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Beechwood Shores POA Inc
PO Box 1103
Moneta VA 24121

To the Board of Directors and Officers of
Beechwood Shores POA Inc:

The Board is responsible for the accompanying financial statements of Beechwood Shores POA, which comprise the balance sheet, profit and loss statement and budget performance report in tax basis for October 2024 and the ten months then ended. 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 the board. 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.

The supplementary information contained in the related schedules of bank activity and expense detail by account as well as an AR aging summary is presented for the purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of the board. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

We are not independent with respect to this client.

Kimberly H. Reese, CPA

Moneta, Virginia
November 6, '24

9:15 AM
11/06/24
Cash Basis

Beechwood Shores POA, INC.
Balance Sheet
As of October 31, 2024

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	43,482.27
1052 · AU Clubhouse Acct (5848)	1,081.35
1250 · Reserve Funds	
1250-1 · Savings (0321)	33,569.64
1250-2 · CD (2829)	8,301.48
Total 1250 · Reserve Funds	41,871.12
Total Checking/Savings	86,434.74
Accounts Receivable	
1100 · Accounts Receivable	-26.94
Total Accounts Receivable	-26.94
Total Current Assets	86,407.80
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	165,063.75
LIABILITIES & EQUITY	
Equity	
3900 · Retained Earnings	150,091.68
Net Income	14,972.07
Total Equity	165,063.75
TOTAL LIABILITIES & EQUITY	165,063.75

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 11/06/24
 Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
 October 2024

	Oct 24	Jan - Oct 24
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	51,912.00
4020 · Unimproved Lots	150.00	19,466.54
Total 4000 · Dues	150.00	71,378.54
4040 · Interest	36.07	140.19
4070 · Interest & Late Fees (A/R)	0.00	492.10
4090 · Clubhouse Rent	0.00	500.00
4110 · Landfill Keys	0.00	50.00
Total Income	186.07	72,560.83
Gross Profit	186.07	72,560.83
Expense		
Miscellaneous Expense	0.00	1,569.58
6000 · Utilities		
6010 · Electricity	417.26	3,423.46
6030 · Internet	75.80	758.00
6040 · Water	183.72	1,500.65
Total 6000 · Utilities	676.78	5,682.11
6090 · Contract Services		
6091 · Grounds Maintenance	2,063.11	22,179.49
6090-5 · Pest Control	0.00	201.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	510.00	5,580.00
6090-12 · Legal fees	0.00	62.00
6090-13 · Tax preparation	0.00	360.00
Total 6090-8 · Professional Fees	510.00	6,002.00
6090 · Contract Services - Other	0.00	4.50
Total 6090 · Contract Services	2,573.11	28,386.99
6210 · Supplies		
6210-1 · Pool Supplies	0.00	1,251.54
6210-2 · Grounds Supplies	0.00	964.76
6210-3 · Clubhouse Supplies	28.01	402.81
6210-6 · Other Supplies	0.00	302.60
Total 6210 · Supplies	28.01	2,921.71
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	25.00
6300-1 · Postage	146.00	363.00
6300-2 · Office Supplies	196.85	402.56
6300-3 · Copies	0.00	62.01
6300-4 · Bank Charges	0.00	6.00
Total 6300 · Office & Admin Expenses	342.85	858.57
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	0.00	590.96
6500-3 · Pool Maint & Outdoor Furniture	0.00	18,399.02
6500-15 · Trails Maintenance	0.00	6.37
Total 6501 · Repairs and Maintenance	0.00	18,996.35
Total 6500 · Budgeted Projects	0.00	18,996.35
Total Expense	3,620.75	58,415.31
Net Ordinary Income	-3,434.68	14,145.52

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss
October 2024

	<u>Oct 24</u>	<u>Jan - Oct 24</u>
Other Income/Expense		
Other Income		
Other Income		
Clubhouse Event Income	0.00	819.80
Other Income - Other	0.00	6.75
Total Other Income	<u>0.00</u>	<u>826.55</u>
Total Other Income	<u>0.00</u>	<u>826.55</u>
Net Other Income	<u>0.00</u>	<u>826.55</u>
Net Income	<u><u>-3,434.68</u></u>	<u><u>14,972.07</u></u>

Beechwood Shores POA, INC. Profit & Loss Budget Performance October 2024

	Oct 24	Budget	\$ Over Budget	Jan - Oct 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	0.00	0.00	0.00	51,912.00	51,912.00	0.00	51,912.00
4020 · Unimproved Lots	150.00	0.00	150.00	19,466.54	19,326.00	140.54	19,326.00
Total 4000 · Dues	150.00	0.00	150.00	71,378.54	71,238.00	140.54	71,238.00
4040 · Interest	36.07	5.83	30.24	140.19	58.30	81.89	70.00
4070 · Interest & Late Fees (A/R)	0.00	41.67	-41.67	492.10	416.70	75.40	500.00
4090 · Clubhouse Rent	0.00	0.00	0.00	500.00	300.00	200.00	300.00
4110 · Landfill Keys	0.00	50.00	-50.00	50.00	100.00	-50.00	100.00
Total Income	186.07	97.50	88.57	72,560.83	72,113.00	447.83	72,208.00
Gross Profit	186.07	97.50	88.57	72,560.83	72,113.00	447.83	72,208.00
Expense							
Miscellaneous Expense	0.00			1,569.58			
6000 · Utilities							
6010 · Electricity	417.26	316.67	100.59	3,423.46	3,166.66	256.80	3,800.00
6030 · Internet	75.80	75.80	0.00	758.00	758.00	0.00	909.60
6040 · Water	183.72	125.00	58.72	1,500.65	1,315.00	185.65	1,500.00
Total 6000 · Utilities	676.78	517.47	159.31	5,682.11	5,239.66	442.45	6,209.60
6090 · Contract Services							
6091 · Grounds Maintenance	2,063.11	1,968.33	94.78	22,179.49	19,683.30	2,496.19	23,620.00
6090-5 · Pest Control	0.00	67.00	-67.00	201.00	268.00	-67.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting Fees	510.00	600.00	-90.00	5,580.00	6,000.00	-420.00	7,200.00
6090-12 · Legal fees	0.00	166.67	-166.67	62.00	1,666.70	-1,604.70	2,000.00
6090-13 · Tax preparation	0.00	0.00	0.00	360.00	360.00	0.00	360.00
Total 6090-8 · Professional Fees	510.00	766.67	-256.67	6,002.00	8,026.70	-2,024.70	9,560.00
6090 · Contract Services - Other	0.00	130.00	-130.00	4.50	980.00	-975.50	980.00
Total 6090 · Contract Services	2,573.11	2,932.00	-358.89	28,386.99	28,958.00	-571.01	34,428.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	0.00	0.00	1,251.54	1,740.00	-488.46	1,740.00
6210-2 · Grounds Supplies	0.00	0.00	0.00	964.76	600.00	364.76	600.00
6210-3 · Clubhouse Supplies	28.01	83.33	-55.32	402.81	833.30	-430.49	1,000.00
6210-6 · Other Supplies	0.00	41.66	-41.66	302.60	416.68	-114.08	500.00
Total 6210 · Supplies	28.01	124.99	-96.98	2,921.71	3,589.98	-668.27	3,840.00
6300 · Office & Admin Expenses							
6440 · Insurance	0.00	0.00	0.00	0.00	0.00	0.00	2,909.00
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	0.00	131.00	-131.00	131.00
6300-1 · Postage	146.00	150.00	-4.00	363.00	300.00	63.00	300.00
6300-2 · Office Supplies	196.85	12.00	184.85	402.56	120.00	282.56	144.00
6300-3 · Copies	0.00	16.00	-16.00	62.01	80.00	-17.99	96.00
6300-4 · Bank Charges	0.00	0.00	0.00	6.00	0.00	6.00	0.00
Total 6300 · Office & Admin Expenses	342.85	178.00	164.85	858.57	656.00	202.57	3,685.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-1 · Landfill Maintenance	0.00	0.00	0.00	0.00	300.00	-300.00	300.00
6500-2 · Grounds	0.00	0.00	0.00	590.96	3,000.00	-2,409.04	3,000.00
6500-3 · Pool Maint & Outdoor Furnit...	0.00	0.00	0.00	18,399.02	2,250.00	16,149.02	2,250.00
6500-4 · Clubhouse Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-15 · Trails Maintenance	0.00	0.00	0.00	6.37	0.00	6.37	300.00
6500-18 · Repairs - Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6501 · Repairs and Maintenance	0.00	0.00	0.00	18,996.35	5,550.00	13,446.35	5,850.00
Total 6500 · Budgeted Projects	0.00	0.00	0.00	18,996.35	5,550.00	13,446.35	5,850.00
7500 · Statutory Reserve Contribution	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
Total Expense	3,620.75	3,752.46	-131.71	58,415.31	43,993.64	14,421.67	70,012.60
Net Ordinary Income	-3,434.68	-3,654.96	220.28	14,145.52	28,119.36	-13,973.84	2,195.40
Other Income/Expense							
Other Income							
Statutory Contr. from Operating	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
Other Income							
Clubhouse Event Income	0.00			819.80			
Other Income - Other	0.00			6.75			
Total Other Income	0.00	0.00	0.00	826.55	0.00	826.55	16,000.00
Total Other Income	0.00	0.00	0.00	826.55	0.00	826.55	16,000.00

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Cash Basis

Beechwood Shores POA, INC.
Profit & Loss Budget Performance
October 2024

	<u>Oct 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 24</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Expense							
7500-6 Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	826.55	0.00	826.55	16,000.00
Net Income	-3,434.68	-3,654.96	220.28	14,972.07	28,119.36	-13,147.29	18,195.40

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Beechwood Shores POA, INC.
Bank Account Detail
As of October 31, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						
10/09/2024			Deposit	150.00		46,925.01
10/09/2024	4509	US Postal Service	Roll of Stamps (2)		146.00	47,075.01
10/15/2024	debit	Comcast Xfinity	Internet Service Fee		75.80	46,853.21
10/17/2024	4511	Atlee Rea (Vendor)	Monthly Services		1,500.00	45,353.21
10/17/2024	4510	S&J Maintenance	Monthly Services		468.34	44,884.87
10/18/2024	ACH	Bay's Trash Removal	Waste Disposal		94.77	44,790.10
10/18/2024	ACH	Bedford Regional Water Aut...	Acct# 00300636-01		183.72	44,606.38
10/18/2024	ACH	JKG Accounting	September Services		510.00	44,096.38
10/22/2024	debit	Appalachian Power Co			311.59	43,784.79
10/22/2024	debit	Appalachian Power Co			105.67	43,679.12
10/29/2024	BP	JKG Accounting	Copies and Envelopes for notices sent		196.85	43,482.27
Total 1050 · Atlantic Union Checking (5832)				150.00	3,592.74	43,482.27
1052 · AU Clubhouse Acct (5848)						
10/25/2024	BP	Carol Stauffer (Vendor)	Reimb: clubhouse supplies		28.01	1,109.36
Total 1052 · AU Clubhouse Acct (5848)				0.00	28.01	1,081.35
1250 · Reserve Funds						
1250-1 · Savings (0321)						
10/31/2024			Interest	2.84		33,566.80
Total 1250-1 · Savings (0321)				2.84	0.00	33,569.64
1250-2 · CD (2829)						
10/31/2024			Interest	33.23		8,268.25
Total 1250-2 · CD (2829)				33.23	0.00	8,301.48
Total 1250 · Reserve Funds				36.07	0.00	41,871.12
TOTAL				186.07	3,620.75	86,434.74

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Cash Basis

Beechwood Shores POA, INC. Expense Detail By Account October 2024

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
10/22/2024	debit	Appalachian Power Co	024-828-886-0-7	311.59
10/22/2024	debit	Appalachian Power Co	028-880-021-0-8	105.67
Total 6010 · Electricity				417.26
6030 · Internet				
10/15/2024	debit	Comcast Xfinity	Internet Service Fee	75.80
Total 6030 · Internet				75.80
6040 · Water				
10/18/2024		Bedford Regional Water Authority	Acct# 00300636-01	183.72
Total 6040 · Water				183.72
Total 6000 · Utilities				676.78
6090 · Contract Services				
6091 · Grounds Maintenance				
10/17/2024	4511	Atlee Rea (Vendor)	Monthly Services	1,500.00
10/17/2024	4510	S&J Maintenance	Monthly Services	468.34
10/18/2024	321237	Bay's Trash Removal	Waste Disposal	94.77
Total 6091 · Grounds Maintenance				2,063.11
6090-8 · Professional Fees				
6090-11 · Accounting fees				
10/18/2024	5173	JKG Accounting	September Services	510.00
Total 6090-11 · Accounting fees				510.00
Total 6090-8 · Professional Fees				510.00
Total 6090 · Contract Services				2,573.11
6210 · Supplies				
6210-3 · Clubhouse Supplies				
10/25/2024	BP	Carol Stauffer (Vendor)	Reimb: clubhouse supplies	28.01
Total 6210-3 · Clubhouse Supplies				28.01
Total 6210 · Supplies				28.01
6300 · Office & Admin Expenses				
6300-1 · Postage				
10/09/2024	4509	US Postal Service	Roll of Stamps (2)	146.00
Total 6300-1 · Postage				146.00
6300-2 · Office Supplies				
10/29/2024		JKG Accounting	Copies and Envelopes for notices sent	196.85
Total 6300-2 · Office Supplies				196.85
Total 6300 · Office & Admin Expenses				342.85
TOTAL				3,620.75