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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 Cash Basis for September 31, 2022 and the nine 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.

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 N. Nelson, CPA'.

Moneta, Virginia
October 4, 2022

Beechwood Shores POA, INC.

Balance Sheet

As of September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	37,978.12
1051 · Atlantic Union MM (5248)	8,180.28
1250 · Reserve Funds	
1250-1 · Savings (0321)	33,229.24
1252 · CD #200056949	11,241.79
1253 · CD #200054530	15,209.40
1254 · CD #40-0006848	3,109.56
Total 1250 · Reserve Funds	62,789.99
Total Checking/Savings	108,948.39
Accounts Receivable	
1100 · Accounts Receivable	-10.30
Total Accounts Receivable	-10.30
Other Current Assets	
1201 · Prepaid Insurance	489.00
Total Other Current Assets	489.00
Total Current Assets	109,427.09
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	188,083.04
LIABILITIES & EQUITY	
Equity	
3900 · Retained Earnings	156,660.42
Net Income	31,422.62
Total Equity	188,083.04
TOTAL LIABILITIES & EQUITY	188,083.04

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
 September 2022

	Sep 22	Jan - Sep 22
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	48,758.00
4020 · Unimproved Lots	0.00	16,456.00
Total 4000 · Dues	0.00	65,214.00
4040 · Interest	1.77	15.62
4060 · Donation	200.00	1,149.00
4070 · Interest & Late Fees (A/R)	0.00	460.50
4090 · Clubhouse Rent	100.00	250.00
Total Income	301.77	67,089.12
Expense		
6000 · Utilities		
6010 · Electricity	366.90	2,312.51
6040 · Water	154.51	889.72
Total 6000 · Utilities	521.41	3,202.23
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	11,696.22
6090-5 · Pest Control	0.00	332.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	375.00	3,671.25
6090-12 · Legal fees	0.00	1,504.00
6090-13 · Tax preparation	0.00	300.00
Total 6090-8 · Professional Fees	375.00	5,475.25
Total 6090 · Contract Services	1,674.58	17,503.47
6210 · Supplies		
6210-1 · Pool Supplies	0.00	2,710.86
6210-2 · Grounds Supplies	0.00	56.43
6210-3 · Clubhouse Supplies	142.17	1,140.97
6210-6 · Other Supplies	0.00	378.48
Total 6210 · Supplies	142.17	4,286.74
6300 · Office & Admin Expenses		
6440 · Insurance	244.50	2,209.00
6060 · Tax & License Fees	0.00	25.00
6300-2B · Website Fees	0.00	131.99
6300-1 · Postage	0.00	156.00
Total 6300 · Office & Admin Expenses	244.50	2,521.99
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
Total Expense	2,582.66	34,346.50
Net Ordinary Income	-2,280.89	32,742.62

Beechwood Shores POA, INC.
Profit & Loss
September 2022

	Sep 22	Jan - Sep 22
Other Income/Expense		
Other Expense		
7500-6 - Reserve Expenses	0.00	1,320.00
Total Other Expense	0.00	1,320.00
Net Other Income	0.00	-1,320.00
Net Income	-2,280.89	31,422.62

Beechwood Shores POA, INC.
Profit & Loss Budget Performance
September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 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	16,456.00	20,000.00	-3,544.00	20,000.00
Total 4000 · Dues	0.00	0.00	0.00	65,214.00	68,000.00	-2,786.00	68,000.00
4040 · Interest	1.77	2.50	-0.73	15.62	22.50	-6.88	30.00
4060 · Donation	200.00			1,149.00			
4070 · Interest & Late Fees (A/R)	0.00	33.33	-33.33	460.50	299.97	160.53	400.00
4090 · Clubhouse Rent	100.00	50.00	50.00	250.00	250.00	0.00	250.00
4110 · Landfill Keys	0.00	30.00	-30.00	0.00	270.00	-270.00	360.00
Total Income	301.77	115.83	185.94	67,089.12	68,842.47	-1,753.35	69,040.00
Expense							
6000 · Utilities							
6010 · Electricity	366.90	291.67	75.23	2,312.51	2,625.03	-312.52	3,500.00
6040 · Water	154.51	75.00	79.51	889.72	675.00	214.72	900.00
Total 6000 · Utilities	521.41	366.67	154.74	3,202.23	3,300.03	-97.80	4,400.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,299.58	1,327.25	-27.67	11,696.22	11,945.25	-249.03	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	375.00	541.67	-166.67	3,671.25	4,875.00	-1,203.75	6,500.00
6090-12 · Legal fees	0.00	208.33	-208.33	1,504.00	1,875.00	-371.00	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	375.00	750.00	-375.00	5,475.25	7,050.00	-1,574.75	9,300.00
Total 6090 · Contract Services	1,674.58	2,077.25	-402.67	17,503.47	19,327.25	-1,823.78	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	142.17	8.33	133.84	1,140.97	75.00	1,065.97	100.00
6210-5 · Landfill Keys	0.00	2.50	-2.50	0.00	22.50	-22.50	30.00
6210-6 · Other Supplies	0.00	45.83	-45.83	378.48	412.50	-34.02	550.00
Total 6210 · Supplies	142.17	56.66	85.51	4,286.74	2,785.00	1,501.74	2,955.00
6300 · Office & Admin Expenses							
6440 · Insurance	244.50	233.33	11.17	2,209.00	2,100.00	109.00	2,800.00
6060 · Tax & License Fees	0.00	0.00	0.00	25.00	25.00	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	156.00	250.00	-94.00	500.00
6300-2 · Office Supplies	0.00	6.25	-6.25	0.00	56.25	-56.25	75.00
6300-3 · Copies	0.00	4.17	-4.17	0.00	37.50	-37.50	50.00
Total 6300 · Office & Admin Expenses	244.50	243.75	0.75	2,521.99	2,599.75	-77.76	3,661.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-1 · Landfill Maintenance	0.00	100.00	-100.00	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	100.00	-100.00	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	100.00	-100.00	6,832.07	2,800.00	4,032.07	2,800.00
7500 · Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
Total Expense	2,582.66	2,844.33	-261.67	34,346.50	30,812.03	3,534.47	56,375.00
Net Ordinary Income	-2,280.89	-2,728.50	447.61	32,742.62	38,030.44	-5,287.82	12,665.00
Other Income/Expense							
Other Expense							
7500-6 · Reserve Expenses	0.00	1,000.00	-1,000.00	1,320.00	9,000.00	-7,680.00	12,000.00
Total Other Expense	0.00	1,000.00	-1,000.00	1,320.00	9,000.00	-7,680.00	12,000.00
Net Other Income	0.00	-1,000.00	1,000.00	-1,320.00	-9,000.00	7,680.00	-12,000.00
Net Income	-2,280.89	-3,728.50	1,447.61	31,422.62	29,030.44	2,392.18	665.00

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Beechwood Shores POA, INC.
Bank Account Detail
 As of September 30, 2022

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						40,528.77
09/07/2022	4377	Brian O'Connor (Vendor)	Reimb: Clubhouse-Dishwasher Parts		74.77	40,454.00
09/08/2022			Deposit	300.00		40,754.00
09/09/2022	debit	Cardmember Service	Closing Date: 8/24		512.49	40,241.51
09/17/2022	4379	S&J Maintenance	Monthly Services		1,299.58	38,941.93
09/20/2022	debit	Appalachian Power Co			251.22	38,690.71
09/20/2022	debit	Appalachian Power Co			115.68	38,575.03
09/26/2022	4380	Bedford Regional Water A...	Acct# 00300636-01		154.51	38,420.52
09/29/2022	4381	JKG Accounting	August Services		375.00	38,045.52
09/30/2022	4383	Lloyd Weeks (Vendor)	Reimb: Key & Lock for Dump Exp.		31.14	38,014.38
09/30/2022	4384	Brian O'Connor (Vendor)	Reimb: CH-Parts for Dishwasher Installation		36.26	37,978.12
Total 1050 · Atlantic Union Checking (5832)				300.00	2,850.65	37,978.12
1250 · Reserve Funds						62,788.94
1250-1 · Savings (0321)						33,228.97
09/30/2022			Interest	0.27		33,229.24
Total 1250-1 · Savings (0321)				0.27	0.00	33,229.24
1252 · CD #200056949						11,241.50
09/30/2022			Interest	0.29		11,241.79
Total 1252 · CD #200056949				0.29	0.00	11,241.79
1253 · CD #200054530						15,209.02
09/30/2022			Interest	0.38		15,209.40
Total 1253 · CD #200054530				0.38	0.00	15,209.40
1254 · CD #40-0006848						3,109.45
09/30/2022			Interest	0.11		3,109.56
Total 1254 · CD #40-0006848				0.11	0.00	3,109.56
Total 1250 · Reserve Funds				1.05	0.00	62,789.99
TOTAL				301.05	2,850.65	100,768.11

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Cash Basis

Beechwood Shores POA, INC.

Expense Detail By Account

September 2022

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
09/20/2022	debit	Appalachian Power Co	024-828-686-0-7	251.22
09/20/2022	debit	Appalachian Power Co	028-880-021-0-8	115.68
Total 6010 · Electricity				366.90
6040 · Water				
09/26/2022		Bedford Regional Water Authority	7/20-8/16	154.51
Total 6040 · Water				154.51
Total 6000 · Utilities				521.41
6090 · Contract Services				
6091 · Grounds Maintenance				
09/17/2022	4379	S&J Maintenance	Monthly Services	1,299.58
Total 6091 · Grounds Maintenance				1,299.58
6090-8 · Professional Fees				
6090-11 · Accounting fees				
09/29/2022	2823	JKG Accounting	August Services	375.00
Total 6090-11 · Accounting fees				375.00
Total 6090-8 · Professional Fees				375.00
Total 6090 · Contract Services				1,674.58
6210 · Supplies				
6210-3 · Clubhouse Supplies				
09/01/2022	1063970	Moneta Farm & Home Center	Clubhouse:Dishwasher-Water Line Parts - Brian O'Connor	12.63
09/01/2022	1063043	Moneta Farm & Home Center	Clubhouse:Dishwasher Parts - Brian O'Connor 8/30	35.20
09/01/2022	1063929	Moneta Farm & Home Center	Clubhouse:Dishwasher Parts & Sandpaper - Brian O'Connor	26.94
09/23/2022	1072663	Moneta Farm & Home Center	Clubhouse:Parts for Dishwasher Installation - Brian O'Connor	13.14
09/26/2022	1073692	Moneta Farm & Home Center	Key & Lock for Dump - Lloyd Weeks	31.14
09/27/2022	1074029	Moneta Farm & Home Center	Clubhouse:Parts for Dishwasher Installation - Brian O'Connor	23.12
Total 6210-3 · Clubhouse Supplies				142.17
Total 6210 · Supplies				142.17
6300 · Office & Admin Expenses				
6440 · Insurance				
09/30/2022	Insura...		Record monthly insurance	244.50
Total 6440 · Insurance				244.50
Total 6300 · Office & Admin Expenses				244.50
TOTAL				2,582.66