

Beechwood Shores POA, INC.

Balance Sheet

As of August 31, 2025

Cash Basis

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	40,170.70
1052 · AU Clubhouse Acct (5848)	1,336.12
1250 · Reserve Funds	
1250-1 · Savings (0321)	24,338.53
1250-2 · CD (2829)	20,357.84
Total 1250 · Reserve Funds	44,696.37
Total Checking/Savings	86,203.19
Accounts Receivable	
1100 · Accounts Receivable	-414.00
Total Accounts Receivable	-414.00
Total Current Assets	85,789.19
TOTAL ASSETS	85,789.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2002 · Union Credit Card (9138)	45.26
Total Credit Cards	45.26
Other Current Liabilities	
2026 · Insurance Claim Flow-thru	4,319.72
Total Other Current Liabilities	4,319.72
Total Current Liabilities	4,364.98
Total Liabilities	4,364.98
Equity	
3900 · Retained Earnings	74,708.26
Net Income	6,715.95
Total Equity	81,424.21
TOTAL LIABILITIES & EQUITY	85,789.19

Beechwood Shores POA, INC.

Profit & Loss

August 2025

Cash Basis

	Aug 25	Jan - Aug 25
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	55,550.00
4020 · Unimproved Lots	0.00	15,715.00
Total 4000 · Dues	0.00	71,265.00
4040 · Interest	65.54	440.32
4070 · Interest & Late Fees (A/R)	0.00	383.01
4090 · Clubhouse Rent	0.00	500.00
4097 · Miscellaneous Income	0.00	446.00
4110 · Landfill Keys	0.00	100.00
4140 · Delinquent Dues	0.00	2,122.63
Total Income	65.54	75,256.96
Gross Profit	65.54	75,256.96
Expense		
6000 · Utilities		
6010 · Electricity	518.11	2,535.59
6030 · Internet	95.80	766.40
6040 · Water	132.36	841.58
Total 6000 · Utilities	746.27	4,143.57
6090 · Contract Services		
6091 · Grounds Maintenance	2,178.94	15,957.32
6090-5 · Pest Control	70.00	204.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	0.00	5,166.25
6090-12 · Legal fees	0.00	-125.00
6090-13 · Tax preparation	0.00	420.00
Total 6090-8 · Professional Fees	0.00	5,461.25
Total 6090 · Contract Services	2,248.94	21,622.57
6210 · Supplies		
6210-1 · Pool Supplies	45.26	2,181.37
6210-2 · Grounds Supplies	94.24	155.62
6210-3 · Clubhouse Supplies	0.00	840.13
Total 6210 · Supplies	139.50	3,177.12
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	25.00
6300-2B · Website Fees	0.00	236.99
6300-1 · Postage	0.00	188.00
6300-4 · Bank Charges	0.00	6.50
Total 6300 · Office & Admin Expenses	0.00	456.49
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	0.00	836.95
6500-3 · Pool Maint & Outdoor Furniture	8,362.50	9,255.80
6500-4 · Clubhouse Maintenance	0.00	29,248.51
Total 6501 · Repairs and Maintenance	8,362.50	39,341.26
Total 6500 · Budgeted Projects	8,362.50	39,341.26
Total Expense	11,497.21	68,741.01
Net Ordinary Income	-11,431.67	6,515.95
Other Income/Expense		

Beechwood Shores POA, INC.

Profit & Loss

August 2025

Cash Basis

	Aug 25	Jan - Aug 25
Other Income		
Other Income		
Gain/Loss on Sale of Assets	0.00	200.00
Total Other Income	0.00	200.00
Total Other Income	0.00	200.00
Other Expense		
7800 · New Capital Expenditures		
7823 · Tennis Pavilion		
Cost	0.00	2,760.00
Owner Contributions	0.00	-2,760.00
Total 7823 · Tennis Pavilion	0.00	0.00
Total 7800 · New Capital Expenditures	0.00	0.00
Total Other Expense	0.00	0.00
Net Other Income	0.00	200.00
Net Income	-11,431.67	6,715.95

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

Cash Basis

August 2025

	Aug 25	Budget	\$ Over Budget	Jan - Aug 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 - Dues							
4010 - Improved Lots	0.00	0.00	0.00	55,550.00	55,728.00	-178.00	55,728.00
4020 - Unimproved Lots	0.00	0.00	0.00	15,715.00	17,556.00	-1,841.00	17,556.00
Total 4000 - Dues	0.00	0.00	0.00	71,265.00	73,284.00	-2,019.00	73,284.00
4040 - Interest	65.54	15.00	50.54	440.32	164.00	276.32	224.00
4070 - Interest & Late Fees (A/R)	0.00	0.00	0.00	383.01	451.00	-67.99	451.00
4090 - Clubhouse Rent	0.00	150.00	-150.00	500.00	400.00	100.00	500.00
4097 - Miscellaneous Income	0.00	0.00	0.00	446.00	0.00	446.00	0.00
4110 - Landfill Keys	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4140 - Delinquent Dues	0.00	150.00	-150.00	2,122.63	1,200.00	922.63	1,800.00
Total Income	65.54	315.00	-249.46	75,256.96	75,499.00	-242.04	76,259.00
Gross Profit	65.54	315.00	-249.46	75,256.96	75,499.00	-242.04	76,259.00
Expense							
6000 - Utilities							
6010 - Electricity	518.11	480.00	38.11	2,535.59	3,340.00	-804.41	4,960.00
6030 - Internet	95.80	76.00	19.80	766.40	606.00	160.40	910.00
6040 - Water	132.36	170.00	-37.64	841.58	835.00	6.58	1,200.00
Total 6000 - Utilities	746.27	726.00	20.27	4,143.57	4,781.00	-637.43	7,070.00
6090 - Contract Services							
6091 - Grounds Maintenance	2,178.94	2,100.00	78.94	15,957.32	16,800.00	-842.68	25,200.00
6090-5 - Pest Control	70.00	67.00	3.00	204.00	201.00	3.00	268.00
6090-8 - Professional Fees							
6090-11 - Accounting fees	0.00	600.00	-600.00	5,166.25	4,800.00	366.25	7,200.00
6090-12 - Legal fees	0.00	0.00	0.00	-125.00	400.00	-525.00	800.00
6090-13 - Tax preparation	0.00	0.00	0.00	420.00	400.00	20.00	400.00
Total 6090-8 - Professional Fees	0.00	600.00	-600.00	5,461.25	5,600.00	-138.75	8,400.00
Total 6090 - Contract Services	2,248.94	2,767.00	-518.06	21,622.57	22,601.00	-978.43	33,868.00
6210 - Supplies							
6210-1 - Pool Supplies	45.26	0.00	45.26	2,181.37	1,000.00	1,181.37	1,150.00
6210-2 - Grounds Supplies	94.24	100.00	-5.76	155.62	1,000.00	-844.38	1,100.00
6210-3 - Clubhouse Supplies	0.00	0.00	0.00	840.13	200.00	640.13	300.00
6210-5 - Landfill Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6210-6 - Other Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6210 - Supplies	139.50	100.00	39.50	3,177.12	2,200.00	977.12	2,550.00
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	25.00	25.00	0.00	25.00
6300-2B - Website Fees	0.00	0.00	0.00	236.99	210.00	26.99	210.00
6300-6 - Pool Card Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6300-1 - Postage	0.00	0.00	0.00	188.00	150.00	38.00	230.00
6300-2 - Office Supplies	0.00	0.00	0.00	0.00	130.00	-130.00	230.00
6300-3 - Copies	0.00	0.00	0.00	0.00	90.00	-90.00	120.00
6300-4 - Bank Charges	0.00	0.00	0.00	6.50	0.00	6.50	0.00
Total 6300 - Office & Admin Expenses	0.00	0.00	0.00	456.49	605.00	-148.51	4,315.00
6500 - Budgeted Projects							
6501 - Repairs and Maintenance							
6500-1 - Landfill Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-2 - Grounds	0.00	0.00	0.00	836.95	1,800.00	-963.05	3,300.00
6500-3 - Pool Maint & Outdoor Furnit...	8,362.50	0.00	8,362.50	9,255.80	7,500.00	1,755.80	7,500.00
6500-4 - Clubhouse Maintenance	0.00	0.00	0.00	29,248.51	25,390.00	3,858.51	25,390.00
6500-15 - Trails Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6500-18 - Repairs - Misc.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 6501 - Repairs and Maintenance	8,362.50	0.00	8,362.50	39,341.26	34,690.00	4,651.26	36,190.00
Total 6500 - Budgeted Projects	8,362.50	0.00	8,362.50	39,341.26	34,690.00	4,651.26	36,190.00
Total Expense	11,497.21	3,593.00	7,904.21	68,741.01	64,877.00	3,864.01	83,993.00
Net Ordinary Income	-11,431.67	-3,278.00	-8,153.67	6,515.95	10,622.00	-4,106.05	-7,734.00
Net Income	-11,431.67	-3,278.00	-8,153.67	6,515.95	10,622.00	-4,106.05	-7,734.00

Beechwood Shores POA, INC.
Bank Account Detail
As of August 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
1050 - Atlantic Union Checking (5832)						45,321.11
08/01/2025	BillPay	Bay's Trash Removal	Monthly Rate 6/1/25 - 6/30/25		105.30	45,215.81
08/01/2025	BillPay	Innovative Tree Works, LLC			1,000.00	44,215.81
08/01/2025	BillPay	Atlee Rea (Vendor)			1,000.00	43,215.81
08/01/2025	BillPay	Snell Fence			2,250.00	40,965.81
08/04/2025	BillPay	Atlee Rea (Vendor)	Monthly Services		1,500.00	39,465.81
08/04/2025	BillPay	S&J Maintenance	Monthly Services		468.34	38,997.47
08/06/2025			Deposit	12,369.72		51,367.19
08/06/2025	4545	Dodson Pest Control	Service Date 7/23/2025		70.00	51,297.19
08/13/2025	BillPay	Bay's Trash Removal	Monthly Rate 7/1/25 - 7/31/25		105.30	51,191.89
08/13/2025	BillPay	Atlee Rea (Vendor)			94.24	51,097.65
08/15/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	51,001.85
08/18/2025	BillPay	Protask Home Service			8,362.50	42,639.35
08/18/2025			Funds Transfer		1,818.18	40,821.17
08/21/2025	debit	Appalachian Power Co			149.17	40,672.00
08/21/2025	debit	Appalachian Power Co			368.94	40,303.06
08/25/2025	ACH	Bedford Regional Water Auth...	Account #0030063601		132.36	40,170.70
Total 1050 - Atlantic Union Checking (5832)				12,369.72	17,520.13	40,170.70
1052 - AU Clubhouse Acct (5848)						1,336.12
Total 1052 - AU Clubhouse Acct (5848)						1,336.12
1250 - Reserve Funds						42,812.65
1250-1 - Savings (0321)						22,518.37
08/18/2025			Funds Transfer	1,818.18		24,336.55
08/31/2025			Interest	1.98		24,338.53
Total 1250-1 - Savings (0321)				1,820.16	0.00	24,338.53
1250-2 - CD (2829)						20,294.28
08/31/2025			Interest	63.56		20,357.84
Total 1250-2 - CD (2829)				63.56	0.00	20,357.84
Total 1250 - Reserve Funds				1,883.72	0.00	44,696.37
TOTAL				14,253.44	17,520.13	86,203.19

Beechwood Shores POA, INC.

Expense Detail By Account

August 2025

Cash Basis

Date	Num	Name	Memo	Paid Amount
6000 - Utilities				
6010 - Electricity				
08/21/2025	debit	Appalachian Power Co	028-880-021-0-8	149.17
08/21/2025	debit	Appalachian Power Co	024-828-686-0-7	368.94
Total 6010 - Electricity				518.11
6030 - Internet				
08/15/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 - Internet				95.80
6040 - Water				
08/25/2025	6/20/2...	Bedford Regional Water Authority	6/20/25 - 7/21/25	132.36
Total 6040 - Water				132.36
Total 6000 - Utilities				746.27
6090 - Contract Services				
6091 - Grounds Maintenance				
08/01/2025	Inv #33...	Bay's Trash Removal	Monthly Rate 6/1/25 - 6/30/25	105.30
08/04/2025	BillPay	Atlee Rea (Vendor)	Monthly Services	1,500.00
08/04/2025	BillPay	S&J Maintenance	Monthly Services	468.34
08/13/2025	Inv #33...	Bay's Trash Removal	Monthly Rate 7/1/25 - 7/31/25	105.30
Total 6091 - Grounds Maintenance				2,178.94
6090-5 - Pest Control				
08/06/2025	Acct #...	Dodson Pest Control	Service Date 7/23/2025	70.00
Total 6090-5 - Pest Control				70.00
Total 6090 - Contract Services				2,248.94
6210 - Supplies				
6210-1 - Pool Supplies				
08/11/2025	86402	Lowe's	Zero-G 50ft Water Hose	45.26
Total 6210-1 - Pool Supplies				45.26
6210-2 - Grounds Supplies				
08/13/2025	BillPay	Atlee Rea (Vendor)	Weed Killer	94.24
Total 6210-2 - Grounds Supplies				94.24
Total 6210 - Supplies				139.50
6500 - Budgeted Projects				
6501 - Repairs and Maintenance				
6500-3 - Pool Maint & Outdoor Furniture				
08/18/2025	BillPay	Protask Home Service	Down payment on pool cover	8,362.50
Total 6500-3 - Pool Maint & Outdoor Furniture				8,362.50
Total 6501 - Repairs and Maintenance				8,362.50
Total 6500 - Budgeted Projects				8,362.50
TOTAL				11,497.21