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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 July 31, 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.

Kimberly H. Ralston, CPA

Moneta, Virginia
August 5, 2022

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08/05/22

Cash Basis

Beechwood Shores POA, INC.

Balance Sheet

As of July 31, 2022

	Jul 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	41,485.03
1051 · Atlantic Union MM (5248)	8,178.87
1250 · Reserve Funds	
1250-1 · Savings (0321)	33,228.69
1252 · CD #200056949	11,241.21
1253 · CD #200054530	15,208.63
1254 · CD #40-0006848	3,109.35
Total 1250 · Reserve Funds	62,787.88
Total Checking/Savings	112,451.78
Accounts Receivable	
1100 · Accounts Receivable	-10.30
Total Accounts Receivable	-10.30
Other Current Assets	
1201 · Prepaid Insurance	978.00
Total Other Current Assets	978.00
Total Current Assets	113,419.48
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	192,075.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	71.42
Total Credit Cards	71.42
Total Current Liabilities	71.42
Total Liabilities	71.42

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Cash Basis

Beechwood Shores POA, INC.
Balance Sheet
As of July 31, 2022

	Jul 31, 22
Equity	
3900 · Retained Earnings	156,660.42
Net Income	35,343.59
Total Equity	192,004.01
TOTAL LIABILITIES & EQUITY	192,075.43

Beechwood Shores POA, INC.

Profit & Loss

July 2022

	Jul 22	Jan - Jul 22
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	47,582.00
4020 · Unimproved Lots	242.00	16,456.00
Total 4000 · Dues	242.00	64,038.00
4040 · Interest	1.42	12.10
4060 · Donation	0.00	949.00
4070 · Interest & Late Fees (A/R)	22.99	245.70
4090 · Clubhouse Rent	0.00	150.00
Total Income	266.41	65,394.80
Expense		
6000 · Utilities		
6010 · Electricity	349.48	1,570.01
6040 · Water	122.12	621.00
Total 6000 · Utilities	471.60	2,191.01
6090 · Contract Services		
6091 · Grounds Maintenance	1,299.58	9,097.06
6090-5 · Pest Control	0.00	332.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	365.00	2,935.00
6090-12 · Legal fees	125.00	1,535.00
6090-13 · Tax preparation	0.00	300.00
Total 6090-8 · Professional Fees	490.00	4,770.00
Total 6090 · Contract Services	1,789.58	14,199.06
6210 · Supplies		
6210-1 · Pool Supplies	0.00	2,234.16
6210-2 · Grounds Supplies	0.00	56.43
6210-3 · Clubhouse Supplies	53.15	998.80
6210-6 · Other Supplies	71.42	342.69
Total 6210 · Supplies	124.57	3,632.08
6300 · Office & Admin Expenses		
6440 · Insurance	244.50	1,720.00
6060 · Tax & License Fees	0.00	25.00
6300-2B · Website Fees	0.00	131.99
Total 6300 · Office & Admin Expenses	244.50	1,876.99
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	467.60	2,597.09
Total 6500 · Budgeted Projects	467.60	6,832.07
Total Expense	3,097.85	28,731.21
Net Ordinary Income	-2,831.44	36,663.59

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
July 2022

	Jul 22	Jan - Jul 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	-2,831.44	35,343.59

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Cash Basis

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

July 2022

	Jul 22	Budget	\$ Over Budget	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
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	242.00	0.00	242.00	16,456.00	20,000.00	-3,544.00	20,000.00
Total 4000 · Dues	242.00	0.00	242.00	64,038.00	68,000.00	-3,962.00	68,000.00
4040 · Interest	1.42	2.50	-1.08	12.10	17.50	-5.40	30.00
4060 · Donation	0.00			949.00			
4070 · Interest & Late Fees (A/R)	22.99	33.33	-10.34	245.70	233.31	12.39	400.00
4090 · Clubhouse Rent	0.00	50.00	-50.00	150.00	150.00	0.00	250.00
4110 · Landfill Keys	0.00	30.00	-30.00	0.00	210.00	-210.00	360.00
Total Income	266.41	115.83	150.58	65,394.80	68,610.81	-3,216.01	69,040.00
Expense							
6000 · Utilities							
6010 · Electricity	349.48	291.67	57.81	1,570.01	2,041.69	-471.68	3,500.00
6040 · Water	122.12	75.00	47.12	621.00	525.00	96.00	900.00
Total 6000 · Utilities	471.60	366.67	104.93	2,191.01	2,566.69	-375.68	4,400.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,299.58	1,327.25	-27.67	9,097.06	9,290.75	-193.69	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	365.00	541.66	-176.66	2,935.00	3,791.66	-856.66	6,500.00
6090-12 · Legal fees	125.00	208.34	-83.34	1,535.00	1,458.34	76.66	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	490.00	750.00	-260.00	4,770.00	5,550.00	-780.00	9,300.00
Total 6090 · Contract Services	1,789.58	2,077.25	-287.67	14,199.06	15,172.75	-973.69	25,559.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	500.00	-500.00	2,234.16	1,500.00	734.16	2,000.00
6210-2 · Grounds Supplies	0.00	68.75	-68.75	56.43	275.00	-218.57	275.00
6210-3 · Clubhouse Supplies	53.15	8.34	44.81	998.80	58.34	940.46	100.00
6210-5 · Landfill Keys	0.00	2.50	-2.50	0.00	17.50	-17.50	30.00
6210-6 · Other Supplies	71.42	45.84	25.58	342.69	320.84	21.85	550.00
Total 6210 · Supplies	124.57	625.43	-500.86	3,632.08	2,171.68	1,460.40	2,955.00
6300 · Office & Admin Expenses							
6440 · Insurance	244.50	233.34	11.16	1,720.00	1,633.34	86.66	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	0.00	250.00	-250.00	500.00
6300-2 · Office Supplies	0.00	6.25	-6.25	0.00	43.75	-43.75	75.00
6300-3 · Copies	0.00	4.16	-4.16	0.00	29.16	-29.16	50.00
Total 6300 · Office & Admin Expenses	244.50	243.75	0.75	1,876.99	2,112.25	-235.26	3,661.00
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	0.00	400.00	-400.00	1,192.21	1,600.00	-407.79	1,600.00
6500-3 · Pool Maint & Outdoor Furniture	0.00	250.00	-250.00	1,403.43	750.00	653.43	1,000.00
Total 6501 · Repairs and Maintenance	0.00	650.00	-650.00	2,595.64	2,350.00	245.64	2,800.00
6500-16 · Clubhouse Improvements	0.00			1,639.34			
6500 · Budgeted Projects - Other	467.60			2,597.09			
Total 6500 · Budgeted Projects	467.60	650.00	-182.40	6,832.07	2,350.00	4,482.07	2,800.00
7500 · Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	17,000.00
Total Expense	3,097.85	3,963.10	-865.25	28,731.21	24,373.37	4,357.84	56,375.00
Net Ordinary Income	-2,831.44	-3,847.27	1,015.83	36,663.59	44,237.44	-7,573.85	12,665.00
Other Income/Expense							
Other Expense							
7500-6 · Reserve Expenses	0.00	1,000.00	-1,000.00	1,320.00	7,000.00	-5,680.00	12,000.00
Total Other Expense	0.00	1,000.00	-1,000.00	1,320.00	7,000.00	-5,680.00	12,000.00
Net Other Income	0.00	-1,000.00	1,000.00	-1,320.00	-7,000.00	5,680.00	-12,000.00
Net Income	-2,831.44	-4,847.27	2,015.83	35,343.59	37,237.44	-1,893.85	665.00

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Beechwood Shores POA, INC.

Bank Account Detail

As of July 31, 2022

Date	Num	Name	Memo	Debit	Credit	Balance
		1050 · Atlantic Union Checking (5832)				45,351.80
07/07/2022	debit	Cardmember Service	Closing Date: 6/23		1,349.83	44,001.97
07/07/2022	4367	JKG Accounting	Annual Registered Agent Fee		125.00	43,876.97
07/11/2022	4369	Brian O'Connor (Vendor)	Reimb: Pavilion & Clubhouse Expenses		520.75	43,356.22
07/12/2022	4370	Bedford Regional Water Authority	Acct# 00300636-01		122.12	43,234.10
07/12/2022	4371	JKG Accounting	June Services		365.00	42,869.10
07/15/2022	4372	S&J Maintenance	Monthly Services		1,299.58	41,569.52
07/19/2022			Deposit	264.99		41,834.51
07/21/2022	debit	Appalachian Power Co			242.59	41,591.92
07/21/2022	debit	Appalachian Power Co			106.89	41,485.03
		Total 1050 · Atlantic Union Checking (5832)		264.99	4,131.76	41,485.03
		1250 · Reserve Funds				62,786.84
		1250-1 · Savings (0321)				33,228.41
07/31/2022			Interest	0.28		33,228.69
		Total 1250-1 · Savings (0321)		0.28	0.00	33,228.69
		1252 · CD #200056949				11,240.94
07/31/2022			Interest	0.27		11,241.21
		Total 1252 · CD #200056949		0.27	0.00	11,241.21
		1253 · CD #200054530				15,208.25
07/31/2022			Interest	0.38		15,208.63
		Total 1253 · CD #200054530		0.38	0.00	15,208.63
		1254 · CD #40-0006848				3,109.24
07/31/2022			Interest	0.11		3,109.35
		Total 1254 · CD #40-0006848		0.11	0.00	3,109.35
		Total 1250 · Reserve Funds		1.04	0.00	62,787.88
		TOTAL		266.03	4,131.76	104,272.91

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Cash Basis

Beechwood Shores POA, INC.

Expense Detail By Account

July 2022

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
07/21/2022	debit	Appalachian Power Co	024-828-686-0-7	242.59
07/21/2022	debit	Appalachian Power Co	028-880-021-0-8	106.89
Total 6010 · Electricity				349.48
6040 · Water				
07/12/2022		Bedford Regional Water Authority	5/18-6/21	122.12
Total 6040 · Water				122.12
Total 6000 · Utilities				471.60
6090 · Contract Services				
6091 · Grounds Maintenance				
07/15/2022	4372	S&J Maintenance	Monthly Services	1,299.58
Total 6091 · Grounds Maintenance				1,299.58
6090-8 · Professional Fees				
6090-11 · Accounting fees				
07/12/2022	2656	JKG Accounting	June Services	365.00
Total 6090-11 · Accounting fees				365.00
6090-12 · Legal fees				
07/07/2022	2641	JKG Accounting	Annual Registered Agent Fee	125.00
Total 6090-12 · Legal fees				125.00
Total 6090-8 · Professional Fees				490.00
Total 6090 · Contract Services				1,789.58
6210 · Supplies				
6210-3 · Clubhouse Supplies				
07/01/2022	1033449	Moneta Farm & Home Center	Clubhouse: Security camera supplies & pebble gravel - Brian O'Connor 6/21	27.11
07/01/2022	1033449	Moneta Farm & Home Center	Clubhouse: Security camera supplies - Brian O'Connor 6/27	26.04
Total 6210-3 · Clubhouse Supplies				53.15
6210-6 · Other Supplies				
07/08/2022		Lowe's		51.96
07/17/2022		Lowe's		19.46
Total 6210-6 · Other Supplies				71.42
Total 6210 · Supplies				124.57
6300 · Office & Admin Expenses				
6440 · Insurance				
07/31/2022	Insurance		Record monthly insurance	244.50
Total 6440 · Insurance				244.50
Total 6300 · Office & Admin Expenses				244.50
6500 · Budgeted Projects				
07/01/2022	1032789	Moneta Farm & Home Center	Pavilion: Concrete mix & building form tube- Brian O'Connor 6/20	53.01
07/01/2022	1036512	Moneta Farm & Home Center	Pavilion: Lumber, gravel, grade stakes- Brian O'Connor 6/28	150.76
07/01/2022	1033238	Moneta Farm & Home Center	Pavilion: Lumber- Brian O'Connor 6/28	87.60
07/01/2022		Lowe's	Pavillon: Concrete mix, bolts & anchors, drill bit- Brian O'Connor 6/19	110.88
07/01/2022		SUBWAY	Lunch for Pavilion Workers-Brian O'Connor 6.20	65.35
Total 6500 · Budgeted Projects				467.60
TOTAL				3,097.85