

# Beechwood Shores POA, INC.

## Balance Sheet

As of April 30, 2026

Cash Basis

	<u>Apr 30, 26</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	50,563.37
1052 · AU Clubhouse Acct (5848)	1,711.28
1250 · Reserve Funds	
1250-1 · Savings (0321)	27,796.88
1250-2 · CD (2829)	<u>30,891.54</u>
Total 1250 · Reserve Funds	<u>58,688.42</u>
Total Checking/Savings	110,963.07
Accounts Receivable	
1100 · Accounts Receivable	<u>-439.00</u>
Total Accounts Receivable	<u>-439.00</u>
Total Current Assets	<u>110,524.07</u>
<b>TOTAL ASSETS</b>	<u><u>110,524.07</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2026 · Insurance Claim Flow-thru	<u>1,349.78</u>
Total Other Current Liabilities	<u>1,349.78</u>
Total Current Liabilities	<u>1,349.78</u>
Total Liabilities	1,349.78
Equity	
3900 · Retained Earnings	61,682.35
Net Income	<u>47,491.94</u>
Total Equity	<u>109,174.29</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>110,524.07</u></u>

# Beechwood Shores POA, INC.

## Profit & Loss

April 2026

Cash Basis

	Apr 26	Jan - Apr 26
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	1,900.00	57,386.00
4020 · Unimproved Lots	584.00	17,094.00
	2,484.00	74,480.00
Total 4000 · Dues		
4040 · Interest	96.23	291.99
4070 · Interest & Late Fees (A/R)	0.00	53.20
4090 · Clubhouse Rent	200.00	475.00
4110 · Landfill Keys		
4110-1 · Single Loads Dumped	50.00	50.00
	50.00	50.00
Total 4110 · Landfill Keys		
Total Income	2,830.23	75,350.19
Gross Profit	2,830.23	75,350.19
Expense		
6000 · Utilities		
6010 · Electricity	141.96	1,019.72
6030 · Internet	118.80	475.20
6040 · Water	773.71	1,534.08
	1,034.47	3,029.00
Total 6000 · Utilities		
6090 · Contract Services		
6091 · Grounds Maintenance	1,660.00	6,640.00
6090-2 · Clubhouse	200.00	800.00
6090-5 · Pest Control	0.00	70.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	2,400.00
6090-13 · Tax preparation	420.00	420.00
	1,020.00	2,820.00
Total 6090-8 · Professional Fees		
Total 6090 · Contract Services	2,880.00	10,330.00
6210 · Supplies		
6210-1 · Pool Supplies	763.56	763.56
6210-2 · Grounds Supplies	121.13	121.13
6210-3 · Clubhouse Supplies	0.00	-85.01
6210-5 · Landfill Keys	0.00	17.44
	884.69	817.12
Total 6210 · Supplies		
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	212.00	212.00
6300-2B · Website Fees	0.00	326.99
6300-1 · Postage	0.00	203.60
6300-2 · Office Supplies	0.00	3.50
	212.00	746.09
Total 6300 · Office & Admin Expenses		
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	9,300.00	9,300.00
6500-4 · Clubhouse Maintenance	0.00	3,636.04
	9,300.00	12,936.04
Total 6501 · Repairs and Maintenance		
Total 6500 · Budgeted Projects	9,300.00	12,936.04
Total Expense	14,311.16	27,858.25
Net Ordinary Income	-11,480.93	47,491.94
Net Income	-11,480.93	47,491.94

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

Cash Basis

April 2026

	Apr 26	Budget	\$ Over Budget	Jan - Apr 26	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	1,900.00	3,040.00	-1,140.00	57,386.00	55,024.00	2,362.00	60,800.00
4020 · Unimproved Lots	584.00	920.00	-336.00	17,094.00	16,649.00	445.00	18,397.00
Total 4000 · Dues	2,484.00	3,960.00	-1,476.00	74,480.00	71,673.00	2,807.00	79,197.00
4040 · Interest	96.23	35.00	61.23	291.99	230.00	61.99	510.00
4070 · Interest & Late Fees (A/R)	0.00	0.00	0.00	53.20	0.00	53.20	0.00
4090 · Clubhouse Rent	200.00	100.00	100.00	475.00	400.00	75.00	1,200.00
4097 · Miscellaneous Income	0.00	0.00	0.00	0.00	32,549.00	-32,549.00	32,549.00
4110 · Landfill Keys							
4110-1 · Single Loads Dumped	50.00	0.00	50.00	50.00	0.00	50.00	0.00
Total 4110 · Landfill Keys	50.00	0.00	50.00	50.00	0.00	50.00	0.00
Total Income	2,830.23	4,095.00	-1,264.77	75,350.19	104,852.00	-29,501.81	113,456.00
Gross Profit	2,830.23	4,095.00	-1,264.77	75,350.19	104,852.00	-29,501.81	113,456.00
Expense							
6000 · Utilities							
6010 · Electricity	141.96	235.00	-93.04	1,019.72	940.00	79.72	3,895.00
6030 · Internet	118.80	96.00	22.80	475.20	384.00	91.20	1,152.00
6040 · Water	773.71	90.00	683.71	1,534.08	360.00	1,174.08	1,305.00
Total 6000 · Utilities	1,034.47	421.00	613.47	3,029.00	1,684.00	1,345.00	6,352.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,660.00	1,650.00	10.00	6,640.00	6,600.00	40.00	20,115.00
6090-1 · Pool	0.00	0.00	0.00	0.00	0.00	0.00	5,503.00
6090-2 · Clubhouse	200.00	200.00	0.00	800.00	800.00	0.00	2,880.00
6090-5 · Pest Control	0.00	0.00	0.00	70.00	70.00	0.00	280.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	600.00	650.00	-50.00	2,400.00	2,600.00	-200.00	7,800.00
6090-12 · Legal fees	0.00	0.00	0.00	0.00	750.00	-750.00	3,000.00
6090-13 · Tax preparation	420.00	0.00	420.00	420.00	0.00	420.00	500.00
Total 6090-8 · Professional Fees	1,020.00	650.00	370.00	2,820.00	3,350.00	-530.00	11,300.00
Total 6090 · Contract Services	2,880.00	2,500.00	380.00	10,330.00	10,820.00	-490.00	40,078.00
6210 · Supplies							
6210-1 · Pool Supplies	763.56	600.00	163.56	763.56	600.00	163.56	1,150.00
6210-2 · Grounds Supplies	121.13	0.00	121.13	121.13	100.00	21.13	300.00
6210-3 · Clubhouse Supplies	0.00	67.00	-67.00	-85.01	268.00	-353.01	804.00
6210-5 · Landfill Keys	0.00	0.00	0.00	17.44	0.00	17.44	100.00
Total 6210 · Supplies	884.69	667.00	217.69	817.12	968.00	-150.88	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	212.00	0.00	212.00	212.00	0.00	212.00	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	203.60	200.00	3.60	400.00
6300-2 · Office Supplies	0.00	0.00	0.00	3.50	100.00	-96.50	200.00
6300-3 · Copies	0.00	0.00	0.00	0.00	75.00	-75.00	150.00
Total 6300 · Office & Admin Expenses	212.00	0.00	212.00	746.09	675.00	71.09	4,585.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-2 · Grounds	9,300.00	0.00	9,300.00	9,300.00	1,000.00	8,300.00	1,000.00
6500-3 · Pool Maint & Outdoor Fur...	0.00	0.00	0.00	0.00	2,000.00	-2,000.00	2,000.00
6500-4 · Clubhouse Maintenance	0.00	0.00	0.00	3,636.04	27,150.00	-23,513.96	27,150.00
Total 6501 · Repairs and Maintenance	9,300.00	0.00	9,300.00	12,936.04	30,150.00	-17,213.96	30,150.00
Total 6500 · Budgeted Projects	9,300.00	0.00	9,300.00	12,936.04	30,150.00	-17,213.96	30,150.00
7500 · Statutory Reserve Contribution	0.00	2,500.00	-2,500.00	0.00	10,000.00	-10,000.00	30,000.00
Total Expense	14,311.16	6,088.00	8,223.16	27,858.25	54,297.00	-26,438.75	113,519.00
Net Ordinary Income	-11,480.93	-1,993.00	-9,487.93	47,491.94	50,555.00	-3,063.06	-63.00
<b>Net Income</b>	<b>-11,480.93</b>	<b>-1,993.00</b>	<b>-9,487.93</b>	<b>47,491.94</b>	<b>50,555.00</b>	<b>-3,063.06</b>	<b>-63.00</b>

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

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						
04/01/2026			Deposit	1,425.00		55,540.53
04/01/2026	BillPay	Atlee Rea (Vendor)	Monthly Services		1,660.00	56,965.53
04/01/2026			Uncleared check reversed by bank	600.00		55,905.53
04/01/2026	RET.	Returned Check	Returned Check from Crystal White		475.00	55,430.53
04/06/2026	BillPay	Perrow Management Corp.	March Services		600.00	54,830.53
04/15/2026	BillPay	Maid 4 You	Cleaning Clubhouse		200.00	54,630.53
04/15/2026	debit	Comcast / Xfinity	Internet Service Fee		118.80	54,511.73
04/15/2026			Deposit	475.00		54,986.73
04/16/2026	debit	VA Department of Taxation	2025 State income tax		35.00	54,951.73
04/16/2026	BillPay	Faber CPA Firm, LLC	2025 Income tax return preparation		420.00	54,531.73
04/17/2026			Funds Transfer		2,500.00	52,031.73
04/22/2026	BillPay	Stinnette Brothers Tree Service...	Grounds work at CH		9,300.00	42,731.73
04/22/2026			Funds Transfer for Stinette Bros. pmt	9,300.00		52,031.73
04/22/2026	debit	Appalachian Power Co			15.38	52,016.35
04/22/2026	debit	Appalachian Power Co			126.58	51,889.77
04/25/2026	ACH	Bedford Regional Water Author...	2/20/26 - 3/20/26		773.71	51,116.06
04/27/2026	BillPay	Ben Spencer (Vendor)	Pool salt		763.56	50,352.50
04/29/2026			Deposit	1,059.00		51,411.50
04/29/2026			Deposit	50.00		51,461.50
04/30/2026	debit	United States Treasury (IRS)	2025 Federal income tax		177.00	51,284.50
04/30/2026	BillPay	Lisa Smith	Flowers for grounds		121.13	51,163.37
04/30/2026	4553	Perrow Management Corp.	Replace check reversed by bank		600.00	50,563.37
Total 1050 · Atlantic Union Checking (5832)				12,909.00	17,886.16	50,563.37
1052 · AU Clubhouse Acct (5848)						
04/15/2026			Deposit	200.00		1,511.28
Total 1052 · AU Clubhouse Acct (5848)				200.00	0.00	1,711.28
1250 · Reserve Funds						
1250-1 · Savings (0321)						
04/17/2026			Funds Transfer	2,500.00		34,594.31
04/22/2026			Funds Transfer for Stinette Bros. pmt		9,300.00	37,094.31
04/30/2026			Interest	2.57		27,796.88
Total 1250-1 · Savings (0321)				2,502.57	9,300.00	27,796.88
1250-2 · CD (2829)						
04/22/2026			Interest	93.66		30,797.88
Total 1250-2 · CD (2829)				93.66	0.00	30,891.54
Total 1250 · Reserve Funds				2,596.23	9,300.00	58,688.42
<b>TOTAL</b>				<b>15,705.23</b>	<b>27,186.16</b>	<b>110,963.07</b>

# Beechwood Shores POA, INC.

## Expense Detail By Account

April 2026

Cash Basis

Date	Num	Name	Memo	Paid Amount
<b>6000 · Utilities</b>				
<b>6010 · Electricity</b>				
04/22/2026	debit	Appalachian Power Co	028-880-021-0-8	15.38
04/22/2026	debit	Appalachian Power Co	024-828-686-0-7	126.58
Total 6010 · Electricity				141.96
<b>6030 · Internet</b>				
04/15/2026	debit	Comcast / Xfinity	Internet Service Fee	118.80
Total 6030 · Internet				118.80
<b>6040 · Water</b>				
04/25/2026	00300...	Bedford Regional Water Authority	2/20/26 - 3/20/26	773.71
Total 6040 · Water				773.71
Total 6000 · Utilities				1,034.47
<b>6090 · Contract Services</b>				
<b>6091 · Grounds Maintenance</b>				
04/01/2026	BillPay	Atlee Rea (Vendor)	Monthly Services	1,660.00
Total 6091 · Grounds Maintenance				1,660.00
<b>6090-2 · Clubhouse</b>				
04/15/2026	BillPay	Maid 4 You	Clubhouse Cleaning	200.00
Total 6090-2 · Clubhouse				200.00
<b>6090-8 · Professional Fees</b>				
<b>6090-11 · Accounting fees</b>				
04/01/2026		Perrow Management Corp.	Uncleared check reversed by bank	-600.00
04/06/2026	March	Perrow Management Corp.	March Management Fees	600.00
04/30/2026	4553	Perrow Management Corp.	Replace check reversed by bank	600.00
Total 6090-11 · Accounting fees				600.00
<b>6090-13 · Tax preparation</b>				
04/16/2026	BillPay	Faber CPA Firm, LLC	2025 Income tax return preparation	420.00
Total 6090-13 · Tax preparation				420.00
Total 6090-8 · Professional Fees				1,020.00
Total 6090 · Contract Services				2,880.00
<b>6210 · Supplies</b>				
<b>6210-1 · Pool Supplies</b>				
04/27/2026	BillPay	Ben Spencer (Vendor)	Pool salt	763.56
Total 6210-1 · Pool Supplies				763.56
<b>6210-2 · Grounds Supplies</b>				
04/30/2026	BillPay	Lisa Smith	Flowers for grounds	121.13
Total 6210-2 · Grounds Supplies				121.13
Total 6210 · Supplies				884.69
<b>6300 · Office &amp; Admin Expenses</b>				
<b>6060 · Tax &amp; License Fees</b>				
04/16/2026	debit	VA Department of Taxation	2025 State income tax	35.00
04/30/2026	debit	United States Treasury (IRS)	2025 Federal income tax	177.00
Total 6060 · Tax & License Fees				212.00
Total 6300 · Office & Admin Expenses				212.00

# Beechwood Shores POA, INC.

## Expense Detail By Account

April 2026

Cash Basis

Date	Num	Name	Memo	Paid Amount
<b>6500 · Budgeted Projects</b>				
<b>6501 · Repairs and Maintenance</b>				
<b>6500-2 · Grounds</b>				
04/22/2026	BillPay	Stinnette Brothers Tree Service, LLC	Grounds work at CH	9,300.00
Total 6500-2 · Grounds				9,300.00
Total 6501 · Repairs and Maintenance				9,300.00
Total 6500 · Budgeted Projects				9,300.00
<b>TOTAL</b>				<b>14,311.16</b>