00		48,902.78
03/31/2023	4414	JKG Accounting	February Services		596.50	48,306.28
Total 1050 · Atlantic Union Checking (5832)				7,655.00	17,236.70	48,306.28
1250 · Reserve Funds						50,239.12
1250-1 · Savings (0321)						50,239.12
03/31/2023			Interest	4.27		50,243.39
Total 1250-1 · Savings (0321)				4.27	0.00	50,243.39
Total 1250 · Reserve Funds				4.27	0.00	50,243.39
<b>TOTAL</b>				<b>7,659.27</b>	<b>17,236.70</b>	<b>98,549.67</b>

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**Beechwood Shores POA, INC.**  
**Expense Detail By Account**  
**March 2023**

04/07/23

Cash Basis

Date	Num	Name	Memo	Paid Amount
<b>6000 · Utilities</b>				
<b>6010 · Electricity</b>				
03/23/2023	debit	Appalachian Power Co	024-828-686-0-7	10.75
03/23/2023	debit	Appalachian Power Co	028-880-021-0-8	153.68
Total 6010 · Electricity				164.43
<b>6030 · Internet</b>				
03/15/2023	debit	Comcast Xfinity	Internet Service Fee	75.80
Total 6030 · Internet				75.80
<b>6040 · Water</b>				
03/08/2023		Bedford Regional Water Authority	1/17-2/17	57.74
Total 6040 · Water				57.74
Total 6000 · Utilities				297.97
<b>6090 · Contract Services</b>				
<b>6091 · Grounds Maintenance</b>				
03/17/2023	4411	S&J Maintenance	Monthly Services	1,299.58
Total 6091 · Grounds Maintenance				1,299.58
<b>6090-8 · Professional Fees</b>				
<b>6090-11 · Accounting fees</b>				
03/31/2023	3312	JKG Accounting	February Services	596.50
Total 6090-11 · Accounting fees				596.50
Total 6090-8 · Professional Fees				596.50
Total 6090 · Contract Services				1,896.08
<b>6210 · Supplies</b>				
<b>6210-3 · Clubhouse Supplies</b>				
03/20/2023		Lowe's	Trash bags	21.99
03/21/2023		Lowe's	Clubhouse: 2 Rugs & Trashcan	58.90
Total 6210-3 · Clubhouse Supplies				80.89
Total 6210 · Supplies				80.89
<b>6300 · Office &amp; Admin Expenses</b>				
<b>6440 · Insurance</b>				
03/31/2023	Insura...		Record insurance expense paid for cash basis reporting	2,258.24
Total 6440 · Insurance				2,258.24
Total 6300 · Office & Admin Expenses				2,258.24
<b>TOTAL</b>				<b>4,533.18</b>