Beechwood Shores POA, INC.
Balance Sheet
Cash Basis — As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1055 · Atlantic Union Checking (3546)	17,367.72
1052 · AU Clubhouse Acct (5848)	1,030.46
1250 · Reserve Funds	
1250-1 · Savings (0321)	23,019.96
1250-2 · CD (2829)	41,378.55
Total 1250 · Reserve Funds	64,398.51
Total Checking/Savings	82,796.69
Total Current Assets	82,796.69
TOTAL ASSETS	82,796.69
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	19,764.56
Total Equity	81,446.91
TOTAL LIABILITIES & EQUITY	82,796.69

Beechwood Shores POA, INC.
Profit & Loss
Cash Basis — September 2026

	Sep 26	Jan - Sep 26
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	60,775.08
4020 · Unimproved Lots	0.00	18,688.00
Total 4000 · Dues	0.00	79,463.08
4040 · Interest	101.88	792.08
4070 · Interest & Late Fees (A/R)	0.00	358.08
4090 · Clubhouse Rent	-100.00	1,075.00
4097 · Miscellaneous Income	60.00	1,367.00
4110 · Landfill Keys		
4110-1 · Single Loads Dumped	0.00	50.00
Total 4110 · Landfill Keys	0.00	50.00
4140 · Delinquent Dues	0.00	1,230.00
Total Income	61.88	84,335.24
Gross Profit	61.88	84,335.24
Expense		
6000 · Utilities		
6010 · Electricity	556.08	3,205.49
6030 · Internet	0.00	936.08
6040 · Water	0.00	1,992.09
Total 6000 · Utilities	556.08	6,133.66
6090 · Contract Services		
6091 · Grounds Maintenance	1,660.00	14,940.00
6090-1 · Pool	1,350.00	6,200.00
6090-2 · Clubhouse	200.00	2,080.00
6090-5 · Pest Control	0.00	210.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	5,400.00
6090-13 · Tax preparation	0.00	420.00
Total 6090-8 · Professional Fees	600.00	5,820.00
Total 6090 · Contract Services	3,810.00	29,250.00
6210 · Supplies		
6210-1 · Pool Supplies	45.00	1,123.56
6210-2 · Grounds Supplies	52.64	173.77
6210-3 · Clubhouse Supplies	380.93	1,219.00
6210-5 · Landfill Keys	0.00	17.44
Total 6210 · Supplies	478.57	2,533.77
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	212.00
6300-2B · Website Fees	0.00	326.99
6300-1 · Postage	0.00	495.02
6300-2 · Office Supplies	0.00	49.00
Total 6300 · Office & Admin Expenses	0.00	1,083.01

Beechwood Shores POA, INC.
Profit & Loss
Cash Basis — September 2026

	Sep 26	Jan - Sep 26
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	2,161.99	17,365.08
6500-3 · Pool Maint & Outdoor Furniture	442.24	4,434.88
6500-4 · Clubhouse Maintenance	0.00	3,770.28
Total 6501 · Repairs and Maintenance	2,604.23	25,570.24
Total 6500 · Budgeted Projects	2,604.23	25,570.24
Total Expense	7,448.88	64,570.68
Net Ordinary Income	-7,387.00	19,764.56
Net Income	-7,387.00	19,764.56

Beechwood Shores POA, INC.
Profit & Loss Budget Performance

Cash Basis — **September 2026**

	Sep 26	Budget	$ Over Budget	Jan - Sep 26	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	0.00	0.00	0.00	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	0.00	0.00	0.00	79,463.08	79,197.00	266.08	79,197.00
4040 · Interest	101.88	35.00	66.88	792.08	405.00	387.08	510.00
4070 · Interest & Late Fees (A/R)	0.00	0.00	0.00	358.08	0.00	358.08	0.00
4090 · Clubhouse Rent	-100.00	100.00	-200.00	1,075.00	900.00	175.00	1,200.00
4097 · Miscellaneous Income	60.00	0.00	60.00	1,367.00	0.00	1,367.00	0.00
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	0.00			1,230.00			
Total Income	61.88	135.00	-73.12	84,335.24	80,502.00	3,833.24	80,907.00
Gross Profit	61.88	135.00	-73.12	84,335.24	80,502.00	3,833.24	80,907.00
Expense							
6000 · Utilities							
6010 · Electricity	556.08	450.00	106.08	3,205.49	2,975.00	230.49	3,895.00
6030 · Internet	0.00	96.00	-96.00	936.08	864.00	72.08	1,152.00
6040 · Water	0.00	135.00	-135.00	1,992.09	1,035.00	957.09	1,305.00
Total 6000 · Utilities	556.08	681.00	-124.92	6,133.66	4,874.00	1,259.66	6,352.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,660.00	1,965.00	-305.00	14,940.00	15,165.00	-225.00	20,115.00
6090-1 · Pool	1,350.00	929.00	421.00	6,200.00	5,503.00	697.00	5,503.00
6090-2 · Clubhouse	200.00	200.00	0.00	2,080.00	2,280.00	-200.00	2,880.00
6090-5 · Pest Control	0.00	0.00	0.00	210.00	210.00	0.00	280.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	600.00	650.00	-50.00	5,400.00	5,850.00	-450.00	7,800.00
6090-12 · Legal fees	0.00	750.00	-750.00	0.00	2,250.00	-2,250.00	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	1,400.00	-800.00	5,820.00	8,600.00	-2,780.00	11,300.00
Total 6090 · Contract Services	3,810.00	4,494.00	-684.00	29,250.00	31,758.00	-2,508.00	40,078.00
6210 · Supplies							
6210-1 · Pool Supplies	45.00	150.00	-105.00	1,123.56	1,150.00	-26.44	1,150.00
6210-2 · Grounds Supplies	52.64	100.00	-47.36	173.77	300.00	-126.23	300.00
6210-3 · Clubhouse Supplies	380.93	67.00	313.93	1,219.00	603.00	616.00	804.00
6210-5 · Landfill Keys	0.00	0.00	0.00	17.44	0.00	17.44	100.00
Total 6210 · Supplies	478.57	317.00	161.57	2,533.77	2,053.00	480.77	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	0.00	0.00	0.00	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	0.00	0.00	0.00	1,083.01	710.00	373.01	4,585.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-2 · Grounds	2,161.99	0.00	2,161.99	17,365.08	1,000.00	16,365.08	1,000.00
6500-3 · Pool Maint & Outdoor Furniture	442.24	0.00	442.24	4,434.88	2,000.00	2,434.88	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	2,604.23	0.00	2,604.23	25,570.24	30,150.00	-4,579.76	30,150.00
Total 6500 · Budgeted Projects	2,604.23	0.00	2,604.23	25,570.24	30,150.00	-4,579.76	30,150.00
7500 · Statutory Reserve Contribution	0.00	2,500.00	-2,500.00	0.00	22,500.00	-22,500.00	30,000.00
Total Expense	7,448.88	7,992.00	-543.12	64,570.68	92,045.00	-27,474.32	113,519.00
Net Ordinary Income	-7,387.00	-7,857.00	470.00	19,764.56	-11,543.00	31,307.56	-32,612.00
Net Income	**-7,387.00**	**-7,857.00**	**470.00**	**19,764.56**	**-11,543.00**	**31,307.56**	**-32,612.00**

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

Date	Num	Name	Memo	Debit	Credit	Balance
1055 · Atlantic Union Checking (3546)						26,992.67
09/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services		1,660.00	25,332.67
09/05/2026	BillPay	Perrow Management Corp.	August services		600.00	24,732.67
09/10/2026	BillPay	4039 - Wilfong Construction	Refund of overpayment		57.00	24,675.67
09/14/2026	BillPay	Protask Home Services	Inv, #63		1,395.00	23,280.67
09/14/2026	BillPay	Ben Spencer (Vendor)	Reimb. for Handrail		2,161.99	21,118.68
09/15/2026			Funds Transfer		2,500.00	18,618.68
09/15/2026	BillPay	Maid 4 You	Clubhouse Cleaning		200.00	18,418.68
09/21/2026	debit	Appalachian Power Co	Electricity		349.74	18,068.94
09/21/2026	debit	Appalachian Power Co	Electricity		206.34	17,862.60
09/30/2026	BillPay	Ben Spencer (Vendor)	Pool filters		442.24	17,420.36
09/30/2026	BillPay	Atlee Rea (Vendor)	Grass Seed		52.64	17,367.72
Total 1055 · Atlantic Union Checking (3546)				0.00	9,624.95	17,367.72
1052 · AU Clubhouse Acct (5848)						1,451.39
09/14/2026	BillPay	Lisa Smith			175.22	1,276.17
09/15/2026	BillPay	Zebrowski, Jay (Vendor)	Refund-Clubhouse Rental		100.00	1,176.17
09/15/2026			Deposit	60.00		1,236.17
09/30/2026	BillPay	Lisa Smith	Halloween party supplies		205.71	1,030.46
Total 1052 · AU Clubhouse Acct (5848)				60.00	480.93	1,030.46
1250 · Reserve Funds						61,796.63
1250-1 · Savings (0321)						30,517.37
09/15/2026			Funds Transfer	2,500.00		33,017.37
09/30/2026			Transfer from Reserve Fund...		10,000.00	23,017.37
09/30/2026			Interest	2.59		23,019.96
Total 1250-1 · Savings (0321)				2,502.59	10,000.00	23,019.96
1250-2 · CD (2829)						31,279.26
09/21/2026			Interest	99.29		31,378.55
09/30/2026			Deposit	10,000.00		41,378.55
Total 1250-2 · CD (2829)				10,099.29	0.00	41,378.55
Total 1250 · Reserve Funds				12,601.88	10,000.00	64,398.51
TOTAL				12,661.88	20,105.88	82,796.69

Beechwood Shores POA, INC.
Expense Detail By Account
Cash Basis — **September 2026**

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
09/21/2026	debit	Appalachian Power Co	024-828-686-0-7	349.74
09/21/2026	debit	Appalachian Power Co	024-828-686-0-7	206.34
Total 6010 · Electricity				556.08
6040 · Water				
09/07/2026	0030...	Bedford Regional Water Authority	6/16/26 - 7/22/26	221.37
09/07/2026	0030...	Bedford Regional Water Authority	Water leak Credit applied	-221.37
Total 6040 · Water				0.00
Total 6000 · Utilities				556.08
6090 · Contract Services				
6091 · Grounds Maintenance				
09/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services	1,660.00
Total 6091 · Grounds Maintenance				1,660.00
6090-1 · Pool				
09/14/2026	BillPay	Protask Home Services	Pool contract	1,350.00
Total 6090-1 · Pool				1,350.00
6090-2 · Clubhouse				
09/15/2026	BillPay	Maid 4 You	Clubhouse Cleaning	200.00
Total 6090-2 · Clubhouse				200.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
09/05/2026	BillPay	Perrow Management Corp.	August services	600.00
Total 6090-11 · Accounting fees				600.00
Total 6090-8 · Professional Fees				600.00
Total 6090 · Contract Services				3,810.00
6210 · Supplies				
6210-1 · Pool Supplies				
09/14/2026	BillPay	Protask Home Services	Pool supplies	45.00
Total 6210-1 · Pool Supplies				45.00
6210-2 · Grounds Supplies				
09/30/2026	BillPay	Atlee Rea (Vendor)	Reimb.-Grass Seed	52.64
Total 6210-2 · Grounds Supplies				52.64
6210-3 · Clubhouse Supplies				
09/14/2026	BillPay	Lisa Smith	Halloween party supplies	175.22
09/30/2026	BillPay	Lisa Smith	Reimb.-Halloween party supplies	205.71
Total 6210-3 · Clubhouse Supplies				380.93
Total 6210 · Supplies				478.57
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-2 · Grounds				
09/14/2026	BillPay	Ben Spencer (Vendor)	Reimb. for Handrail	2,161.99
Total 6500-2 · Grounds				2,161.99

Beechwood Shores POA, INC.
Expense Detail By Account
Cash Basis — **September 2026**

Date	Num	Name	Memo	Paid Amount
6500-3 · Pool Maint & Outdoor Furniture				
09/30/2026	BillPay	Ben Spencer (Vendor)	Reimb.-Pool filters	442.24
Total 6500-3 · Pool Maint & Outdoor Furniture				442.24
Total 6501 · Repairs and Maintenance				2,604.23
Total 6500 · Budgeted Projects				2,604.23
TOTAL				**7,448.88**