

Beechwood Shores POA, INC.

Balance Sheet

As of July 31, 2026

Cash Basis

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1055 · Atlantic Union Checking (3546)	20,752.12
1050 · Atlantic Union Checking (5832)	9,355.77
1052 · AU Clubhouse Acct (5848)	1,223.22
1250 · Reserve Funds	
1250-1 · Savings (0321)	35,304.69
1250-2 · CD (2829)	31,180.29
Total 1250 · Reserve Funds	66,484.98
Total Checking/Savings	97,816.09
Accounts Receivable	
1100 · Accounts Receivable	-58.00
Total Accounts Receivable	-58.00
Total Current Assets	97,758.09
TOTAL ASSETS	97,758.09
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	34,725.96
Total Equity	96,408.31
TOTAL LIABILITIES & EQUITY	97,758.09

Beechwood Shores POA, INC.

Profit & Loss

July 2026

Cash Basis

	Jul 26	Jan - Jul 26
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	60,337.00
4020 · Unimproved Lots	292.00	18,688.00
Total 4000 · Dues	292.00	79,025.00
4040 · Interest	98.30	588.55
4070 · Interest & Late Fees (A/R)	0.00	277.16
4090 · Clubhouse Rent	200.00	1,075.00
4097 · Miscellaneous Income	392.00	897.00
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	798.00
Total Income	982.30	82,710.71
Gross Profit	982.30	82,710.71
Expense		
6000 · Utilities		
6010 · Electricity	441.35	1,681.67
6030 · Internet	118.80	831.60
6040 · Water	217.71	1,992.09
Total 6000 · Utilities	777.86	4,505.36
6090 · Contract Services		
6091 · Grounds Maintenance	1,660.00	11,620.00
6090-1 · Pool	1,380.00	3,620.00
6090-2 · Clubhouse	360.00	1,600.00
6090-5 · Pest Control	0.00	70.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	4,200.00
6090-13 · Tax preparation	0.00	420.00
Total 6090-8 · Professional Fees	600.00	4,620.00
Total 6090 · Contract Services	4,000.00	21,530.00
6210 · Supplies		
6210-1 · Pool Supplies	60.00	1,033.56
6210-2 · Grounds Supplies	0.00	121.13
6210-3 · Clubhouse Supplies	478.74	556.24
6210-5 · Landfill Keys	0.00	17.44
Total 6210 · Supplies	538.74	1,728.37
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	212.00
6300-2B · Website Fees	0.00	326.99
6300-1 · Postage	2.70	417.02
6300-2 · Office Supplies	0.00	49.00
Total 6300 · Office & Admin Expenses	2.70	1,005.01

Beechwood Shores POA, INC.

Profit & Loss

July 2026

Cash Basis

	Jul 26	Jan - Jul 26
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	72.95	11,453.09
6500-3 · Pool Maint & Outdoor Furniture	1,273.67	3,992.64
6500-4 · Clubhouse Maintenance	0.00	3,770.28
Total 6501 · Repairs and Maintenance	1,346.62	19,216.01
Total 6500 · Budgeted Projects	1,346.62	19,216.01
Total Expense	6,665.92	47,984.75
Net Ordinary Income	-5,683.62	34,725.96
Net Income	-5,683.62	34,725.96

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

Cash Basis

July 2026

	Jul 26	Budget	\$ Over Budget	Jan - Jul 26	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	0.00	0.00	0.00	60,337.00	60,800.00	-463.00	60,800.00
4020 · Unimproved Lots	292.00	0.00	292.00	18,688.00	18,397.00	291.00	18,397.00
Total 4000 · Dues	292.00	0.00	292.00	79,025.00	79,197.00	-172.00	79,197.00
4040 · Interest	98.30	35.00	63.30	588.55	335.00	253.55	510.00
4070 · Interest & Late Fees (A/R)	0.00	0.00	0.00	277.16	0.00	277.16	0.00
4090 · Clubhouse Rent	200.00	100.00	100.00	1,075.00	700.00	375.00	1,200.00
4097 · Miscellaneous Income	392.00	0.00	392.00	897.00	32,549.00	-31,652.00	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	0.00			798.00			
Total Income	982.30	135.00	847.30	82,710.71	112,781.00	-30,070.29	113,456.00
Gross Profit	982.30	135.00	847.30	82,710.71	112,781.00	-30,070.29	113,456.00
Expense							
6000 · Utilities							
6010 · Electricity	441.35	450.00	-8.65	1,681.67	2,075.00	-393.33	3,895.00
6030 · Internet	118.80	96.00	22.80	831.60	672.00	159.60	1,152.00
6040 · Water	217.71	135.00	82.71	1,992.09	765.00	1,227.09	1,305.00
Total 6000 · Utilities	777.86	681.00	96.86	4,505.36	3,512.00	993.36	6,352.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,660.00	1,650.00	10.00	11,620.00	11,550.00	70.00	20,115.00
6090-1 · Pool	1,380.00	1,208.00	172.00	3,620.00	3,366.00	254.00	5,503.00
6090-2 · Clubhouse	360.00	360.00	0.00	1,600.00	1,720.00	-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	4,200.00	4,550.00	-350.00	7,800.00
6090-12 · Legal fees	0.00	0.00	0.00	0.00	1,500.00	-1,500.00	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	650.00	-50.00	4,620.00	6,550.00	-1,930.00	11,300.00
Total 6090 · Contract Services	4,000.00	3,868.00	132.00	21,530.00	23,326.00	-1,796.00	40,078.00
6210 · Supplies							
6210-1 · Pool Supplies	60.00	0.00	60.00	1,033.56	800.00	233.56	1,150.00
6210-2 · Grounds Supplies	0.00	0.00	0.00	121.13	200.00	-78.87	300.00
6210-3 · Clubhouse Supplies	478.74	67.00	411.74	556.24	469.00	87.24	804.00
6210-5 · Landfill Keys	0.00	0.00	0.00	17.44	0.00	17.44	100.00
Total 6210 · Supplies	538.74	67.00	471.74	1,728.37	1,469.00	259.37	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	2.70	0.00	2.70	417.02	200.00	217.02	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	2.70	0.00	2.70	1,005.01	710.00	295.01	4,585.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-2 · Grounds	72.95	0.00	72.95	11,453.09	1,000.00	10,453.09	1,000.00
6500-3 · Pool Maint & Outdoor Furniture	1,273.67	0.00	1,273.67	3,992.64	2,000.00	1,992.64	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	1,346.62	0.00	1,346.62	19,216.01	30,150.00	-10,933.99	30,150.00
Total 6500 · Budgeted Projects	1,346.62	0.00	1,346.62	19,216.01	30,150.00	-10,933.99	30,150.00
7500 · Statutory Reserve Contribution	0.00	2,500.00	-2,500.00	0.00	17,500.00	-17,500.00	30,000.00
Total Expense	6,665.92	7,116.00	-450.08	47,984.75	76,667.00	-28,682.25	113,519.00
Net Ordinary Income	-5,683.62	-6,981.00	1,297.38	34,725.96	36,114.00	-1,388.04	-63.00
Net Income	-5,683.62	-6,981.00	1,297.38	34,725.96	36,114.00	-1,388.04	-63.00

Beechwood Shores POA, INC.
Bank Account Detail
As of July 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
1055 · Atlantic Union Checking (3546)						31,486.39
07/02/2026	2501	Appalachian Power Co			441.35	31,045.04
07/02/2026			Funds Transfer		2,500.00	28,545.04
07/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services		1,660.00	26,885.04
07/08/2026	BillPay	Carol Stauffer (Vendor)	Postage Reimb.		2.70	26,882.34
07/08/2026	BillPay	Protask Home Services	POA Pool & Pool supplies		1,440.00	25,442.34
07/15/2026	BillPay	Maid 4 You	Cleaning Clubhouse & Cabana		360.00	25,082.34
07/15/2026	BillPay	Lloyd Weeks (Vendor)	Reimb. for pool vacuum		102.64	24,979.70
07/17/2026			Funds Transfer		2,500.00	22,479.70
07/21/2026	BillPay	Perrow Management Corp.	June services		600.00	21,879.70
07/25/2026	ACH	Bedford Regional Water Auth...	5/20/26 - 6/16/26		217.71	21,661.99
07/29/2026			Deposit	292.00		21,953.99
07/29/2026	BillPay	Ben Spencer (Vendor)	Reimb. Robot Valves batteries & post		1,201.87	20,752.12
Total 1055 · Atlantic Union Checking (3546)				292.00	11,026.27	20,752.12
1050 · Atlantic Union Checking (5832)						9,474.57
07/15/2026	debit	Comcast / Xfinity	Internet Service Fee		118.80	9,355.77
Total 1050 · Atlantic Union Checking (5832)				0.00	118.80	9,355.77
1052 · AU Clubhouse Acct (5848)						1,152.07
07/02/2026	BillPay	Cindy Gagnon (vendor)	Reimb.-July 4th food		212.93	939.14
07/07/2026			Deposit	392.00		1,331.14
07/08/2026	BillPay	Carol Stauffer (Vendor)	Reimb. for pool umbrella & CH suppli...		109.62	1,221.52
07/17/2026			Deposit-Waldo	200.00		1,421.52
07/29/2026	BillPay	Lisa Smith			198.30	1,223.22
Total 1052 · AU Clubhouse Acct (5848)				592.00	520.85	1,223.22
1250 · Reserve Funds						61,386.68
1250-1 · Savings (0321)						30,301.88
07/02/2026			Funds Transfer	2,500.00		32,801.88
07/17/2026			Funds Transfer	2,500.00		35,301.88
07/31/2026			Interest	2.81		35,304.69
Total 1250-1 · Savings (0321)				5,002.81	0.00	35,304.69
1250-2 · CD (2829)						31,084.80
07/22/2026			Interest	95.49		31,180.29
Total 1250-2 · CD (2829)				95.49	0.00	31,180.29
Total 1250 · Reserve Funds				5,098.30	0.00	66,484.98
TOTAL				5,982.30	11,665.92	97,816.09

Beechwood Shores POA, INC.

Expense Detail By Account

July 2026

Cash Basis

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
07/02/2026	028-...	Appalachian Power Co	Manual entry due to bank account change	79.45
07/02/2026	024-...	Appalachian Power Co	Manual entry due to bank account change	361.90
Total 6010 · Electricity				441.35
6030 · Internet				
07/15/2026	debit	Comcast / Xfinity	Internet Service Fee	118.80
Total 6030 · Internet				118.80
6040 · Water				
07/25/2026	0030...	Bedford Regional Water Authority	5/20/26 - 6/16/26	217.71
Total 6040 · Water				217.71
Total 6000 · Utilities				777.86
6090 · Contract Services				
6091 · Grounds Maintenance				
07/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services	1,660.00
Total 6091 · Grounds Maintenance				1,660.00
6090-1 · Pool				
07/08/2026	BillPay	Protask Home Services	Pool Maint.	1,380.00
Total 6090-1 · Pool				1,380.00
6090-2 · Clubhouse				
07/15/2026	BillPay	Maid 4 You	Clubhouse & Cabana Cleaning	360.00
Total 6090-2 · Clubhouse				360.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
07/21/2026	BillPay	Perrow Management Corp.	June services	600.00
Total 6090-11 · Accounting fees				600.00
Total 6090-8 · Professional Fees				600.00
Total 6090 · Contract Services				4,000.00
6210 · Supplies				
6210-1 · Pool Supplies				
07/08/2026	BillPay	Protask Home Services	Pool Supplies	60.00
Total 6210-1 · Pool Supplies				60.00
6210-3 · Clubhouse Supplies				
07/02/2026	BillPay	Cindy Gagnon (vendor)	Reimb.-July 4th food	212.93
07/08/2026	BillPay	Carol Stauffer (Vendor)	Reimb. for CH Supplies	67.51
07/29/2026	BillPay	Lisa Smith	Luau supplies	198.30
Total 6210-3 · Clubhouse Supplies				478.74
Total 6210 · Supplies				538.74
6300 · Office & Admin Expenses				
6300-1 · Postage				
07/08/2026	BillPay	Carol Stauffer (Vendor)	Postage Reimb.	2.70
Total 6300-1 · Postage				2.70
Total 6300 · Office & Admin Expenses				2.70

Beechwood Shores POA, INC.

Expense Detail By Account

July 2026

Cash Basis

Date	Num	Name	Memo	Paid Amount
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-2 · Grounds				
07/29/2026	BillPay	Ben Spencer (Vendor)	Post	72.95
Total 6500-2 · Grounds				72.95
6500-3 · Pool Maint & Outdoor Furniture				
07/08/2026	BillPay	Carol Stauffer (Vendor)	Reimb. for pool umbrella	42.11
07/15/2026	BillPay	Lloyd Weeks (Vendor)	Reimb. for pool vacuum	102.64
07/29/2026	BillPay	Ben Spencer (Vendor)	Robot Valves batteries	1,128.92
Total 6500-3 · Pool Maint & Outdoor Furniture				1,273.67
Total 6501 · Repairs and Maintenance				1,346.62
Total 6500 · Budgeted Projects				1,346.62
TOTAL				6,665.92