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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 June 30th, 2022 and the six 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, appearing to read 'Kimberly N. Rellie', written in black ink.

Moneta, Virginia  
July 8, 2022

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07/08/22  
Cash Basis

Beechwood Shores POA, INC.  
Balance Sheet  
As of June 30, 2022

	Jun 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	45,351.80
1051 · Atlantic Union MM (5248)	8,178.49
1250 · Reserve Funds	
1250-1 · Savings (0321)	33,228.41
1252 · CD #200056949	11,240.94
1253 · CD #200054530	15,208.25
1254 · CD #40-0006848	3,109.24
Total 1250 · Reserve Funds	62,786.84
Total Checking/Savings	116,317.13
Accounts Receivable	
1100 · Accounts Receivable	-10.30
Total Accounts Receivable	-10.30
Other Current Assets	
1201 · Prepaid Insurance	1,222.50
Total Other Current Assets	1,222.50
Total Current Assets	117,529.33
Fixed Assets	
1300 · Fixed Assets	249,855.20
Accumulated Depreciation	-171,199.25
Total Fixed Assets	78,655.95
<b>TOTAL ASSETS</b>	<b>196,185.28</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	1,349.83
Total Credit Cards	1,349.83
Total Current Liabilities	1,349.83
Total Liabilities	1,349.83
Equity	
3900 · Retained Earnings	156,660.42
Net Income	38,175.03
Total Equity	194,835.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>196,185.28</b>

**Beechwood Shores POA, INC.**  
**Profit & Loss**  
 June 2022

	Jun 22	Jan - Jun 22
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4000 · Dues		
4010 · Improved Lots	0.00	47,582.00
4020 · Unimproved Lots	0.00	16,214.00
<b>Total 4000 · Dues</b>	0.00	63,796.00
4040 · Interest	1.19	10.68
4060 · Donation	300.00	949.00
4070 · Interest & Late Fees (A/R)	0.00	222.71
4090 · Clubhouse Rent	0.00	150.00
<b>Total Income</b>	301.19	65,128.39
<b>Expense</b>		
6000 · Utilities		
6010 · Electricity	344.20	1,220.53
6040 · Water	225.05	498.88
<b>Total 6000 · Utilities</b>	569.25	1,719.41
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	7,797.48
6090-5 · Pest Control	0.00	332.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	715.00	2,570.00
6090-12 · Legal fees	0.00	1,410.00
6090-13 · Tax preparation	0.00	300.00
<b>Total 6090-8 · Professional Fees</b>	715.00	4,280.00
<b>Total 6090 · Contract Services</b>	2,014.58	12,409.48
6210 · Supplies		
6210-1 · Pool Supplies	1,186.75	2,234.16
6210-2 · Grounds Supplies	0.00	56.43
6210-3 · Clubhouse Supplies	0.00	945.65
6210-6 · Other Supplies	126.34	271.27
<b>Total 6210 · Supplies</b>	1,313.09	3,507.51
6300 · Office & Admin Expenses		
6440 · Insurance	236.00	1,475.50
6060 · Tax & License Fees	25.00	25.00
6300-2B · Website Fees	0.00	131.99
<b>Total 6300 · Office &amp; Admin Expenses</b>	261.00	1,632.49
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	1,028.50	1,192.21
6500-3 · Pool Maint & Outdoor Furniture	561.81	1,403.43
<b>Total 6501 · Repairs and Maintenance</b>	1,590.31	2,595.64
6500-16 · Clubhouse Improvements	0.00	1,639.34
6500 · Budgeted Projects - Other	550.00	2,129.49
<b>Total 6500 · Budgeted Projects</b>	2,140.31	6,364.47
<b>Total Expense</b>	6,298.23	25,633.36
<b>Net Ordinary Income</b>	-5,997.04	39,495.03

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Cash Basis

Beechwood Shores POA, INC.  
Profit & Loss  
June 2022

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	<u>Jun 22</u>	<u>Jan - Jun 22</u>
Other Income/Expense		
Other Expense		
7500-6 · Reserve Expenses	1,320.00	1,320.00
Total Other Expense	<u>1,320.00</u>	<u>1,320.00</u>
Net Other Income	<u>-1,320.00</u>	<u>-1,320.00</u>
Net Income	<u><u>-7,317.04</u></u>	<u><u>38,175.03</u></u>

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

June 2022

	Jun 22	Budget	\$ Over Budget	Jan - Jun 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
4000 · Dues							
4010 · Improved Lots	0.00	0.00	0.00	47,582.00	48,000.00	-418.00	48,000.00
4020 · Unimproved Lots	0.00	0.00	0.00	16,214.00	20,000.00	-3,786.00	20,000.00
<b>Total 4000 · Dues</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>63,796.00</b>	<b>68,000.00</b>	<b>-4,204.00</b>	<b>68,000.00</b>
4040 · Interest	1.19	2.50	-1.31	10.88	15.00	-4.32	30.00
4060 · Donation	300.00			949.00			
4070 · Interest & Late Fees (A/R)	0.00	33.33	-33.33	222.71	199.98	22.73	400.00
4090 · Clubhouse Rent	0.00	50.00	-50.00	150.00	100.00	50.00	250.00
4110 · Landfill Keys	0.00	30.00	-30.00	0.00	180.00	-180.00	360.00
<b>Total Income</b>	<b>301.19</b>	<b>115.83</b>	<b>185.36</b>	<b>65,128.39</b>	<b>68,494.98</b>	<b>-3,366.59</b>	<b>69,040.00</b>
<b>Expense</b>							
6000 · Utilities							
6010 · Electricity	344.20	291.87	52.53	1,220.53	1,750.02	-529.49	3,500.00
6040 · Water	225.05	75.00	150.05	498.88	450.00	48.88	900.00
<b>Total 6000 · Utilities</b>	<b>569.25</b>	<b>366.67</b>	<b>202.58</b>	<b>1,719.41</b>	<b>2,200.02</b>	<b>-480.61</b>	<b>4,400.00</b>
6090 · Contract Services							
6091 · Grounds Maintenance	1,299.58	1,327.25	-27.67	7,797.48	7,963.50	-166.02	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	715.00	541.67	173.33	2,570.00	3,250.00	-680.00	6,500.00
6090-12 · Legal fees	0.00	208.33	-208.33	1,410.00	1,250.00	160.00	2,500.00
6090-13 · Tax preparation	0.00	0.00	0.00	300.00	300.00	0.00	300.00
<b>Total 6090-8 · Professional Fees</b>	<b>715.00</b>	<b>750.00</b>	<b>-35.00</b>	<b>4,280.00</b>	<b>4,800.00</b>	<b>-520.00</b>	<b>9,300.00</b>
<b>Total 6090 · Contract Services</b>	<b>2,014.58</b>	<b>2,077.25</b>	<b>-62.67</b>	<b>12,409.48</b>	<b>13,095.50</b>	<b>-686.02</b>	<b>25,559.00</b>
6210 · Supplies							
6210-1 · Pool Supplies	1,186.75	500.00	686.75	2,234.16	1,000.00	1,234.16	2,000.00
6210-2 · Grounds Supplies	0.00	68.75	-68.75	56.43	206.25	-149.82	275.00
6210-3 · Clubhouse Supplies	0.00	8.33	-8.33	945.65	50.00	895.65	100.00
6210-5 · Landfill Keys	0.00	2.50	-2.50	0.00	15.00	-15.00	30.00
6210-6 · Other Supplies	126.34	45.83	80.51	271.27	275.00	-3.73	550.00
<b>Total 6210 · Supplies</b>	<b>1,313.09</b>	<b>625.41</b>	<b>687.68</b>	<b>3,507.51</b>	<b>1,546.25</b>	<b>1,961.26</b>	<b>2,955.00</b>
6300 · Office & Admin Expenses							
6440 · Insurance	236.00	233.33	2.67	1,475.50	1,400.00	75.50	2,800.00
6060 · Tax & License Fees	25.00	25.00	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	0.00	250.00	-250.00	500.00
6300-2 · Office Supplies	0.00	6.25	-6.25	0.00	37.50	-37.50	75.00
6300-3 · Copies	0.00	4.17	-4.17	0.00	25.00	-25.00	50.00
<b>Total 6300 · Office &amp; Admin Expenses</b>	<b>261.00</b>	<b>268.75</b>	<b>-7.75</b>	<b>1,632.49</b>	<b>1,868.50</b>	<b>-236.01</b>	<b>3,661.00</b>
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-1 · Landfill Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	200.00
6500-2 · Grounds	1,028.50	400.00	628.50	1,192.21	1,200.00	-7.79	1,600.00
6500-3 · Pool Maint & Outdoor Furnit...	561.81	250.00	311.81	1,403.43	500.00	903.43	1,000.00
<b>Total 6501 · Repairs and Maintenance</b>	<b>1,590.31</b>	<b>650.00</b>	<b>940.31</b>	<b>2,595.64</b>	<b>1,700.00</b>	<b>895.64</b>	<b>2,800.00</b>
6500-16 · Clubhouse Improvements	0.00			1,639.34			
6500 · Budgeted Projects - Other	550.00			2,129.49			
<b>Total 6500 · Budgeted Projects</b>	<b>2,140.31</b>	<b>650.00</b>	<b>1,490.31</b>	<b>6,364.47</b>	<b>1,700.00</b>	<b>4,664.47</b>	<b>2,800.00</b>
7500 · Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
<b>Total Expense</b>	<b>6,298.23</b>	<b>3,988.08</b>	<b>2,310.15</b>	<b>25,633.36</b>	<b>20,410.27</b>	<b>5,223.09</b>	<b>56,375.00</b>
<b>Net Ordinary Income</b>	<b>-5,997.04</b>	<b>-3,872.25</b>	<b>-2,124.79</b>	<b>39,495.03</b>	<b>48,084.71</b>	<b>-8,589.68</b>	<b>12,665.00</b>

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Cash Basis

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

	<u>Jun 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
7500-6 - Reserve Expenses	1,320.00	1,000.00	320.00	1,320.00	6,000.00	-4,680.00	12,000.00
Total Other Expense	1,320.00	1,000.00	320.00	1,320.00	6,000.00	-4,680.00	12,000.00
Net Other Income	-1,320.00	-1,000.00	-320.00	-1,320.00	-6,000.00	4,680.00	-12,000.00
Net Income	<u>-7,317.04</u>	<u>-4,872.25</u>	<u>-2,444.79</u>	<u>38,175.03</u>	<u>42,084.71</u>	<u>-3,909.68</u>	<u>665.00</u>

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

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						52,387.13
06/08/2022	4361	JKG Accounting	April Services		360.00	52,027.13
06/09/2022	debit	Cardmember Service	Closing Date: 5/25		1,266.19	50,760.94
06/10/2022	4359	Bedford Regional Water Authority	Acct# 00300636-01		225.05	50,535.89
06/16/2022	4362	Brian O'Connor (Vendor)	Reimb: Culvert Expenses		1,590.31	48,945.58
06/16/2022	4363	Gutter Specialist Ltd	Clubhouse: Install Gutter & Downspouts		1,320.00	47,625.58
06/16/2022	4365	JKG Accounting	May Services		355.00	47,270.58
06/17/2022	4364	S&J Maintenance	Monthly Services		1,299.58	45,971.00
06/21/2022	debit	State Corporation Commission	2022 Annual Registration Fee SCC ID #0185523-8		25.00	45,946.00
06/22/2022	debit	Appalachian Power Co			235.53	45,710.47
06/22/2022	debit	Appalachian Power Co			108.67	45,601.80
06/23/2022			Deposit	300.00		45,901.80
06/24/2022	4366	Creasey's Trucking, LLC	Gravel Delivery to Pavilion area		550.00	45,351.80
Total 1050 · Atlantic Union Checking (5832)				300.00	7,335.33	45,351.80
1250 · Reserve Funds						62,785.80
1250-1 · Savings (0321)						33,228.14
06/30/2022			Interest	0.27		33,228.41
Total 1250-1 · Savings (0321)				0.27	0.00	33,228.41
1252 · CD #200056949						11,240.65
06/30/2022			Interest	0.29		11,240.94
Total 1252 · CD #200056949				0.29	0.00	11,240.94
1253 · CD #200054530						15,207.87
06/30/2022			Interest	0.38		15,208.25
Total 1253 · CD #200054530				0.38	0.00	15,208.25
1254 · CD #40-0006848						3,109.14
06/30/2022			Interest	0.10		3,109.24
Total 1254 · CD #40-0006848				0.10	0.00	3,109.24
Total 1250 · Reserve Funds				1.04	0.00	62,786.84
TOTAL				301.04	7,335.33	108,138.64

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Cash Basis

## Beechwood Shores POA, INC.

### Expense Detail By Account

June 2022

Date	Num	Name	Memo	Paid Amount
<b>6000 - Utilities</b>				
<b>6010 - Electricity</b>				
06/22/2022	debit	Appalachian Power Co	024-828-686-0-7	235.53
06/22/2022	debit	Appalachian Power Co	028-880-021-0-8	108.67
Total 6010 - Electricity				344.20
<b>6040 - Water</b>				
06/10/2022		Bedford Regional Water Authority	5/31-6/25	225.05
Total 6040 - Water				225.05
Total 6000 - Utilities				569.25
<b>6090 - Contract Services</b>				
<b>6091 - Grounds Maintenance</b>				
06/17/2022	4364	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>				
06/08/2022	2590	JKG Accounting	April Services	360.00
06/16/2022	2059	JKG Accounting	May Services	355.00
Total 6090-11 - Accounting fees				715.00
Total 6090-8 - Professional Fees				715.00
Total 6090 - Contract Services				2,014.58
<b>6210 - Supplies</b>				
<b>6210-1 - Pool Supplies</b>				
06/11/2022		Aquapros Pools & Spas Service	Pool chemicals	625.75
06/19/2022		Dohenys, LLC	Pool chemicals	484.36
06/20/2022		Walmart	Pool Supplies-chemicals	76.64
Total 6210-1 - Pool Supplies				1,186.75
<b>6210-6 - Other Supplies</b>				
06/03/2022		Kroger		126.34
Total 6210-6 - Other Supplies				126.34
Total 6210 - Supplies				1,313.09
<b>6300 - Office &amp; Admin Expenses</b>				
<b>6440 - Insurance</b>				
06/30/2022	Insura...		Record monthly insurance	236.00
Total 6440 - Insurance				236.00
<b>6060 - Tax &amp; License Fees</b>				
06/21/2022	debit	State Corporation Commission	2022 Annual Registration Fee SCC ID #0185523-8	25.00
Total 6060 - Tax & License Fees				25.00
Total 6300 - Office & Admin Expenses				261.00
<b>6500 - Budgeted Projects</b>				
<b>6501 - Repairs and Maintenance</b>				
<b>6500-2 - Grounds</b>				
06/08/2022		Moneta Farm & Home Center	Culvert Pipe Exp - Brian O'Connor	876.87
06/11/2022		SUBWAY	Lunch for Workers-Culvert-Brian O'Connor	26.48
06/11/2022	1029125	Moneta Farm & Home Center	Gravel - Culvert - Brian O'Connor	71.58
06/13/2022		Marathon	Diesel Fuel for Excavator-Culvert-Brian O'Connor	26.25
06/13/2022		Marathon	Gas for Chipper-Culvert-Brian O'Connor	27.32
Total 6500-2 - Grounds				1,028.50



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07/08/22  
Cash Basis

**Beechwood Shores POA, INC.**  
**Expense Detail By Account**  
June 2022

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
06/13/2022	6500-3 · Pool Maint & Outdoor Furniture Aztec Rental		Excavator & Chipper Rental-Culvert - Brian O'Connor	561.81
	Total 6500-3 · Pool Maint & Outdoor Furniture			561.81
	Total 6501 · Repairs and Maintenance			1,590.31
06/24/2022	6500 · Budgeted Projects - Other Creasey's Trucking, LLC		Gravel Delivery to Pavilion area	550.00
	Total 6500 · Budgeted Projects - Other			550.00
	Total 6500 · Budgeted Projects			2,140.31
<b>TOTAL</b>				<b>6,298.23</b>