

Beechwood Shores POA, INC.

Balance Sheet

As of August 31, 2026

Cash Basis

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1055 · Atlantic Union Checking (3546)	26,992.67
1052 · AU Clubhouse Acct (5848)	1,451.39
1250 · Reserve Funds	
1250-1 · Savings (0321)	30,517.37
1250-2 · CD (2829)	31,279.26
Total 1250 · Reserve Funds	61,796.63
Total Checking/Savings	90,240.69
Accounts Receivable	
1100 · Accounts Receivable	-57.00
Total Accounts Receivable	-57.00
Total Current Assets	90,183.69
TOTAL ASSETS	90,183.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2026 · Insurance Claim Flow-thru	1,349.78
Total Other Current Liabilities	1,349.78
Total Current Liabilities	1,349.78
Total Liabilities	1,349.78
Equity	
3900 · Retained Earnings	61,682.35
Net Income	27,151.56
Total Equity	88,833.91
TOTAL LIABILITIES & EQUITY	90,183.69

Beechwood Shores POA, INC.

Profit & Loss

August 2026

Cash Basis

	Aug 26	Jan - Aug 26
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	438.08	60,775.08
4020 · Unimproved Lots	0.00	18,688.00
Total 4000 · Dues	438.08	79,463.08
4040 · Interest	101.65	690.20
4070 · Interest & Late Fees (A/R)	80.92	358.08
4090 · Clubhouse Rent	100.00	1,175.00
4097 · Miscellaneous Income	410.00	1,307.00
4110 · Landfill Keys		
4110-1 · Single Loads Dumped	0.00	50.00
Total 4110 · Landfill Keys	0.00	50.00
4140 · Delinquent Dues	432.00	1,230.00
Total Income	1,562.65	84,273.36
Gross Profit	1,562.65	84,273.36
Expense		
6000 · Utilities		
6010 · Electricity	967.74	2,649.41
6030 · Internet	104.48	936.08
6040 · Water	0.00	1,992.09
Total 6000 · Utilities	1,072.22	5,577.58
6090 · Contract Services		
6091 · Grounds Maintenance	1,660.00	13,280.00
6090-1 · Pool	1,230.00	4,850.00
6090-2 · Clubhouse	280.00	1,880.00
6090-5 · Pest Control	140.00	210.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	4,800.00
6090-13 · Tax preparation	0.00	420.00
Total 6090-8 · Professional Fees	600.00	5,220.00
Total 6090 · Contract Services	3,910.00	25,440.00
6210 · Supplies		
6210-1 · Pool Supplies	45.00	1,078.56
6210-2 · Grounds Supplies	0.00	121.13
6210-3 · Clubhouse Supplies	281.83	838.07
6210-5 · Landfill Keys	0.00	17.44
Total 6210 · Supplies	326.83	2,055.20
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	212.00
6300-2B · Website Fees	0.00	326.99
6300-1 · Postage	78.00	495.02
6300-2 · Office Supplies	0.00	49.00
Total 6300 · Office & Admin Expenses	78.00	1,083.01

Beechwood Shores POA, INC.

Profit & Loss

August 2026

Cash Basis

	Aug 26	Jan - Aug 26
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	3,750.00	15,203.09
6500-3 · Pool Maint & Outdoor Furniture	0.00	3,992.64
6500-4 · Clubhouse Maintenance	0.00	3,770.28
Total 6501 · Repairs and Maintenance	3,750.00	22,966.01
Total 6500 · Budgeted Projects	3,750.00	22,966.01
Total Expense	9,137.05	57,121.80
Net Ordinary Income	-7,574.40	27,151.56
Net Income	-7,574.40	27,151.56

Beechwood Shores POA, INC. Profit & Loss Budget Performance

Cash Basis

August 2026

	Aug 26	Budget	\$ Over Budget	Jan - Aug 26	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Dues							
4010 - Improved Lots	438.08	0.00	438.08	60,775.08	60,800.00	-24.92	60,800.00
4020 - Unimproved Lots	0.00	0.00	0.00	18,688.00	18,397.00	291.00	18,397.00
Total 4000 - Dues	438.08	0.00	438.08	79,463.08	79,197.00	266.08	79,197.00
4040 - Interest	101.65	35.00	66.65	690.20	370.00	320.20	510.00
4070 - Interest & Late Fees (A/R)	80.92	0.00	80.92	358.08	0.00	358.08	0.00
4090 - Clubhouse Rent	100.00	100.00	0.00	1,175.00	800.00	375.00	1,200.00
4097 - Miscellaneous Income	410.00	0.00	410.00	1,307.00	32,549.00	-31,242.00	32,549.00
4110 - Landfill Keys							
4110-1 - Single Loads Dumped	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Total 4110 - Landfill Keys	0.00	0.00	0.00	50.00	0.00	50.00	0.00
4140 - Delinquent Dues	432.00			1,230.00			
Total Income	1,562.65	135.00	1,427.65	84,273.36	112,916.00	-28,642.64	113,456.00
Gross Profit	1,562.65	135.00	1,427.65	84,273.36	112,916.00	-28,642.64	113,456.00
Expense							
6000 - Utilities							
6010 - Electricity	967.74	450.00	517.74	2,649.41	2,525.00	124.41	3,895.00
6030 - Internet	104.48	96.00	8.48	936.08	768.00	168.08	1,152.00
6040 - Water	0.00	135.00	-135.00	1,992.09	900.00	1,092.09	1,305.00
Total 6000 - Utilities	1,072.22	681.00	391.22	5,577.58	4,193.00	1,384.58	6,352.00
6090 - Contract Services							
6091 - Grounds Maintenance	1,660.00	1,650.00	10.00	13,280.00	13,200.00	80.00	20,115.00
6090-1 - Pool	1,230.00	1,208.00	22.00	4,850.00	4,574.00	276.00	5,503.00
6090-2 - Clubhouse	280.00	360.00	-80.00	1,880.00	2,080.00	-200.00	2,880.00
6090-5 - Pest Control	140.00	70.00	70.00	210.00	210.00	0.00	280.00
6090-8 - Professional Fees							
6090-11 - Accounting fees	600.00	650.00	-50.00	4,800.00	5,200.00	-400.00	7,800.00
6090-12 - Legal fees	0.00	0.00	0.00	0.00	1,500.00	-1,500.00	3,000.00
6090-13 - Tax preparation	0.00	0.00	0.00	420.00	500.00	-80.00	500.00
Total 6090-8 - Professional Fees	600.00	650.00	-50.00	5,220.00	7,200.00	-1,980.00	11,300.00
Total 6090 - Contract Services	3,910.00	3,938.00	-28.00	25,440.00	27,264.00	-1,824.00	40,078.00
6210 - Supplies							
6210-1 - Pool Supplies	45.00	200.00	-155.00	1,078.56	1,000.00	78.56	1,150.00
6210-2 - Grounds Supplies	0.00	0.00	0.00	121.13	200.00	-78.87	300.00
6210-3 - Clubhouse Supplies	281.83	67.00	214.83	838.07	536.00	302.07	804.00
6210-5 - Landfill Keys	0.00	0.00	0.00	17.44	0.00	17.44	100.00
Total 6210 - Supplies	326.83	267.00	59.83	2,055.20	1,736.00	319.20	2,354.00
6300 - Office & Admin Expenses							
6440 - Insurance	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00
6060 - Tax & License Fees	0.00	0.00	0.00	212.00	35.00	177.00	35.00
6300-2B - Website Fees	0.00	0.00	0.00	326.99	300.00	26.99	300.00
6300-1 - Postage	78.00	0.00	78.00	495.02	200.00	295.02	400.00
6300-2 - Office Supplies	0.00	0.00	0.00	49.00	100.00	-51.00	200.00
6300-3 - Copies	0.00	0.00	0.00	0.00	75.00	-75.00	150.00
Total 6300 - Office & Admin Expenses	78.00	0.00	78.00	1,083.01	710.00	373.01	4,585.00
6500 - Budgeted Projects							
6501 - Repairs and Maintenance							
6500-2 - Grounds	3,750.00	0.00	3,750.00	15,203.09	1,000.00	14,203.09	1,000.00
6500-3 - Pool Maint & Outdoor Furni...	0.00	0.00	0.00	3,992.64	2,000.00	1,992.64	2,000.00
6500-4 - Clubhouse Maintenance	0.00	0.00	0.00	3,770.28	27,150.00	-23,379.72	27,150.00
Total 6501 - Repairs and Maintenance	3,750.00	0.00	3,750.00	22,966.01	30,150.00	-7,183.99	30,150.00
Total 6500 - Budgeted Projects	3,750.00	0.00	3,750.00	22,966.01	30,150.00	-7,183.99	30,150.00
7500 - Statutory Reserve Contribution	0.00	2,500.00	-2,500.00	0.00	20,000.00	-20,000.00	30,000.00
Total Expense	9,137.05	7,386.00	1,751.05	57,121.80	84,053.00	-26,931.20	113,519.00
Net Ordinary Income	-7,574.40	-7,251.00	-323.40	27,151.56	28,863.00	-1,711.44	-63.00
Net Income	-7,574.40	-7,251.00	-323.40	27,151.56	28,863.00	-1,711.44	-63.00

Beechwood Shores POA, INC.
Bank Account Detail
As of August 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
1055 - Atlantic Union Checking (3546)						
08/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services		1,660.00	20,752.12
08/05/2026	2503	Perrow Management Corp.	Roll of Stamps		78.00	19,092.12
08/05/2026	BillPay	Perrow Management Corp.	July services		600.00	19,014.12
08/05/2026	BillPay	Protask Home Services	POA Pool & Pool supplies		1,275.00	18,414.12
08/10/2026	BillPay	Dodson Pest Control			140.00	17,139.12
08/11/2026	Debit	Ramsey Concrete Finishing	Cash for concrete-work on CH exterior		3,750.00	16,999.12
08/11/2026			Funds Transfer for patio steps, retaining wal...	7,290.00		13,249.12
08/17/2026			Funds Transfer		2,500.00	20,539.12
08/19/2026			Deposit	950.00		18,039.12
08/19/2026			Funds Transfer	9,302.09		18,989.12
08/24/2026	debit	Appalachian Power Co			301.01	28,291.21
08/24/2026	debit	Appalachian Power Co			666.73	27,990.20
08/25/2026		Bedford Regional Water Authority	No payment due- credit applied	0.00		27,323.47
08/26/2026	BillPay	Maid 4 You	Cleaning Clubhouse		280.00	27,323.47
08/31/2026	debit	Comcast / Xfinity			50.80	27,043.47
Total 1055 - Atlantic Union Checking (3546)				17,542.09	11,301.54	26,992.67
1050 - Atlantic Union Checking (5832)						
08/15/2026	debit	Comcast / Xfinity	Internet Service Fee-final old account		53.68	9,355.77
08/19/2026			Funds Transfer		9,302.09	9,302.09
Total 1050 - Atlantic Union Checking (5832)				0.00	9,355.77	0.00
1052 - AU Clubhouse Acct (5848)						
08/06/2026			Deposit	100.00		1,223.22
08/13/2026	BillPay	Lisa Smith	Luau supplies		63.61	1,323.22
08/17/2026			Deposit	410.00		1,259.61
08/24/2026	BillPay	Lisa Smith	Luau supplies		195.49	1,669.61
08/27/2026	BillPay	Carol Stauffer (Vendor)	Reimb-toilet paper & paper towels		22.73	1,474.12
Total 1052 - AU Clubhouse Acct (5848)				510.00	281.83	1,451.39
1250 - Reserve Funds						
1250-1 - Savings (0321)						
08/11/2026			Transfer for patio steps, retaining wall, hand...		7,290.00	66,484.98
08/17/2026			Funds Transfer	2,500.00		35,304.69
08/31/2026			Interest	2.68		28,014.69
Total 1250-1 - Savings (0321)				2,502.68	7,290.00	30,517.37
1250-2 - CD (2829)						
08/21/2026			Interest	98.97		31,180.29
Total 1250-2 - CD (2829)				98.97	0.00	31,279.26
Total 1250 - Reserve Funds				2,601.65	7,290.00	61,796.63
TOTAL				20,653.74	28,229.14	90,240.69

Beechwood Shores POA, INC.

Expense Detail By Account

August 2026

Cash Basis

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
08/24/2026	debit	Appalachian Power Co	028-880-021-0-8	301.01
08/24/2026	debit	Appalachian Power Co	024-828-686-0-7	666.73
Total 6010 · Electricity				967.74
6030 · Internet				
08/15/2026	debit	Comcast / Xfinity	Internet Service Fee-final old account	53.68
08/31/2026	debit	Comcast / Xfinity	Pro-rated new account	50.80
Total 6030 · Internet				104.48
Total 6000 · Utilities				1,072.22
6090 · Contract Services				
6091 · Grounds Maintenance				
08/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services	1,660.00
Total 6091 · Grounds Maintenance				1,660.00
6090-1 · Pool				
08/05/2026	BillPay	Protask Home Services	Pool Maint.	1,230.00
Total 6090-1 · Pool				1,230.00
6090-2 · Clubhouse				
08/26/2026	BillPay	Maid 4 You	Cleaning Clubhouse	280.00
Total 6090-2 · Clubhouse				280.00
6090-5 · Pest Control				
08/10/2026	P0-08...	Dodson Pest Control	Service Date 4/22/26	70.00
08/26/2026	P0-08...	Dodson Pest Control	Service Date 7/22/26	70.00
Total 6090-5 · Pest Control				140.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
08/05/2026	BillPay	Perrow Management Corp.	July services	600.00
Total 6090-11 · Accounting fees				600.00
Total 6090-8 · Professional Fees				600.00
Total 6090 · Contract Services				3,910.00
6210 · Supplies				
6210-1 · Pool Supplies				
08/05/2026	BillPay	Protask Home Services	Pool Supplies	45.00
Total 6210-1 · Pool Supplies				45.00
6210-3 · Clubhouse Supplies				
08/13/2026	BillPay	Lisa Smith	Luau supplies	63.61
08/24/2026	BillPay	Lisa Smith	Luau supplies	195.49
08/27/2026	BillPay	Carol Stauffer (Vendor)	Reimb-toilet paper & paper towels	22.73
Total 6210-3 · Clubhouse Supplies				281.83
Total 6210 · Supplies				326.83
6300 · Office & Admin Expenses				
6300-1 · Postage				
08/05/2026	2503	Perrow Management Corp.	Roll of Stamps	78.00
Total 6300-1 · Postage				78.00
Total 6300 · Office & Admin Expenses				78.00

Beechwood Shores POA, INC.
Expense Detail By Account

Cash Basis

August 2026

Date	Num	Name	Memo	Paid Amount
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-2 · Grounds				
08/11/2026	Debit	Ramsey Concrete Finishing	Cash for concrete-work on CH exterior	3,750.00
Total 6500-2 · Grounds				3,750.00
Total 6501 · Repairs and Maintenance				3,750.00
Total 6500 · Budgeted Projects				3,750.00
TOTAL				9,137.05