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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 September 2024 and the eight 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.

A handwritten signature in cursive script that reads 'Kimberly H. Reese, CPA'. The signature is written in black ink and is positioned above the typed name and date.

Moneta, Virginia  
October 7, 2024

**Beechwood Shores POA, INC.**  
**Balance Sheet**  
 As of September 30, 2024

	Sep 30, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	46,925.01
1052 · AU Clubhouse Acct (5848)	1,109.36
1250 · Reserve Funds	
1250-1 · Savings (0321)	33,566.80
1250-2 · CD (2829)	8,268.25
Total 1250 · Reserve Funds	41,835.05
Total Checking/Savings	89,869.42
Accounts Receivable	
1100 · Accounts Receivable	-26.94
Total Accounts Receivable	-26.94
Total Current Assets	89,842.48
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
<b>TOTAL ASSETS</b>	<b>168,498.43</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
3900 · Retained Earnings	150,091.68
Net Income	18,406.75
Total Equity	168,498.43
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>168,498.43</b>

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 Cash Basis

**Beechwood Shores POA, INC.**  
**Profit & Loss**  
 September 2024

	Sep 24	Jan - Sep 24
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	51,912.00
4020 · Unimproved Lots	658.00	19,316.54
Total 4000 · Dues	658.00	71,228.54
4040 · Interest	36.95	104.12
4070 · Interest & Late Fees (A/R)	40.64	492.10
4090 · Clubhouse Rent	100.00	500.00
4110 · Landfill Keys	0.00	50.00
Total Income	835.59	72,374.76
Gross Profit	835.59	72,374.76
Expense		
Miscellaneous Expense	0.00	1,569.58
6000 · Utilities		
6010 · Electricity	480.51	3,006.20
6030 · Internet	75.80	682.20
6040 · Water	113.15	1,316.93
Total 6000 · Utilities	669.46	5,005.33
6090 · Contract Services		
6091 · Grounds Maintenance	3,107.88	20,116.38
6090-5 · Pest Control	0.00	201.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	555.00	5,070.00
6090-12 · Legal fees	0.00	62.00
6090-13 · Tax preparation	0.00	360.00
Total 6090-8 · Professional Fees	555.00	5,492.00
6090 · Contract Services - Other	0.00	4.50
Total 6090 · Contract Services	3,662.88	25,813.88
6210 · Supplies		
6210-1 · Pool Supplies	0.00	1,251.54
6210-2 · Grounds Supplies	740.07	964.76
6210-3 · Clubhouse Supplies	80.82	374.80
6210-6 · Other Supplies	0.00	302.60
Total 6210 · Supplies	820.89	2,893.70
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	25.00
6300-1 · Postage	0.00	217.00
6300-2 · Office Supplies	0.00	205.71
6300-3 · Copies	0.00	62.01
6300-4 · Bank Charges	-2.00	6.00
Total 6300 · Office & Admin Expenses	-2.00	515.72
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	0.00	590.96
6500-3 · Pool Maint & Outdoor Furniture	120.00	18,399.02
6500-15 · Trails Maintenance	0.00	6.37
Total 6501 · Repairs and Maintenance	120.00	18,996.35
Total 6500 · Budgeted Projects	120.00	18,996.35
Total Expense	5,271.23	54,794.56
Net Ordinary Income	-4,435.64	17,580.20

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Beechwood Shores POA, INC.  
Profit & Loss  
September 2024

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	<u>Sep 24</u>	<u>Jan - Sep 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>-4,435.64</u></u>	<u><u>18,406.75</u></u>

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

September 2024

	Sep 24	Budget	\$ Over Budget	Jan - Sep 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	658.00	0.00	658.00	19,316.54	19,326.00	-9.46	19,326.00
Total 4000 - Dues	658.00	0.00	658.00	71,228.54	71,238.00	-9.46	71,238.00
4040 - Interest	36.95	5.83	31.12	104.12	52.47	51.65	70.00
4070 - Interest & Late Fees (AVR)	40.64	41.67	-1.03	492.10	375.03	117.07	500.00
4090 - Clubhouse Rent	100.00	60.00	40.00	500.00	300.00	200.00	300.00
4110 - Landfill Keys	0.00	50.00	-50.00	50.00	50.00	0.00	100.00
Total Income	835.59	157.50	678.09	72,374.76	72,015.50	359.26	72,208.00
Gross Profit	835.59	157.50	678.09	72,374.76	72,015.50	359.26	72,208.00
Expense							
Miscellaneous Expense	0.00			1,569.58			
6000 - Utilities							
6010 - Electricity	480.51	316.67	163.84	3,006.20	2,849.99	156.21	3,800.00
6030 - Internet	75.80	75.80	0.00	682.20	682.20	0.00	909.60
6040 - Water	113.15	125.00	-11.85	1,316.93	1,190.00	126.93	1,500.00
Total 6000 - Utilities	669.46	517.47	151.99	5,005.33	4,722.19	283.14	6,209.60
6090 - Contract Services							
6091 - Grounds Maintenance	3,107.88	1,968.33	1,139.55	20,116.38	17,714.97	2,401.41	23,620.00
6090-5 - Pest Control	0.00	0.00	0.00	201.00	201.00	0.00	268.00
6090-8 - Professional Fees							
6090-11 - Accounting fees	555.00	600.00	-45.00	5,070.00	5,400.00	-330.00	7,200.00
6090-12 - Legal fees	0.00	166.67	-166.67	62.00	1,500.03	-1,438.03	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	555.00	766.67	-211.67	5,492.00	7,260.03	-1,768.03	9,560.00
6090 - Contract Services - Other	0.00	130.00	-130.00	4.50	850.00	-845.50	980.00
Total 6090 - Contract Services	3,662.88	2,865.00	797.88	25,813.88	26,026.00	-212.12	34,428.00
6210 - Supplies							
6210-1 - Pool Supplies	0.00	290.00	-290.00	1,251.54	1,740.00	-488.46	1,740.00
6210-2 - Grounds Supplies	740.07	0.00	740.07	964.76	600.00	364.76	600.00
6210-3 - Clubhouse Supplies	80.82	83.33	-2.51	374.80	749.97	-375.17	1,000.00
6210-6 - Other Supplies	0.00	41.66	-41.66	302.60	375.02	-72.42	500.00
Total 6210 - Supplies	820.89	414.99	405.90	2,893.70	3,464.99	-571.29	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	0.00	0.00	0.00	217.00	150.00	67.00	300.00
6300-2 - Office Supplies	0.00	12.00	-12.00	205.71	108.00	97.71	144.00
6300-3 - Copies	0.00	16.00	-16.00	62.01	64.00	-1.99	96.00
6300-4 - Bank Charges	-2.00	0.00	-2.00	6.00	0.00	6.00	0.00
Total 6300 - Office & Admin Expenses	-2.00	28.00	-30.00	515.72	478.00	37.72	3,685.00
6500 - Budgeted Projects							
6501 - Repairs and Maintenance							
6500-1 - Landfill Maintenance	0.00	150.00	-150.00	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 Furniture	120.00	0.00	120.00	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	120.00	150.00	-30.00	18,996.35	5,550.00	13,446.35	5,850.00
Total 6500 - Budgeted Projects	120.00	150.00	-30.00	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	5,271.23	3,975.46	1,295.77	54,794.56	40,241.18	14,553.38	70,012.60
Net Ordinary Income	-4,435.64	-3,817.96	-617.68	17,580.20	31,774.32	-14,194.12	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			826.55			
Total Other Income	0.00	0.00	0.00	826.55	0.00	826.55	16,000.00

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

Cash Basis

September 2024

	Sep 24	Budget	\$ Over Budget	Jan - Sep 24	YTD Budget	\$ Over Budget	Annual Budget
Other Expense							
7500-8 - 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	<b>-4,435.64</b>	<b>-3,817.96</b>	<b>-617.68</b>	<b>18,406.75</b>	<b>31,774.32</b>	<b>-13,367.57</b>	<b>18,195.40</b>

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## Beechwood Shores POA, INC. Bank Account Detail As of September 30, 2024

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						51,458.78
09/03/2024	BP	Atlee Rea (Vendor)	Reimb: Grass & Weed Killer		46.99	51,411.79
09/03/2024	BP	Don Halliwill (Vendor)	Reimb: No Wake Buoys		693.08	50,718.71
09/03/2024	BP	BKP Construction	Light Pole Hole Drilling		120.00	50,598.71
09/09/2024	BP	JKG Accounting	August Services		555.00	50,043.71
09/11/2024			Deposit	360.00		50,403.71
09/11/2024	4506	Faber CPA Firm, LLC	Bill Pay Never Recieved, Refunded		360.00	50,043.71
09/12/2024			Deposit	150.00		50,193.71
09/12/2024	BP	Rickey Roach	Tree Removal		950.00	49,243.71
09/12/2024	BP	Carol Stauffer (Vendor)	Reimb: Fire Extinguisher Inspection		40.00	49,203.71
09/12/2024	debit	Bedford Regional Water A...	Acct# 00300636-01		113.15	49,090.56
09/13/2024	BP	Bay's Trash Removal	Waste Disposal		189.54	48,901.02
09/15/2024	debit	Comcast Xfinity	Internet Service Fee		75.80	48,825.22
09/19/2024	debit	Appalachian Power Co			123.63	48,701.59
09/19/2024	debit	Appalachian Power Co			356.88	48,344.71
09/19/2024			Deposit	274.32		48,619.03
09/20/2024	4508	Atlee Rea (Vendor)	Monthly Services		1,500.00	47,119.03
09/20/2024	4507	S&J Maintenance	Monthly Services		468.34	46,650.69
09/25/2024			Deposit	274.32		46,925.01
Total 1050 · Atlantic Union Checking (5832)				1,058.64	5,592.41	46,925.01
1052 · AU Clubhouse Acct (5848)						1,048.18
09/05/2024			Deposit	2.00		1,050.18
09/23/2024	BP	Carol Stauffer (Vendor)	Reimb: Pool Closing Party Expenses		40.82	1,009.36
09/30/2024			Deposit	100.00		1,109.36
Total 1052 · AU Clubhouse Acct (5848)				102.00	40.82	1,109.36
1250 · Reserve Funds						41,798.10
1250-1 · Savings (0321)						33,564.05
09/30/2024			Interest	2.75		33,566.80
Total 1250-1 · Savings (0321)				2.75	0.00	33,566.80
1250-2 · CD (2829)						8,234.05
09/30/2024			Interest	34.20		8,268.25
Total 1250-2 · CD (2829)				34.20	0.00	8,268.25
Total 1250 · Reserve Funds				36.95	0.00	41,835.05
TOTAL				1,197.59	5,633.23	89,869.42

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Cash Basis

## Beechwood Shores POA, INC. Expense Detail By Account September 2024

Date	Num	Name	Memo	Paid Amount
<b>6000 · Utilities</b>				
<b>6010 · Electricity</b>				
09/19/2024	debit	Appalachian Power Co	028-880-021-0-8	123.63
09/19/2024	debit	Appalachian Power Co	024-828-686-0-7	356.88
Total 6010 · Electricity				480.51
<b>6030 · Internet</b>				
09/15/2024	debit	Comcast Xfinity	Internet Service Fee	75.80
Total 6030 · Internet				75.80
<b>6040 · Water</b>				
09/12/2024	639876	Bedford Regional Water Authority	Acct# 00300636-01	113.15
Total 6040 · Water				113.15
Total 6000 · Utilities				669.46
<b>6090 · Contract Services</b>				
<b>6091 · Grounds Maintenance</b>				
09/12/2024	BP	Rickey Roach	Tree Removal	950.00
09/13/2024	319788	Bay's Trash Removal	Waste Disposal	189.54
09/20/2024	4508	Atlee Rea (Vendor)	Monthly Services	1,500.00
09/20/2024	4507	S&J Maintenance	Monthly Services	468.34
Total 6091 · Grounds Maintenance				3,107.88
<b>6090-8 · Professional Fees</b>				
<b>6090-11 · Accounting fees</b>				
09/09/2024	5102	JKG Accounting	August Services	555.00
Total 6090-11 · Accounting fees				555.00
Total 6090-8 · Professional Fees				555.00
Total 6090 · Contract Services				3,662.88
<b>6210 · Supplies</b>				
<b>6210-2 · Grounds Supplies</b>				
09/03/2024	BP	Atlee Rea (Vendor)	Reimb: Grass & Weed Killer	46.99
09/03/2024	BP	Don Halliwill (Vendor)	Reimb: No Wake Buoys	693.08
Total 6210-2 · Grounds Supplies				740.07
<b>6210-3 · Clubhouse Supplies</b>				
09/12/2024	BP	Carol Stauffer (Vendor)	Reimb: Fire Extinguisher Inspection	40.00
09/23/2024	BP	Carol Stauffer (Vendor)	Reimb: Pool Closing Party Expenses	40.82
Total 6210-3 · Clubhouse Supplies				80.82
Total 6210 · Supplies				820.89
<b>6300 · Office &amp; Admin Expenses</b>				
<b>6300-4 · Bank Charges</b>				
09/05/2024		Atlantic Union Bank	Refund Paper Statement Fee	-2.00
Total 6300-4 · Bank Charges				-2.00
Total 6300 · Office & Admin Expenses				-2.00



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Cash Basis

**Beechwood Shores POA, INC.**  
**Expense Detail By Account**  
September 2024

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<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Paid Amount</u>
<b>6500 · Budgeted Projects</b>				
<b>6501 · Repairs and Maintenance</b>				
<b>6500-3 · Pool Maint &amp; Outdoor Furniture</b>				
09/03/2024	BP	BKP Construction	Light Pole Hole Drilling	120.00
Total 6500-3 · Pool Maint & Outdoor Furniture				120.00
Total 6501 · Repairs and Maintenance				120.00
Total 6500 · Budgeted Projects				120.00
<b>TOTAL</b>				<b>5,271.23</b>

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