

Beechwood Shores POA, INC.

Balance Sheet

As of February 28, 2026

Cash Basis

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	65,586.58
1052 · AU Clubhouse Acct (5848)	1,557.79
1250 · Reserve Funds	
1250-1 · Savings (0321)	32,091.47
1250-2 · CD (2829)	<u>20,739.21</u>
Total 1250 · Reserve Funds	<u>52,830.68</u>
Total Checking/Savings	119,975.05
Accounts Receivable	
1100 · Accounts Receivable	<u>-439.00</u>
Total Accounts Receivable	<u>-439.00</u>
Total Current Assets	<u>119,536.05</u>
TOTAL ASSETS	<u><u>119,536.05</u></u>
LIABILITIES & EQUITY	
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>56,503.92</u>
Total Equity	<u>118,186.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>119,536.05</u></u>

Beechwood Shores POA, INC.

Profit & Loss

February 2026

Cash Basis

	Feb 26	Jan - Feb 26
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	24,225.00	51,211.00
4020 · Unimproved Lots	9,051.00	14,784.00
	33,276.00	65,995.00
Total 4000 · Dues		
4040 · Interest	67.16	134.25
4090 · Clubhouse Rent	0.00	275.00
	33,343.16	66,404.25
Total Income		
Gross Profit	33,343.16	66,404.25
Expense		
6000 · Utilities		
6010 · Electricity	284.10	559.58
6030 · Internet	118.80	237.60
6040 · Water	74.54	74.54
	477.44	871.72
Total 6000 · Utilities		
6090 · Contract Services		
6091 · Grounds Maintenance	1,660.00	3,320.00
6090-2 · Clubhouse	200.00	400.00
6090-5 · Pest Control	70.00	70.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	1,200.00
	600.00	1,200.00
Total 6090-8 · Professional Fees		
Total 6090 · Contract Services	2,530.00	4,990.00
6210 · Supplies		
6210-3 · Clubhouse Supplies	-131.52	-131.52
	-131.52	-131.52
Total 6210 · Supplies		
6300 · Office & Admin Expenses		
6300-2B · Website Fees	326.99	326.99
6300-1 · Postage	203.60	203.60
6300-2 · Office Supplies	3.50	3.50
	534.09	534.09
Total 6300 · Office & Admin Expenses		
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-4 · Clubhouse Maintenance	311.96	3,636.04
	311.96	3,636.04
Total 6501 · Repairs and Maintenance		
Total 6500 · Budgeted Projects	311.96	3,636.04
Total Expense	3,721.97	9,900.33
Net Ordinary Income	29,621.19	56,503.92
Net Income	29,621.19	56,503.92

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

Cash Basis

February 2026

	Feb 26	Budget	\$ Over Budget	Jan - Feb 26	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	24,225.00	42,560.00	-18,335.00	51,211.00	45,600.00	5,611.00	60,800.00
4020 · Unimproved Lots	9,051.00	12,877.00	-3,826.00	14,784.00	13,797.00	987.00	18,397.00
Total 4000 · Dues	33,276.00	55,437.00	-22,161.00	65,995.00	59,397.00	6,598.00	79,197.00
4040 · Interest	67.16	65.00	2.16	134.25	130.00	4.25	510.00
4090 · Clubhouse Rent	0.00	100.00	-100.00	275.00	200.00	75.00	1,200.00
4097 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	32,549.00
Total Income	33,343.16	55,602.00	-22,258.84	66,404.25	59,727.00	6,677.25	113,456.00
Gross Profit	33,343.16	55,602.00	-22,258.84	66,404.25	59,727.00	6,677.25	113,456.00
Expense							
6000 · Utilities							
6010 · Electricity	284.10	235.00	49.10	559.58	470.00	89.58	3,895.00
6030 · Internet	118.80	96.00	22.80	237.60	192.00	45.60	1,152.00
6040 · Water	74.54	90.00	-15.46	74.54	180.00	-105.46	1,305.00
Total 6000 · Utilities	477.44	421.00	56.44	871.72	842.00	29.72	6,352.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,660.00	1,650.00	10.00	3,320.00	3,300.00	20.00	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	400.00	400.00	0.00	2,880.00
6090-5 · Pest Control	70.00	70.00	0.00	70.00	70.00	0.00	280.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	600.00	650.00	-50.00	1,200.00	1,300.00	-100.00	7,800.00
6090-12 · Legal fees	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
6090-13 · Tax preparation	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total 6090-8 · Professional Fees	600.00	650.00	-50.00	1,200.00	1,300.00	-100.00	11,300.00
Total 6090 · Contract Services	2,530.00	2,570.00	-40.00	4,990.00	5,070.00	-80.00	40,078.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
6210-2 · Grounds Supplies	0.00	0.00	0.00	0.00	0.00	0.00	300.00
6210-3 · Clubhouse Supplies	-131.52	67.00	-198.52	-131.52	134.00	-265.52	804.00
6210-5 · Landfill Keys	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total 6210 · Supplies	-131.52	67.00	-198.52	-131.52	134.00	-265.52	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	0.00	0.00	0.00	35.00
6300-2B · Website Fees	326.99	0.00	326.99	326.99	0.00	326.99	300.00
6300-1 · Postage	203.60	200.00	3.60	203.60	200.00	3.60	400.00
6300-2 · Office Supplies	3.50	0.00	3.50	3.50	0.00	3.50	200.00
6300-3 · Copies	0.00	0.00	0.00	0.00	75.00	-75.00	150.00
Total 6300 · Office & Admin Expenses	534.09	200.00	334.09	534.09	275.00	259.09	4,585.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-2 · Grounds	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6500-3 · Pool Maint & Outdoor Furnit...	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6500-4 · Clubhouse Maintenance	311.96	0.00	311.96	3,636.04	27,150.00	-23,513.96	27,150.00
Total 6501 · Repairs and Maintenance	311.96	0.00	311.96	3,636.04	27,150.00	-23,513.96	30,150.00
Total 6500 · Budgeted Projects	311.96	0.00	311.96	3,636.04	27,150.00	-23,513.96	30,150.00
7500 · Statutory Reserve Contribution	0.00	2,500.00	-2,500.00	0.00	5,000.00	-5,000.00	30,000.00
Total Expense	3,721.97	5,758.00	-2,036.03	9,900.33	38,471.00	-28,570.67	113,519.00
Net Ordinary Income	29,621.19	49,844.00	-20,222.81	56,503.92	21,256.00	35,247.92	-63.00
Net Income	29,621.19	49,844.00	-20,222.81	56,503.92	21,256.00	35,247.92	-63.00

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

Cash Basis

February 2026

	Feb 26	Budget	\$ Over Budget	Jan - Feb 26	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	24,225.00	42,560.00	-18,335.00	51,211.00	45,600.00	5,611.00	60,800.00
4020 · Unimproved Lots	9,051.00	12,877.00	-3,826.00	14,784.00	13,797.00	987.00	18,397.00
Total 4000 · Dues	33,276.00	55,437.00	-22,161.00	65,995.00	59,397.00	6,598.00	79,197.00
4040 · Interest	67.16	65.00	2.16	134.25	130.00	4.25	510.00
4090 · Clubhouse Rent	0.00	100.00	-100.00	275.00	200.00	75.00	1,200.00
4097 · Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	32,549.00
Total Income	33,343.16	55,602.00	-22,258.84	66,404.25	59,727.00	6,677.25	113,456.00
Gross Profit	33,343.16	55,602.00	-22,258.84	66,404.25	59,727.00	6,677.25	113,456.00
Expense							
6000 · Utilities							
6010 · Electricity	284.10	235.00	49.10	559.58	470.00	89.58	3,895.00
6030 · Internet	118.80	96.00	22.80	237.60	192.00	45.60	1,152.00
6040 · Water	74.54	90.00	-15.46	74.54	180.00	-105.46	1,305.00
Total 6000 · Utilities	477.44	421.00	56.44	871.72	842.00	29.72	6,352.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,660.00	1,650.00	10.00	3,320.00	3,300.00	20.00	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	400.00	400.00	0.00	2,880.00
6090-5 · Pest Control	70.00	70.00	0.00	70.00	70.00	0.00	280.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	600.00	650.00	-50.00	1,200.00	1,300.00	-100.00	7,800.00
6090-12 · Legal fees	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
6090-13 · Tax preparation	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total 6090-8 · Professional Fees	600.00	650.00	-50.00	1,200.00	1,300.00	-100.00	11,300.00
Total 6090 · Contract Services	2,530.00	2,570.00	-40.00	4,990.00	5,070.00	-80.00	40,078.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
6210-2 · Grounds Supplies	0.00	0.00	0.00	0.00	0.00	0.00	300.00
6210-3 · Clubhouse Supplies	-131.52	67.00	-198.52	-131.52	134.00	-265.52	804.00
6210-5 · Landfill Keys	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total 6210 · Supplies	-131.52	67.00	-198.52	-131.52	134.00	-265.52	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	0.00	0.00	0.00	35.00
6300-2B · Website Fees	326.99	0.00	326.99	326.99	0.00	326.99	300.00
6300-1 · Postage	203.60	200.00	3.60	203.60	200.00	3.60	400.00
6300-2 · Office Supplies	3.50	0.00	3.50	3.50	0.00	3.50	200.00
6300-3 · Copies	0.00	0.00	0.00	0.00	75.00	-75.00	150.00
Total 6300 · Office & Admin Expenses	534.09	200.00	334.09	534.09	275.00	259.09	4,585.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-2 · Grounds	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
6500-3 · Pool Maint & Outdoor Furnit...	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6500-4 · Clubhouse Maintenance	311.96	0.00	311.96	3,636.04	27,150.00	-23,513.96	27,150.00
Total 6501 · Repairs and Maintenance	311.96	0.00	311.96	3,636.04	27,150.00	-23,513.96	30,150.00
Total 6500 · Budgeted Projects	311.96	0.00	311.96	3,636.04	27,150.00	-23,513.96	30,150.00
7500 · Statutory Reserve Contribution	0.00	2,500.00	-2,500.00	0.00	5,000.00	-5,000.00	30,000.00
Total Expense	3,721.97	5,758.00	-2,036.03	9,900.33	38,471.00	-28,570.67	113,519.00
Net Ordinary Income	29,621.19	49,844.00	-20,222.81	56,503.92	21,256.00	35,247.92	-63.00
Net Income	29,621.19	49,844.00	-20,222.81	56,503.92	21,256.00	35,247.92	-63.00

Beechwood Shores POA, INC.
Bank Account Detail
As of February 28, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						
02/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services		1,660.00	37,363.07
02/04/2026			Deposit	5,552.00		35,703.07
02/06/2026	BillPay	Dodson Pest Control	Service Date 2/5/26 Inv #1-087107-0413 26		70.00	41,255.07
02/11/2026			Deposit	4,785.00		41,185.07
02/11/2026	4552	US Postal Service	PO Box #1103 Annual Rental Fee		188.00	45,970.07
02/15/2026	debit	Comcast / Xfinity	Internet Service Fee		118.80	45,782.07
02/17/2026	BillPay	Maid 4 You	Cleaning Clubhouse		200.00	45,663.27
02/17/2026	BillPay	Sandy Woodall	Stamps & Cards		19.10	45,463.27
02/17/2026	BillPay	Lisa Smith			11.98	45,444.17
02/17/2026	BillPay	Joanne Gildea*			626.97	44,805.22
02/17/2026			Funds Transfer for Phase 2 Lighting-CH Refurb.	1,300.00		46,105.22
02/17/2026			Funds Transfer		2,500.00	43,605.22
02/18/2026			Deposit	12,237.00		55,842.22
02/23/2026	debit	Appalachian Power Co			269.16	55,573.06
02/23/2026	debit	Appalachian Power Co			14.94	55,558.12
02/23/2026	BillPay	Perrow Management Corp.	December Services		600.00	54,958.12
02/25/2026	ACH	Bedford Regional Water Author...	12/19/25 - 1/23/26		74.54	54,883.58
02/25/2026			Deposit	5,443.00		60,326.58
02/25/2026			Deposit	5,260.00		65,586.58
Total 1050 · Atlantic Union Checking (5832)				34,577.00	6,353.49	65,586.58
1052 · AU Clubhouse Acct (5848)						
02/17/2026	BillPay	Lisa Smith			653.48	1,426.27
02/19/2026			Collected for Valentine's Party	785.00		772.79
Total 1052 · AU Clubhouse Acct (5848)				785.00	653.48	1,557.79
1250 · Reserve Funds						
1250-1 · Savings (0321)						
02/17/2026			Funds Transfer for Phase 2 Lighting-CH Refurb.		1,300.00	51,563.52
02/17/2026			Funds Transfer	2,500.00		30,889.06
02/28/2026			Interest	2.41		29,589.06
Total 1250-1 · Savings (0321)				2,502.41	1,300.00	32,091.47
1250-2 · CD (2829)						
02/28/2026			Interest	64.75		20,674.46
Total 1250-2 · CD (2829)				64.75	0.00	20,739.21
Total 1250 · Reserve Funds				2,567.16	1,300.00	52,830.68
TOTAL				37,929.16	8,306.97	119,975.05

Beechwood Shores POA, INC.

Expense Detail By Account

Cash Basis

February 2026

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
02/23/2026	debit	Appalachian Power Co	024-828-686-0-7	269.16
02/23/2026	debit	Appalachian Power Co	028-880-021-0-8	14.94
Total 6010 · Electricity				284.10
6030 · Internet				
02/15/2026	debit	Comcast / Xfinity	Internet Service Fee	118.80
Total 6030 · Internet				118.80
6040 · Water				
02/25/2026	00300...	Bedford Regional Water Authority	0030063601	74.54
Total 6040 · Water				74.54
Total 6000 · Utilities				477.44
6090 · Contract Services				
6091 · Grounds Maintenance				
02/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services	1,660.00
Total 6091 · Grounds Maintenance				1,660.00
6090-2 · Clubhouse				
02/17/2026	BillPay	Maid 4 You	Clubhouse Cleaning	200.00
Total 6090-2 · Clubhouse				200.00
6090-5 · Pest Control				
02/06/2026	1-0871...	Dodson Pest Control	Service Date 2/5/26 Inv #1-087107-0413 26	70.00
Total 6090-5 · Pest Control				70.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
02/23/2026	BillPay	Perrow Management Corp.	January Services	600.00
Total 6090-11 · Accounting fees				600.00
Total 6090-8 · Professional Fees				600.00
Total 6090 · Contract Services				2,530.00
6210 · Supplies				
6210-3 · Clubhouse Supplies				
02/17/2026	BillPay	Lisa Smith	Valentines Day Party	653.48
02/19/2026	cash		Money collected for Valentine's Party	-785.00
Total 6210-3 · Clubhouse Supplies				-131.52
Total 6210 · Supplies				-131.52
6300 · Office & Admin Expenses				
6300-2B · Website Fees				
02/17/2026	BillPay	Joanne Gildea*	Website	326.99
Total 6300-2B · Website Fees				326.99
6300-1 · Postage				
02/11/2026		US Postal Service	PO Box #1103 Annual Rental Fee	188.00
02/17/2026	BillPay	Sandy Woodall	Stamps	15.60
Total 6300-1 · Postage				203.60
6300-2 · Office Supplies				
02/17/2026	BillPay	Sandy Woodall	Cards	3.50
Total 6300-2 · Office Supplies				3.50
Total 6300 · Office & Admin Expenses				534.09

Beechwood Shores POA, INC.

Expense Detail By Account

February 2026

Cash Basis

Date	Num	Name	Memo	Paid Amount
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-4 · Clubhouse Maintenance				
02/17/2026	BillPay	Lisa Smith	Clubhouse refurb	11.98
02/17/2026	BillPay	Joanne Gildea*	Clubhouse refurb	299.98
Total 6500-4 · Clubhouse Maintenance				311.96
Total 6501 · Repairs and Maintenance				311.96
Total 6500 · Budgeted Projects				311.96
TOTAL				3,721.97