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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 October 31, 2023 and the ten 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 (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.

We are not independent with respect to this client.

A handwritten signature in black ink that reads 'Kimberly H. Reese, CPA'. The signature is written in a cursive style.

Moneta, Virginia  
November 7, 2023

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

	Oct 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1050 · Atlantic Union Checking (5832)	49,365.09
1051 · Atlantic Union MM (5248)	8,214.35
<b>Reserve Funds</b>	
1250-1 · Savings (0321)	22,326.99
<b>Total 1250 · Reserve Funds</b>	22,326.99
<b>Total Checking/Savings</b>	79,906.43
<b>Total Current Assets</b>	79,906.43
<b>Fixed Assets</b>	
<b>1300 · Fixed Assets</b>	
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
<b>Total 1300 · Fixed Assets</b>	249,855.20
<b>Accumulated Depreciation</b>	
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
<b>Total Accumulated Depreciation</b>	-171,199.25
<b>Total Fixed Assets</b>	78,655.95
<b>TOTAL ASSETS</b>	158,562.38
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
2002 · Union Credit Card (9138)	52.63
<b>Total Credit Cards</b>	52.63
<b>Total Current Liabilities</b>	52.63
<b>Total Liabilities</b>	52.63
<b>Equity</b>	
3900 · Retained Earnings	179,634.05
Net Income	-21,124.30
<b>Total Equity</b>	158,509.75
<b>TOTAL LIABILITIES &amp; EQUITY</b>	158,562.38

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

	Oct 23	Jan - Oct 23
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4000 · Dues		
4010 · Improved Lots	0.00	51,500.00
4020 · Unimproved Lots	69.86	17,991.83
<b>Total 4000 · Dues</b>	<b>69.86</b>	<b>69,491.83</b>
4040 · Interest	3.59	66.42
4070 · Interest & Late Fees (A/R)	64.23	409.53
4090 · Clubhouse Rent	0.00	100.00
4110 · Landfill Keys	0.00	50.00
<b>Total Income</b>	<b>137.68</b>	<b>70,117.78</b>
<b>Expense</b>		
6000 · Utilities		
6010 · Electricity	458.28	3,298.92
6030 · Internet	75.80	733.00
6040 · Water	128.34	1,469.22
<b>Total 6000 · Utilities</b>	<b>662.42</b>	<b>5,501.14</b>
6090 · Contract Services		
6091 · Grounds Maintenance	1,968.34	13,664.56
6090-5 · Pest Control	0.00	67.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	575.00	5,857.75
6090-12 · Legal fees	0.00	263.00
6090-13 · Tax preparation	0.00	360.00
<b>Total 6090-8 · Professional Fees</b>	<b>575.00</b>	<b>6,480.75</b>
6090 · Contract Services - Other	0.00	191.30
<b>Total 6090 · Contract Services</b>	<b>2,543.34</b>	<b>20,403.61</b>
6210 · Supplies		
6210-1 · Pool Supplies	0.00	1,845.41
6210-2 · Grounds Supplies	104.63	135.14
6210-3 · Clubhouse Supplies	0.00	299.58
6210-6 · Other Supplies	0.00	132.86
<b>Total 6210 · Supplies</b>	<b>104.63</b>	<b>2,412.99</b>
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	264.00	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
<b>Total 6300 · Office &amp; Admin Expenses</b>	<b>264.00</b>	<b>4,494.46</b>
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-3 · Pool Maint & Outdoor Furniture	82.10	393.79
6500-18 · Repairs - Misc.	0.00	9.99
6500-19 · Signs	0.00	159.84
<b>Total 6501 · Repairs and Maintenance</b>	<b>82.10</b>	<b>563.62</b>

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Cash Basis

Beechwood Shores POA, INC.  
Profit & Loss  
October 2023

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	Oct 23	Jan - Oct 23
6500-16 · Clubhouse Improvements	0.00	399.14
Total 6500 · Budgeted Projects	82.10	962.76
Total Expense	3,656.49	33,774.96
Net Ordinary Income	-3,518.81	36,342.82
Other Income/Expense		
Other Income		
Other Income	15.91	32.88
Total Other Income	15.91	32.88
Other Expense		
7500-6 · Reserve Expenses	0.00	57,500.00
Total Other Expense	0.00	57,500.00
Net Other Income	15.91	-57,467.12
Net Income	-3,502.90	-21,124.30

## Beechwood Shores POA, INC. Profit & Loss Budget Performance October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	0.00	0.00	0.00	51,500.00	51,196.00	304.00	51,196.00
4020 · Unimproved Lots	69.86	0.00	69.86	17,991.83	17,787.00	204.83	17,787.00
<b>Total 4000 · Dues</b>	<b>69.86</b>	<b>0.00</b>	<b>69.86</b>	<b>69,491.83</b>	<b>68,983.00</b>	<b>508.83</b>	<b>68,983.00</b>
4040 · Interest	3.59	10.41	-6.82	66.42	104.18	-37.76	125.00
4070 · Interest & Late Fees (A/R)	64.23	72.91	-8.68	409.53	729.18	-319.65	875.00
4090 · Clubhouse Rent	0.00	0.00	0.00	100.00	250.00	-150.00	250.00
4110 · Landfill Keys	0.00	30.00	-30.00	50.00	300.00	-250.00	360.00
<b>Total Income</b>	<b>137.68</b>	<b>113.32</b>	<b>24.36</b>	<b>70,117.78</b>	<b>70,366.36</b>	<b>-248.58</b>	<b>70,593.00</b>
Expense							
6000 · Utilities							
6010 · Electricity	458.28	316.66	141.62	3,298.92	3,166.68	132.24	3,800.00
6030 · Internet	75.80	0.00	75.80	733.00	0.00	733.00	0.00
6040 · Water	128.34	125.00	3.34	1,469.22	1,250.00	219.22	1,500.00
<b>Total 6000 · Utilities</b>	<b>662.42</b>	<b>441.66</b>	<b>220.76</b>	<b>5,501.14</b>	<b>4,416.68</b>	<b>1,084.46</b>	<b>5,300.00</b>
6090 · Contract Services							
6091 · Grounds Maintenance	1,968.34	1,299.58	668.76	13,664.58	12,995.80	668.76	15,595.00
6090-5 · Pest Control	0.00	0.00	0.00	67.00	332.00	-265.00	332.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	575.00	583.34	-8.34	5,857.75	5,833.32	24.43	7,000.00
6090-12 · Legal fees	0.00	166.66	-166.66	263.00	1,666.68	-1,403.68	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>575.00</b>	<b>750.00</b>	<b>-175.00</b>	<b>6,480.75</b>	<b>7,800.00</b>	<b>-1,319.25</b>	<b>9,300.00</b>
6090 · Contract Services - Other	0.00			191.30			
<b>Total 6090 · Contract Services</b>	<b>2,543.34</b>	<b>2,049.58</b>	<b>493.76</b>	<b>20,403.61</b>	<b>21,127.80</b>	<b>-724.19</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	2,900.00
6210-2 · Grounds Supplies	104.63	0.00	104.63	135.14	600.00	-464.86	600.00
6210-3 · Clubhouse Supplies	0.00	116.66	-116.66	299.58	1,168.68	-867.10	1,400.00
6210-5 · Landfill Keys	0.00	3.34	-3.34	0.00	33.32	-33.32	40.00
6210-6 · Other Supplies	0.00	41.66	-41.66	132.86	416.68	-283.82	500.00
<b>Total 6210 · Supplies</b>	<b>104.63</b>	<b>161.66</b>	<b>-57.03</b>	<b>2,412.99</b>	<b>5,116.68</b>	<b>-2,703.69</b>	<b>5,440.00</b>
6300 · Office & Admin Expenses							
6440 · Insurance	0.00	226.66	-226.66	2,760.08	2,268.68	493.40	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	264.00	250.00	14.00	615.92	500.00	115.92	500.00
6300-2 · Office Supplies	0.00	6.25	-6.25	552.45	62.50	489.95	75.00
6300-3 · Copies	0.00	4.16	-4.16	51.13	41.68	9.45	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>264.00</b>	<b>487.07</b>	<b>-223.07</b>	<b>4,494.46</b>	<b>3,026.86</b>	<b>1,467.60</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	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 Furniture	82.10	0.00	82.10	393.79	3,000.00	-2,606.21	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			
<b>Total 6501 · Repairs and Maintenance</b>	<b>82.10</b>	<b>0.00</b>	<b>82.10</b>	<b>563.62</b>	<b>9,500.00</b>	<b>-8,936.38</b>	<b>9,800.00</b>
6500-16 · Clubhouse Improvements	0.00			399.14			
<b>Total 6500 · Budgeted Projects</b>	<b>82.10</b>	<b>0.00</b>	<b>82.10</b>	<b>962.76</b>	<b>9,500.00</b>	<b>-8,537.24</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>3,656.49</b>	<b>3,139.97</b>	<b>516.52</b>	<b>33,774.96</b>	<b>43,188.02</b>	<b>-9,413.06</b>	<b>69,348.00</b>
<b>Net Ordinary Income</b>	<b>-3,518.81</b>	<b>-3,026.65</b>	<b>-492.16</b>	<b>36,342.82</b>	<b>27,178.34</b>	<b>9,164.48</b>	<b>1,245.00</b>

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Cash Basis

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

October 2023

	<u>Oct 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 23</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Income							
Other Income	15.91			32.88			
Total Other Income	15.91			32.88			
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	15.91	0.00	15.91	-57,467.12	0.00	-57,467.12	0.00
<b>Net Income</b>	<b>-3,502.90</b>	<b>-3,026.65</b>	<b>-476.25</b>	<b>-21,124.30</b>	<b>27,178.34</b>	<b>-48,302.64</b>	<b>1,245.00</b>

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

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						52,818.95
10/03/2023	4451	Bedford Regional Water Authority	Acct# 00300636-01		128.34	52,690.61
10/12/2023	4452	JKG Accounting	September Services		575.00	52,115.61
10/15/2023	debit	Comcast Xfinity	Internet Service Fee		75.80	52,039.81
10/16/2023	4453	US Postal Service	Roll of Stamps		264.00	51,775.81
10/18/2023	4454	Atlee Rea (Vendor)	Reimb: Grass Seed Exp.		104.63	51,671.18
10/20/2023	4455	S&J Maintenance	Monthly Services		468.34	51,202.84
10/20/2023	4457	Atlee Rea (Vendor)	Monthly Services		1,500.00	49,702.84
10/23/2023	debit	Appalachian Power Co			341.85	49,360.99
10/23/2023	debit	Appalachian Power Co			116.43	49,244.56
10/25/2023	4458	Lloyd Weeks (Vendor)	Reimb: Anchors for Pool Cover Exp.		29.47	49,215.09
10/31/2023			Deposit	150.00		49,365.09
Total 1050 · Atlantic Union Checking (5832)				150.00	3,603.86	49,365.09
1250 · Reserve Funds						22,325.09
1250-1 · Savings (0321)						22,325.09
10/31/2023			Interest	1.90		22,326.99
Total 1250-1 · Savings (0321)				1.90	0.00	22,326.99
Total 1250 · Reserve Funds				1.90	0.00	22,326.99
<b>TOTAL</b>				<b>151.90</b>	<b>3,603.86</b>	<b>71,692.08</b>

## Beechwood Shores POA, INC.

### Expense Detail By Account

October 2023

Date	Num	Name	Memo	Paid Amount
<b>6000 · Utilities</b>				
<b>6010 · Electricity</b>				
10/23/2023	debit	Appalachian Power Co	024-828-686-0-7	341.85
10/23/2023	debit	Appalachian Power Co	028-880-021-0-8	116.43
Total 6010 · Electricity				458.28
<b>6030 · Internet</b>				
10/15/2023	debit	Comcast Xfinity	Internet Service Fee	75.80
Total 6030 · Internet				75.80
<b>6040 · Water</b>				
10/03/2023		Bedford Regional Water Authority	8/15-9/19 usage	128.34
Total 6040 · Water				128.34
Total 6000 · Utilities				662.42
<b>6090 · Contract Services</b>				
<b>6091 · Grounds Maintenance</b>				
10/20/2023	4455	S&J Maintenance	Monthly Services	468.34
10/20/2023	4457	Atlee Rea (Vendor)	Monthly Services	1,500.00
Total 6091 · Grounds Maintenance				1,968.34
<b>6090-8 · Professional Fees</b>				
<b>6090-11 · Accounting fees</b>				
10/12/2023	4227	JKG Accounting	September Services	575.00
Total 6090-11 · Accounting fees				575.00
Total 6090-8 · Professional Fees				575.00
Total 6090 · Contract Services				2,543.34
<b>6210 · Supplies</b>				
<b>6210-2 · Grounds Supplies</b>				
10/05/2023		Lowe's	Grass Seed - Atlee Rae	104.63
Total 6210-2 · Grounds Supplies				104.63
Total 6210 · Supplies				104.63
<b>6300 · Office &amp; Admin Expenses</b>				
<b>6300-1 · Postage</b>				
10/16/2023	4453	US Postal Service	Roll of Stamps	264.00
Total 6300-1 · Postage				264.00
Total 6300 · Office & Admin Expenses				264.00
<b>6500 · Budgeted Projects</b>				
<b>6501 · Repairs and Maintenance</b>				
<b>6500-3 · Pool Maint &amp; Outdoor Furniture</b>				
10/25/2023		Amazon	Anchors for Pool Cover - Lloyd Weeks	52.63
10/25/2023		Amazon	Anchors for Pool Cover Exp.	29.47
Total 6500-3 · Pool Maint & Outdoor Furniture				82.10
Total 6501 · Repairs and Maintenance				82.10
Total 6500 · Budgeted Projects				82.10
<b>TOTAL</b>				<b>3,656.49</b>