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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, profit and loss statement and budget performance report in tax basis for November 2023 and the eleven months then ended. 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 (GAAP).

The board has elected to omit disclosures and the statement of cash flows ordinarily included in financial statements prepared in accordance with tax basis accounting. If the omitted disclosures and statement of cash flows 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.

The supplementary information contained in the related schedules of bank activity and expense detail by account as well as an AR aging summary is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

We are not independent with respect to this client.

A handwritten signature in cursive script that reads 'Kimberly N. DeLue, CPA'.

Moneta, Virginia  
December 7, 2023

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Cash Basis

Beechwood Shores POA, INC.  
Balance Sheet  
As of November 30, 2023

	Nov 30, 23
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	43,714.10
1051 · Atlantic Union MM (5248)	8,216.21
1250 · Reserve Funds	
1250-1 · Savings (0321)	22,328.83
Total 1250 · Reserve Funds	22,328.83
Total Checking/Savings	74,259.14
Total Current Assets	74,259.14
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
<b>TOTAL ASSETS</b>	<b>152,915.09</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
3900 · Retained Earnings	179,634.05
Net Income	-26,718.96
Total Equity	152,915.09
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>152,915.09</b>

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 Cash Basis

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

	Nov 23	Jan - Nov 23
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	225.00	51,725.00
4020 · Unimproved Lots	2,105.00	20,096.83
Total 4000 · Dues	2,330.00	71,821.83
4040 · Interest	3.70	70.12
4070 · Interest & Late Fees (A/R)	-22.50	387.03
4090 · Clubhouse Rent	50.00	150.00
4110 · Landfill Keys	0.00	50.00
4140 · Delinquent Dues	22.50	22.50
Total Income	2,383.70	72,501.48
Expense		
6000 · Utilities		
6010 · Electricity	108.14	3,407.06
6030 · Internet	75.80	808.80
6040 · Water	69.03	1,538.25
Total 6000 · Utilities	252.97	5,754.11
6090 · Contract Services		
6091 · Grounds Maintenance	1,968.34	15,632.90
6090-5 · Pest Control	67.00	134.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	725.00	6,582.75
6090-12 · Legal fees	1,455.00	1,718.00
6090-13 · Tax preparation	0.00	360.00
Total 6090-8 · Professional Fees	2,180.00	8,660.75
6090 · Contract Services - Other	393.90	585.20
Total 6090 · Contract Services	4,609.24	25,012.85
6210 · Supplies		
6210-1 · Pool Supplies	0.00	1,845.41
6210-2 · Grounds Supplies	0.00	135.14
6210-3 · Clubhouse Supplies	0.00	299.58
6210-6 · Other Supplies	0.00	132.86
Total 6210 · Supplies	0.00	2,412.99
6300 · Office & Admin Expenses		
6440 · Insurance	2,909.00	5,669.08
6060 · Tax & License Fees	0.00	360.45
6300-2B · Website Fees	0.00	152.99
6300-1 · Postage	0.00	615.92
6300-2 · Office Supplies	0.00	552.45
6300-3 · Copies	0.00	51.13
6300-4 · Bank Charges	0.00	1.44
Total 6300 · Office & Admin Expenses	2,909.00	7,403.46
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-3 · Pool Maint & Outdoor Furniture	207.15	600.94
6500-18 · Repairs - Misc.	0.00	9.99
6500-19 · Signs	0.00	159.84
Total 6501 · Repairs and Maintenance	207.15	770.77

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Cash Basis

Beechwood Shores POA, INC.  
Profit & Loss  
November 2023

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	Nov 23	Jan - Nov 23
6500-16 · Clubhouse Improvements	0.00	399.14
Total 6500 · Budgeted Projects	207.15	1,169.91
Total Expense	7,978.36	41,753.32
Net Ordinary Income	-5,594.66	30,748.16
Other Income/Expense		
Other Income		
Other Income	0.00	32.88
Total Other Income	0.00	32.88
Other Expense		
7500-6 · Reserve Expenses	0.00	57,500.00
Total Other Expense	0.00	57,500.00
Net Other Income	0.00	-57,467.12
Net Income	-5,594.66	-26,718.96

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

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 - Dues							
4010 - Improved Lots	225.00	0.00	225.00	51,725.00	51,196.00	529.00	51,196.00
4020 - Unimproved Lots	2,105.00	0.00	2,105.00	20,096.83	17,787.00	2,309.83	17,787.00
<b>Total 4000 - Dues</b>	<b>2,330.00</b>	<b>0.00</b>	<b>2,330.00</b>	<b>71,821.83</b>	<b>68,983.00</b>	<b>2,838.83</b>	<b>68,983.00</b>
4040 - Interest	3.70	10.41	-6.71	70.12	114.59	-44.47	125.00
4070 - Interest & Late Fees (A/R)	-22.50	72.91	-95.41	387.03	802.09	-415.06	875.00
4090 - Clubhouse Rent	50.00	0.00	50.00	150.00	250.00	-100.00	250.00
4110 - Landfill Keys	0.00	30.00	-30.00	50.00	330.00	-280.00	360.00
4140 - Delinquent Dues	22.50			22.50			
<b>Total Income</b>	<b>2,383.70</b>	<b>113.32</b>	<b>2,270.38</b>	<b>72,501.48</b>	<b>70,479.68</b>	<b>2,021.80</b>	<b>70,593.00</b>
<b>Expense</b>							
6000 - Utilities							
6010 - Electricity	108.14	316.66	-208.52	3,407.06	3,483.34	-76.28	3,800.00
6030 - Internet	75.80	0.00	75.80	808.80	0.00	808.80	0.00
6040 - Water	69.03	125.00	-55.97	1,538.25	1,375.00	163.25	1,500.00
<b>Total 6000 - Utilities</b>	<b>252.97</b>	<b>441.66</b>	<b>-188.69</b>	<b>5,754.11</b>	<b>4,858.34</b>	<b>895.77</b>	<b>5,300.00</b>
6090 - Contract Services							
6091 - Grounds Maintenance	1,968.34	1,299.58	668.76	15,632.90	14,295.38	1,337.52	15,595.00
6090-5 - Pest Control	67.00	0.00	67.00	134.00	332.00	-198.00	332.00
6090-8 - Professional Fees							
6090-11 - Accounting fees	725.00	583.34	141.66	6,582.75	6,416.66	166.09	7,000.00
6090-12 - Legal fees	1,455.00	166.66	1,288.34	1,718.00	1,833.34	-115.34	2,000.00
6090-13 - Tax preparation	0.00	0.00	0.00	360.00	300.00	60.00	300.00
<b>Total 6090-8 - Professional Fees</b>	<b>2,180.00</b>	<b>750.00</b>	<b>1,430.00</b>	<b>8,660.75</b>	<b>8,550.00</b>	<b>110.75</b>	<b>9,300.00</b>
6090 - Contract Services - Other	393.90			585.20			
<b>Total 6090 - Contract Services</b>	<b>4,609.24</b>	<b>2,049.58</b>	<b>2,559.66</b>	<b>25,012.85</b>	<b>23,177.38</b>	<b>1,835.47</b>	<b>25,227.00</b>
6210 - Supplies							
6210-1 - Pool Supplies	0.00	0.00	0.00	1,845.41	2,900.00	-1,054.59	2,800.00
6210-2 - Grounds Supplies	0.00	0.00	0.00	135.14	600.00	-464.86	600.00
6210-3 - Clubhouse Supplies	0.00	116.66	-116.66	299.58	1,283.34	-983.76	1,400.00
6210-5 - Landfill Keys	0.00	3.34	-3.34	0.00	36.66	-36.66	40.00
6210-6 - Other Supplies	0.00	41.66	-41.66	132.86	458.34	-325.48	500.00
<b>Total 6210 - Supplies</b>	<b>0.00</b>	<b>161.66</b>	<b>-161.66</b>	<b>2,412.99</b>	<b>5,278.34</b>	<b>-2,865.35</b>	<b>5,440.00</b>
6300 - Office & Admin Expenses							
6440 - Insurance	2,909.00	226.66	2,682.34	5,669.08	2,493.34	3,175.74	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	0.00	0.00	0.00	615.92	500.00	115.92	500.00
6300-2 - Office Supplies	0.00	6.25	-6.25	552.45	68.75	483.70	75.00
6300-3 - Copies	0.00	4.16	-4.16	51.13	45.84	5.29	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>2,909.00</b>	<b>237.07</b>	<b>2,671.93</b>	<b>7,403.46</b>	<b>3,263.93</b>	<b>4,139.53</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	500.00	-500.00	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 Furnit...	207.15	0.00	207.15	600.94	3,000.00	-2,399.06	3,000.00
6500-15 - Trails Maintenance	0.00	150.00	-150.00	0.00	150.00	-150.00	300.00
6500-18 - Repairs - Misc.	0.00			9.99			
6500-19 - Signs	0.00			159.84			
<b>Total 6501 - Repairs and Maintenance</b>	<b>207.15</b>	<b>150.00</b>	<b>57.15</b>	<b>770.77</b>	<b>9,650.00</b>	<b>-8,879.23</b>	<b>9,800.00</b>
6500-16 - Clubhouse Improvements	0.00			399.14			
<b>Total 6500 - Budgeted Projects</b>	<b>207.15</b>	<b>150.00</b>	<b>57.15</b>	<b>1,169.91</b>	<b>9,650.00</b>	<b>-8,480.09</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>7,978.36</b>	<b>3,039.97</b>	<b>4,938.39</b>	<b>41,753.32</b>	<b>46,227.99</b>	<b>-4,474.67</b>	<b>69,348.00</b>
<b>Net Ordinary Income</b>	<b>-5,594.66</b>	<b>-2,926.65</b>	<b>-2,668.01</b>	<b>30,748.16</b>	<b>24,251.69</b>	<b>6,496.47</b>	<b>1,245.00</b>
<b>Other Income/Expense</b>							
Other Income	0.00			32.88			
Other Expense							
7500-6 - Reserve Expenses	0.00	0.00	0.00	57,500.00	0.00	57,500.00	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>57,500.00</b>	<b>0.00</b>	<b>57,500.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-57,467.12</b>	<b>0.00</b>	<b>-57,467.12</b>	<b>0.00</b>
<b>Net Income</b>	<b>-5,594.66</b>	<b>-2,926.65</b>	<b>-2,668.01</b>	<b>-26,718.96</b>	<b>24,251.69</b>	<b>-50,970.65</b>	<b>1,245.00</b>

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**Beechwood Shores POA, INC.**  
**Bank Account Detail**  
 As of November 30, 2023

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						49,365.09
11/01/2023	4460	Lloyd Weeks (Vendor)	Reimb: Balance of Anchors for Pool Cover Exp.		23.16	49,341.93
11/02/2023			Deposit	2,455.00		51,796.93
11/06/2023			Deposit	50.00		51,846.93
11/07/2023	4459	State Farm Insurance	Policy#96-58-0100-4 - 11/26/2023- 11/26/2024		2,909.00	48,937.93
11/08/2023	4461	Ben Spencer (Vendor)	Reimb: Pickleball Net & Shuffleboard Set		236.62	48,701.31
11/09/2023	4462	Ben Spencer (Vendor)	Reimb: Portable Restroom Rental Fees 7/28-10/19		393.90	48,307.41
11/10/2023	4463	Bedford Regional Water Aut...	Acct# 00300636-01		69.03	48,238.38
11/15/2023	debit	Comcast Xfinity	Internet Service Fee		75.80	48,162.58
11/17/2023	4465	Atlee Rea (Vendor)	Monthly Services		1,500.00	46,662.58
11/17/2023	4464	S&J Maintenance	Monthly Services		468.34	46,194.24
11/20/2023	debit	Appalachian Power Co			18.80	46,175.44
11/20/2023	debit	Appalachian Power Co			89.34	46,086.10
11/20/2023	4466	Dodson Pest Control	Account# P01-087107		67.00	46,019.10
11/20/2023	4467	Stanley & Stanley, PLLC	September Services		1,580.00	44,439.10
11/28/2023	4468	JKG Accounting	October Services 2023		725.00	43,714.10
Total 1050 · Atlantic Union Checking (5832)				2,505.00	8,155.99	43,714.10
1250 · Reserve Funds						22,326.99
1250-1 · Savings (0321)						22,326.99
11/30/2023			Interest	1.84		22,328.83
Total 1250-1 · Savings (0321)				1.84	0.00	22,328.83
Total 1250 · Reserve Funds				1.84	0.00	22,328.83
<b>TOTAL</b>				<b>2,506.84</b>	<b>8,155.99</b>	<b>66,042.93</b>

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## Beechwood Shores POA, INC. Expense Detail By Account November 2023

Date	Num	Name	Memo	Paid Amount
<b>6000 · Utilities</b>				
<b>6010 · Electricity</b>				
11/20/2023	debit	Appalachian Power Co	024-828-686-0-7	18.80
11/20/2023	debit	Appalachian Power Co	028-880-021-0-8	89.34
Total 6010 · Electricity				108.14
<b>6030 · Internet</b>				
11/15/2023	debit	Comcast Xfinity	Internet Service Fee	75.80
Total 6030 · Internet				75.80
<b>6040 · Water</b>				
11/10/2023		Bedford Regional Water Authority	9/19-10/18	69.03
Total 6040 · Water				69.03
Total 6000 · Utilities				252.97
<b>6090 · Contract Services</b>				
<b>6091 · Grounds Maintenance</b>				
11/17/2023	4465	Atlee Rea (Vendor)	Monthly Services	1,500.00
11/17/2023	4464	S&J Maintenance	Monthly Services	468.34
Total 6091 · Grounds Maintenance				1,968.34
<b>6090-5 · Pest Control</b>				
11/20/2023		Dodson Pest Control	Pest Control Services 10/25	67.00
Total 6090-5 · Pest Control				67.00
<b>6090-8 · Professional Fees</b>				
<b>6090-11 · Accounting fees</b>				
11/28/2023	4325	JKG Accounting	October Services	725.00
Total 6090-11 · Accounting fees				725.00
<b>6090-12 · Legal fees</b>				
11/02/2023	2019-2...	4022 - Barringer, Joan B	Lien Filing - Barringer	-27.00
11/02/2023	2021-8...	4022 - Barringer, Joan B	Lien Filing - Barringer	-31.00
11/02/2023	2022-8...	4022 - Barringer, Joan B	Warrant in Debt Filing Fee	-67.00
11/20/2023		Stanley & Stanley, PLLC	9/26-9/27 Services	1,580.00
Total 6090-12 · Legal fees				1,455.00
Total 6090-8 · Professional Fees				2,180.00
<b>6090 · Contract Services - Other</b>				
11/01/2023		Tidy Services (TBC Associates II)	Portable Restroom for Beach Area-7/28-8/24 - Ben Spencer	131.30
11/01/2023		Tidy Services (TBC Associates II)	Portable Restroom for Beach Area-8/25-9/21 - Ben Spencer	131.30
11/01/2023		Tidy Services (TBC Associates II)	Portable Restroom for Beach Area-9/22-10/19 - Ben Spencer	131.30
Total 6090 · Contract Services - Other				393.90
Total 6090 · Contract Services				4,609.24
<b>6300 · Office &amp; Admin Expenses</b>				
<b>6440 · Insurance</b>				
11/07/2023		State Farm Insurance	Policy#96-58-0100-4 - 11/26/2023-11/26/2024	2,909.00
Total 6440 · Insurance				2,909.00
Total 6300 · Office & Admin Expenses				2,909.00
<b>6500 · Budgeted Projects</b>				
<b>6501 · Repairs and Maintenance</b>				
<b>6500-3 · Pool Maint &amp; Outdoor Furniture</b>				
11/01/2023		Amazon	5/24 Pickleball Net & Shuffleboard Set - Ben Spencer	236.62
11/01/2023		Amazon	Credit to correct: 10/25 Anchors for Pool Cover - Lloyd Weeks	-52.63
11/01/2023		Amazon	10/25 Balance of Anchors for Pool Cover Exp.	23.16
Total 6500-3 · Pool Maint & Outdoor Furniture				207.15
Total 6501 · Repairs and Maintenance				207.15
Total 6500 · Budgeted Projects				207.15
<b>TOTAL</b>				<b>7,978.36</b>