

Beechwood Shores POA, INC.

Balance Sheet

As of June 30, 2026

Cash Basis

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1055 · Atlantic Union Checking (3546)	31,486.39
1050 · Atlantic Union Checking (5832)	9,474.57
1052 · AU Clubhouse Acct (5848)	1,152.07
1250 · Reserve Funds	
1250-1 · Savings (0321)	30,301.88
1250-2 · CD (2829)	31,084.80
Total 1250 · Reserve Funds	61,386.68
Total Checking/Savings	103,499.71
Accounts Receivable	
1100 · Accounts Receivable	-58.00
Total Accounts Receivable	-58.00
Total Current Assets	103,441.71
TOTAL ASSETS	103,441.71
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	40,409.58
Total Equity	102,091.93
TOTAL LIABILITIES & EQUITY	103,441.71

Beechwood Shores POA, INC.

Profit & Loss

June 2026

Cash Basis

	Jun 26	Jan - Jun 26
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	950.00	60,337.00
4020 · Unimproved Lots	1,194.00	18,130.00
Total 4000 · Dues	2,144.00	78,467.00
4040 · Interest	100.85	490.25
4070 · Interest & Late Fees (A/R)	220.60	277.16
4090 · Clubhouse Rent	0.00	875.00
4097 · Miscellaneous Income	0.00	505.00
4110 · Landfill Keys		
4110-1 · Single Loads Dumped	0.00	50.00
Total 4110 · Landfill Keys	0.00	50.00
4140 · Delinquent Dues	798.00	1,064.00
Total Income	3,263.45	81,728.41
Gross Profit	3,263.45	81,728.41
Expense		
6000 · Utilities		
6010 · Electricity	0.00	1,240.32
6030 · Internet	118.80	712.80
6040 · Water	135.47	1,774.38
Total 6000 · Utilities	254.27	3,727.50
6090 · Contract Services		
6091 · Grounds Maintenance	1,660.00	9,960.00
6090-1 · Pool	1,230.00	2,240.00
6090-2 · Clubhouse	40.00	1,240.00
6090-5 · Pest Control	0.00	70.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	3,600.00
6090-13 · Tax preparation	0.00	420.00
Total 6090-8 · Professional Fees	600.00	4,020.00
Total 6090 · Contract Services	3,530.00	17,530.00
6210 · Supplies		
6210-1 · Pool Supplies	120.00	973.56
6210-2 · Grounds Supplies	0.00	121.13
6210-3 · Clubhouse Supplies	0.00	77.50
6210-5 · Landfill Keys	0.00	17.44
Total 6210 · Supplies	120.00	1,189.63
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	212.00
6300-2B · Website Fees	0.00	326.99
6300-1 · Postage	156.00	414.32
6300-2 · Office Supplies	45.50	49.00
Total 6300 · Office & Admin Expenses	201.50	1,002.31
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	158.97	9,880.14
6500-3 · Pool Maint & Outdoor Furniture	1,352.97	2,718.97
6500-4 · Clubhouse Maintenance	0.00	5,270.28
Total 6501 · Repairs and Maintenance	1,511.94	17,869.39
Total 6500 · Budgeted Projects	1,511.94	17,869.39
Total Expense	5,617.71	41,318.83
Net Ordinary Income	-2,354.26	40,409.58
Net Income	-2,354.26	40,409.58

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

Cash Basis

June 2026

	Jun 26	Budget	\$ Over Budget	Jan - Jun 26	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	950.00	2,736.00	-1,786.00	60,337.00	60,800.00	-463.00	60,800.00
4020 · Unimproved Lots	1,194.00	828.00	366.00	18,130.00	18,397.00	-267.00	18,397.00
Total 4000 · Dues	2,144.00	3,564.00	-1,420.00	78,467.00	79,197.00	-730.00	79,197.00
4040 · Interest	100.85	35.00	65.85	490.25	300.00	190.25	510.00
4070 · Interest & Late Fees (A/R)	220.60	0.00	220.60	277.16	0.00	277.16	0.00
4090 · Clubhouse Rent	0.00	100.00	-100.00	875.00	600.00	275.00	1,200.00
4097 · Miscellaneous Income	0.00	0.00	0.00	505.00	32,549.00	-32,044.00	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	798.00			1,064.00			
Total Income	3,263.45	3,699.00	-435.55	81,728.41	112,646.00	-30,917.59	113,456.00
Gross Profit	3,263.45	3,699.00	-435.55	81,728.41	112,646.00	-30,917.59	113,456.00
Expense							
6000 · Utilities							
6010 · Electricity	0.00	450.00	-450.00	1,240.32	1,625.00	-384.68	3,895.00
6030 · Internet	118.80	96.00	22.80	712.80	576.00	136.80	1,152.00
6040 · Water	135.47	135.00	0.47	1,774.38	630.00	1,144.38	1,305.00
Total 6000 · Utilities	254.27	681.00	-426.73	3,727.50	2,831.00	896.50	6,352.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,660.00	1,650.00	10.00	9,960.00	9,900.00	60.00	20,115.00
6090-1 · Pool	1,230.00	1,208.00	22.00	2,240.00	2,158.00	82.00	5,503.00
6090-2 · Clubhouse	40.00	360.00	-320.00	1,240.00	1,360.00	-120.00	2,880.00
6090-5 · Pest Control	0.00	0.00	0.00	70.00	140.00	-70.00	280.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	600.00	650.00	-50.00	3,600.00	3,900.00	-300.00	7,800.00
6090-12 · Legal fees	0.00	750.00	-750.00	0.00	1,500.00	-1,500.00	3,000.00
6090-13 · Tax preparation	0.00	500.00	-500.00	420.00	500.00	-80.00	500.00
Total 6090-8 · Professional Fees	600.00	1,900.00	-1,300.00	4,020.00	5,900.00	-1,880.00	11,300.00
Total 6090 · Contract Services	3,530.00	5,118.00	-1,588.00	17,530.00	19,458.00	-1,928.00	40,078.00
6210 · Supplies							
6210-1 · Pool Supplies	120.00	200.00	-80.00	973.56	800.00	173.56	1,150.00
6210-2 · Grounds Supplies	0.00	100.00	-100.00	121.13	200.00	-78.87	300.00
6210-3 · Clubhouse Supplies	0.00	67.00	-67.00	77.50	402.00	-324.50	804.00
6210-5 · Landfill Keys	0.00	0.00	0.00	17.44	0.00	17.44	100.00
Total 6210 · Supplies	120.00	367.00	-247.00	1,189.63	1,402.00	-212.37	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	156.00	0.00	156.00	414.32	200.00	214.32	400.00
6300-2 · Office Supplies	45.50	0.00	45.50	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	201.50	0.00	201.50	1,002.31	710.00	292.31	4,585.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-2 · Grounds	158.97	0.00	158.97	9,880.14	1,000.00	8,880.14	1,000.00
6500-3 · Pool Maint & Outdoor Furn...	1,352.97	0.00	1,352.97	2,718.97	2,000.00	718.97	2,000.00
6500-4 · Clubhouse Maintenance	0.00	0.00	0.00	5,270.28	27,150.00	-21,879.72	27,150.00
Total 6501 · Repairs and Maintenance	1,511.94	0.00	1,511.94	17,869.39	30,150.00	-12,280.61	30,150.00
Total 6500 · Budgeted Projects	1,511.94	0.00	1,511.94	17,869.39	30,150.00	-12,280.61	30,150.00
7500 · Statutory Reserve Contribution	0.00	2,500.00	-2,500.00	0.00	15,000.00	-15,000.00	30,000.00
Total Expense	5,617.71	8,666.00	-3,048.29	41,318.83	69,551.00	-28,232.17	113,519.00
Net Ordinary Income	-2,354.26	-4,967.00	2,612.74	40,409.58	43,095.00	-2,685.42	-63.00
Net Income	-2,354.26	-4,967.00	2,612.74	40,409.58	43,095.00	-2,685.42	-63.00

Beechwood Shores POA, INC.
Bank Account Detail
As of June 30, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
1055 · Atlantic Union Checking (3546)						32,099.17
06/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services		1,660.00	30,439.17
06/05/2026	BillPay	Perrow Management Corp.	May services		600.00	29,839.17
06/10/2026			Deposit	1,754.55		31,593.72
06/15/2026	debit	Comcast / Xfinity	Internet Service Fee		118.80	31,474.92
06/16/2026	debit	Deluxe Business System			15.00	31,459.92
06/16/2026	debit	Deluxe Business System			30.50	31,429.42
06/24/2026			Deposit	601.66		32,031.08
06/24/2026	2500	US Postal Service	2 Rolls of Stamps		156.00	31,875.08
06/25/2026	ACH	Bedford Regional Water Auth...	04/20/26 - 5/20/26		135.47	31,739.61
06/29/2026	BillPay	Maid 4 You	Cleaning Clubhouse		40.00	31,699.61
06/29/2026	BillPay	Eric Cechak (Vendor)	Timberwood Cove buoy		158.97	31,540.64
06/29/2026	BillPay	Protask Home Services	POA Pool Cleaning & Supplies		1,350.00	30,190.64
06/30/2026			Deposit	1,295.75		31,486.39
Total 1055 · Atlantic Union Checking (3546)				3,651.96	4,264.74	31,486.39
1050 · Atlantic Union Checking (5832)						9,474.57
Total 1050 · Atlantic Union Checking (5832)						9,474.57
1052 · AU Clubhouse Acct (5848)						2,505.04
06/08/2026	BillPay	Carol Stauffer (Vendor)	Pool Furniture		399.97	2,105.07
06/29/2026	BillPay	Carol Stauffer (Vendor)	Pool deck chairs		953.00	1,152.07
Total 1052 · AU Clubhouse Acct (5848)				0.00	1,352.97	1,152.07
1250 · Reserve Funds						61,285.83
1250-1 · Savings (0321)						30,299.39
06/30/2026			Interest	2.49		30,301.88
Total 1250-1 · Savings (0321)				2.49	0.00	30,301.88
1250-2 · CD (2829)						30,986.44
06/08/2026			Interest	98.36		31,084.80
Total 1250-2 · CD (2829)				98.36	0.00	31,084.80
Total 1250 · Reserve Funds				100.85	0.00	61,386.68
TOTAL				3,752.81	5,617.71	103,499.71

Beechwood Shores POA, INC.

Expense Detail By Account

Cash Basis

June 2026

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6030 · Internet				
06/15/2026	debit	Comcast / Xfinity	Internet Service Fee	118.80
Total 6030 · Internet				118.80
6040 · Water				
06/25/2026	003006...	Bedford Regional Water Authority	04/20/26 - 5/20/26	135.47
Total 6040 · Water				135.47
Total 6000 · Utilities				254.27
6090 · Contract Services				
6091 · Grounds Maintenance				
06/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services	1,660.00
Total 6091 · Grounds Maintenance				1,660.00
6090-1 · Pool				
06/29/2026	BillPay	Protask Home Services	POA Pool Cleaning	1,230.00
Total 6090-1 · Pool				1,230.00
6090-2 · Clubhouse				
06/29/2026	BillPay	Maid 4 You	Clubhouse & Cabana Cleaning (balance-July)	40.00
Total 6090-2 · Clubhouse				40.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
06/05/2026	BillPay	Perrow Management Corp.	May services	600.00
Total 6090-11 · Accounting fees				600.00
Total 6090-8 · Professional Fees				600.00
Total 6090 · Contract Services				3,530.00
6210 · Supplies				
6210-1 · Pool Supplies				
06/29/2026	BillPay	Protask Home Services	Pool Supplies	120.00
Total 6210-1 · Pool Supplies				120.00
Total 6210 · Supplies				120.00
6300 · Office & Admin Expenses				
6300-1 · Postage				
06/24/2026	2500	US Postal Service	2 Rolls of Stamps	156.00
Total 6300-1 · Postage				156.00
6300-2 · Office Supplies				
06/16/2026	debit	Deluxe Business System	Checks	15.00
06/16/2026	debit	Deluxe Business System	Deposit slips	30.50
Total 6300-2 · Office Supplies				45.50
Total 6300 · Office & Admin Expenses				201.50
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-2 · Grounds				
06/29/2026	BillPay	Eric Cechak (Vendor)	Timberwood Cove buoy	158.97
Total 6500-2 · Grounds				158.97

Beechwood Shores POA, INC.

Expense Detail By Account

Cash Basis

June 2026

Date	Num	Name	Memo	Paid Amount
6500-3 · Pool Maint & Outdoor Furniture				
06/08/2026	BillPay	Carol Stauffer (Vendor)	Pool Furniture	399.97
06/29/2026	BillPay	Carol Stauffer (Vendor)	Pool deck chairs	953.00
Total 6500-3 · Pool Maint & Outdoor Furniture				1,352.97
Total 6501 · Repairs and Maintenance				1,511.94
Total 6500 · Budgeted Projects				1,511.94
TOTAL				5,617.71