



12801 Moneta Rd, Moneta VA 24121

Telephone: (540) 297-8401

Fax: (540) 297-0013

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 September 30, 2023 and the eight 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.

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 cursive script that reads 'Kimberly H. Nelson, CPA'. The signature is written in black ink.

Moneta, Virginia
October 5, 2023

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

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	52,818.95
1051 · Atlantic Union MM (5248)	8,212.66
1250 · Reserve Funds	
1250-1 · Savings (0321)	22,323.27
Total 1250 · Reserve Funds	22,323.27
Total Checking/Savings	83,354.88
Total Current Assets	83,354.88
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	162,010.83
LIABILITIES & EQUITY	
Equity	
3900 · Retained Earnings	179,634.05
Net Income	-17,623.22
Total Equity	162,010.83
TOTAL LIABILITIES & EQUITY	162,010.83

Beechwood Shores POA, INC.
Profit & Loss
 September 2023

	Sep 23	Jan - Sep 23
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	51,500.00
4020 · Unimproved Lots	153.97	17,921.97
Total 4000 · Dues	153.97	69,421.97
4040 · Interest	1.75	61.01
4070 · Interest & Late Fees (A/R)	-170.94	345.30
4090 · Clubhouse Rent	0.00	100.00
4110 · Landfill Keys	0.00	50.00
Total Income	-15.22	69,978.28
Expense		
6000 · Utilities		
6010 · Electricity	446.60	2,840.64
6030 · Internet	75.80	657.20
6040 · Water	116.27	1,340.88
Total 6000 · Utilities	638.67	4,838.72
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	11,696.22
6090-5 · Pest Control	0.00	67.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	660.00	5,282.75
6090-12 · Legal fees	0.00	263.00
6090-13 · Tax preparation	0.00	360.00
Total 6090-8 · Professional Fees	660.00	5,905.75
6090 · Contract Services - Other	0.00	191.30
Total 6090 · Contract Services	1,959.58	17,860.27
6210 · Supplies		
6210-1 · Pool Supplies	0.00	1,845.41
6210-2 · Grounds Supplies	0.00	30.51
6210-3 · Clubhouse Supplies	0.00	299.58
6210-6 · Other Supplies	0.00	132.86
Total 6210 · Supplies	0.00	2,308.36
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	0.00	351.92
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	0.00	4,230.46
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-3 · Pool Maint & Outdoor Furniture	0.00	311.69
6500-18 · Repairs - Misc.	0.00	9.99
6500-19 · Signs	0.00	159.84
Total 6501 · Repairs and Maintenance	0.00	481.52

Beechwood Shores POA, INC.
Profit & Loss
September 2023

	Sep 23	Jan - Sep 23
6500-16 · Clubhouse Improvements	0.00	399.14
Total 6500 · Budgeted Projects	0.00	880.66
Total Expense	2,598.25	30,118.47
Net Ordinary Income	-2,613.47	39,859.81
Other Income/Expense		
Other Income		
Other Income	16.97	16.97
Total Other Income	16.97	16.97
Other Expense		
7500-6 · Reserve Expenses	0.00	57,500.00
Total Other Expense	0.00	57,500.00
Net Other Income	16.97	-57,483.03
Net Income	-2,596.50	-17,623.22

Beechwood Shores POA, INC. Profit & Loss Budget Performance

September 2023

	Sep 23	Budget	\$ Over Budget	Jan - Sep 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	153.97	0.00	153.97	17,921.97	17,787.00	134.97	17,787.00
Total 4000 - Dues	153.97	0.00	153.97	69,421.97	68,983.00	438.97	68,983.00
4040 - Interest	1.75	10.41	-8.66	61.01	93.77	-32.76	125.00
4070 - Interest & Late Fees (A/R)	-170.94	72.91	-243.85	345.30	658.27	-310.97	875.00
4090 - Clubhouse Rent	0.00	50.00	-50.00	100.00	250.00	-150.00	250.00
4110 - Landfill Keys	0.00	30.00	-30.00	50.00	270.00	-220.00	360.00
Total Income	-15.22	163.32	-178.54	69,978.28	70,253.04	-274.76	70,593.00
Expense							
6000 - Utilities							
6010 - Electricity	446.60	316.66	129.94	2,840.64	2,850.02	-9.38	3,800.00
6030 - Internet	75.80	0.00	75.80	657.20	0.00	657.20	0.00
6040 - Water	116.27	125.00	-8.73	1,340.88	1,125.00	215.88	1,500.00
Total 6000 - Utilities	638.67	441.66	197.01	4,838.72	3,975.02	863.70	5,300.00
6090 - Contract Services							
6091 - Grounds Maintenance	1,299.58	1,299.58	0.00	11,696.22	11,696.22	0.00	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	660.00	583.34	76.66	5,282.75	5,249.98	32.77	7,000.00
6090-12 - Legal fees	0.00	166.66	-166.66	263.00	1,500.02	-1,237.02	2,000.00
6090-13 - Tax preparation	0.00	0.00	0.00	360.00	300.00	60.00	300.00
Total 6090-8 - Professional Fees	660.00	750.00	-90.00	5,905.75	7,050.00	-1,144.25	9,300.00
6090 - Contract Services - Other	0.00			191.30			
Total 6090 - Contract Services	1,959.58	2,049.58	-90.00	17,860.27	19,078.22	-1,217.95	25,227.00
6210 - Supplies							
6210-1 - Pool Supplies	0.00	580.00	-580.00	1,845.41	2,900.00	-1,054.59	2,900.00
6210-2 - Grounds Supplies	0.00	0.00	0.00	30.51	600.00	-569.49	600.00
6210-3 - Clubhouse Supplies	0.00	116.66	-116.66	299.58	1,050.02	-750.44	1,400.00
6210-5 - Landfill Keys	0.00	3.34	-3.34	0.00	29.98	-29.98	40.00
6210-6 - Other Supplies	0.00	41.66	-41.66	132.86	375.02	-242.16	500.00
Total 6210 - Supplies	0.00	741.66	-741.66	2,308.36	4,955.02	-2,646.66	5,440.00
6300 - Office & Admin Expenses							
6440 - Insurance	0.00	226.66	-226.66	2,760.08	2,040.02	720.06	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	351.92	250.00	101.92	500.00
6300-2 - Office Supplies	0.00	6.25	-6.25	552.45	56.25	496.20	75.00
6300-3 - Copies	0.00	4.16	-4.16	51.13	37.52	13.61	50.00
6300-4 - Bank Charges	0.00	0.00	0.00	1.44	0.00	1.44	0.00
Total 6300 - Office & Admin Expenses	0.00	237.07	-237.07	4,230.46	2,539.79	1,690.67	3,581.00
6500 - Budgeted Projects							
6501 - Repairs and Maintenance							
6500-1 - Landfill Maintenance	0.00	250.00	-250.00	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	0.00	0.00	0.00	311.69	3,000.00	-2,688.31	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			
Total 6501 - Repairs and Maintenance	0.00	250.00	-250.00	481.52	9,500.00	-9,018.48	9,800.00
6500-16 - Clubhouse Improvements	0.00			399.14			
Total 6500 - Budgeted Projects	0.00	250.00	-250.00	880.66	9,500.00	-8,619.34	9,800.00
7500 - Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00
Total Expense	2,598.25	3,719.97	-1,121.72	30,118.47	40,048.05	-9,929.58	69,348.00
Net Ordinary Income	-2,613.47	-3,556.65	943.18	39,859.81	30,204.99	9,654.82	1,245.00
Other Income/Expense							
Other Income							
Other Income	16.97			16.97			
Total Other Income	16.97			16.97			
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	16.97	0.00	16.97	-57,483.03	0.00	-57,483.03	0.00
Net Income	-2,596.50	-3,556.65	960.15	-17,623.22	30,204.99	-47,828.21	1,245.00

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

Date	Num	Name	Memo	Debit	Credit	Balance
		1050 · Atlantic Union Checking (5832)				55,883.66
09/05/2023	4448	Bedford Regional Water Authority	Acct# 00300636-01		116.27	55,767.39
09/05/2023	debit	Cardmember Service	Closing Date: 8/24		466.46	55,300.93
09/15/2023	debit	Comcast Xfinity	Internet Service Fee		75.80	55,225.13
09/15/2023	4449	S&J Maintenance	Monthly Services		1,299.58	53,925.55
09/18/2023	4450	JKG Accounting	August Services		660.00	53,265.55
09/20/2023	debit	Appalachian Power Co			321.93	52,943.62
09/20/2023	debit	Appalachian Power Co			124.67	52,818.95
		Total 1050 · Atlantic Union Checking (5832)		0.00	3,064.71	52,818.95
		1250 · Reserve Funds				22,323.26
		1250-1 · Savings (0321)				22,323.26
09/30/2023			Interest	0.01		22,323.27
		Total 1250-1 · Savings (0321)		0.01	0.00	22,323.27
		Total 1250 · Reserve Funds		0.01	0.00	22,323.27
		TOTAL		0.01	3,064.71	75,142.22

4:44 PM

10/05/23

Cash Basis

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

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
09/20/2023	debit	Appalachian Power Co	024-828-686-0-7	321.93
09/20/2023	debit	Appalachian Power Co	028-880-021-0-8	124.67
Total 6010 · Electricity				446.60
6030 · Internet				
09/15/2023	debit	Comcast Xfinity	Internet Service Fee	75.80
Total 6030 · Internet				75.80
6040 · Water				
09/05/2023		Bedford Regional Water Authority	7/18-8/15	116.27
Total 6040 · Water				116.27
Total 6000 · Utilities				638.67
6090 · Contract Services				
6091 · Grounds Maintenance				
09/15/2023	4449	S&J Maintenance	Monthly Services	1,299.58
Total 6091 · Grounds Maintenance				1,299.58
6090-8 · Professional Fees				
6090-11 · Accounting fees				
09/18/2023	4176	JKG Accounting	August Services	660.00
Total 6090-11 · Accounting fees				660.00
Total 6090-8 · Professional Fees				660.00
Total 6090 · Contract Services				1,959.58
TOTAL				2,598.25