

Beechwood Shores POA, INC.

Balance Sheet

As of March 31, 2026

Cash Basis

| | Mar 31, 26 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1050 · Atlantic Union Checking (5832) | 55,540.53 |
| 1052 · AU Clubhouse Acct (5848) | 1,511.28 |
| 1250 · Reserve Funds | |
| 1250-1 · Savings (0321) | 34,594.31 |
| 1250-2 · CD (2829) | 30,797.88 |
| Total 1250 · Reserve Funds | 65,392.19 |
| Total Checking/Savings | 122,444.00 |
| Accounts Receivable | |
| 1100 · Accounts Receivable | -439.00 |
| Total Accounts Receivable | -439.00 |
| Total Current Assets | 122,005.00 |
| TOTAL ASSETS | 122,005.00 |
| 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 | 58,972.87 |
| Total Equity | 120,655.22 |
| TOTAL LIABILITIES & EQUITY | 122,005.00 |

Beechwood Shores POA, INC.

Profit & Loss

March 2026

Cash Basis

| | Mar 26 | Jan - Mar 26 |
|--------------------------------------|----------|--------------|
| Ordinary Income/Expense | | |
| Income | | |
| 4000 · Dues | | |
| 4010 · Improved Lots | 4,275.00 | 55,486.00 |
| 4020 · Unimproved Lots | 1,726.00 | 16,510.00 |
| Total 4000 · Dues | 6,001.00 | 71,996.00 |
| 4040 · Interest | 61.51 | 195.76 |
| 4070 · Interest & Late Fees (A/R) | 53.20 | 53.20 |
| 4090 · Clubhouse Rent | 0.00 | 275.00 |
| Total Income | 6,115.71 | 72,519.96 |
| Gross Profit | 6,115.71 | 72,519.96 |
| Expense | | |
| 6000 · Utilities | | |
| 6010 · Electricity | 318.18 | 877.76 |
| 6030 · Internet | 118.80 | 356.40 |
| 6040 · Water | 685.83 | 760.37 |
| Total 6000 · Utilities | 1,122.81 | 1,994.53 |
| 6090 · Contract Services | | |
| 6091 · Grounds Maintenance | 1,660.00 | 4,980.00 |
| 6090-2 · Clubhouse | 200.00 | 600.00 |
| 6090-5 · Pest Control | 0.00 | 70.00 |
| 6090-8 · Professional Fees | | |
| 6090-11 · Accounting fees | 600.00 | 1,800.00 |
| Total 6090-8 · Professional Fees | 600.00 | 1,800.00 |
| Total 6090 · Contract Services | 2,460.00 | 7,450.00 |
| 6210 · Supplies | | |
| 6210-3 · Clubhouse Supplies | 46.51 | -85.01 |
| 6210-5 · Landfill Keys | 17.44 | 17.44 |
| Total 6210 · Supplies | 63.95 | -67.57 |
| 6300 · Office & Admin Expenses | | |
| 6300-2B · Website Fees | 0.00 | 326.99 |
| 6300-1 · Postage | 0.00 | 203.60 |
| 6300-2 · Office Supplies | 0.00 | 3.50 |
| Total 6300 · Office & Admin Expenses | 0.00 | 534.09 |
| 6500 · Budgeted Projects | | |
| 6501 · Repairs and Maintenance | | |
| 6500-4 · Clubhouse Maintenance | 0.00 | 3,636.04 |
| Total 6501 · Repairs and Maintenance | 0.00 | 3,636.04 |
| Total 6500 · Budgeted Projects | 0.00 | 3,636.04 |
| Total Expense | 3,646.76 | 13,547.09 |
| Net Ordinary Income | 2,468.95 | 58,972.87 |
| Net Income | 2,468.95 | 58,972.87 |

Beechwood Shores POA, INC.
Profit & Loss Budget Performance

Cash Basis

March 2026

| | Mar 26 | Budget | \$ Over Budget | Jan - Mar 26 | YTD Budget | \$ Over Budget | Annual Budget |
|--|-----------------|------------------|-------------------|------------------|------------------|-----------------|---------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 4000 · Dues | | | | | | | |
| 4010 · Improved Lots | 4,275.00 | 6,384.00 | -2,109.00 | 55,486.00 | 51,984.00 | 3,502.00 | 60,800.00 |
| 4020 · Unimproved Lots | 1,726.00 | 1,932.00 | -206.00 | 16,510.00 | 15,729.00 | 781.00 | 18,397.00 |
| Total 4000 · Dues | 6,001.00 | 8,316.00 | -2,315.00 | 71,996.00 | 67,713.00 | 4,283.00 | 79,197.00 |
| 4040 · Interest | 61.51 | 65.00 | -3.49 | 195.76 | 195.00 | 0.76 | 510.00 |
| 4070 · Interest & Late Fees (A/R) | 53.20 | 0.00 | 53.20 | 53.20 | 0.00 | 53.20 | 0.00 |
| 4090 · Clubhouse Rent | 0.00 | 100.00 | -100.00 | 275.00 | 300.00 | -25.00 | 1,200.00 |
| 4097 · Miscellaneous Income | 0.00 | 32,549.00 | -32,549.00 | 0.00 | 32,549.00 | -32,549.00 | 32,549.00 |
| Total Income | 6,115.71 | 41,030.00 | -34,914.29 | 72,519.96 | 100,757.00 | -28,237.04 | 113,456.00 |
| Gross Profit | 6,115.71 | 41,030.00 | -34,914.29 | 72,519.96 | 100,757.00 | -28,237.04 | 113,456.00 |
| Expense | | | | | | | |
| 6000 · Utilities | | | | | | | |
| 6010 · Electricity | 318.18 | 235.00 | 83.18 | 877.76 | 705.00 | 172.76 | 3,895.00 |
| 6030 · Internet | 118.80 | 96.00 | 22.80 | 356.40 | 288.00 | 68.40 | 1,152.00 |
| 6040 · Water | 685.83 | 90.00 | 595.83 | 760.37 | 270.00 | 490.37 | 1,305.00 |
| Total 6000 · Utilities | 1,122.81 | 421.00 | 701.81 | 1,994.53 | 1,263.00 | 731.53 | 6,352.00 |
| 6090 · Contract Services | | | | | | | |
| 6091 · Grounds Maintenance | 1,660.00 | 1,650.00 | 10.00 | 4,980.00 | 4,950.00 | 30.00 | 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 | 600.00 | 600.00 | 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 | 1,800.00 | 1,950.00 | -150.00 | 7,800.00 |
| 6090-12 · Legal fees | 0.00 | 750.00 | -750.00 | 0.00 | 750.00 | -750.00 | 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 | 1,400.00 | -800.00 | 1,800.00 | 2,700.00 | -900.00 | 11,300.00 |
| Total 6090 · Contract Services | 2,460.00 | 3,250.00 | -790.00 | 7,450.00 | 8,320.00 | -870.00 | 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 | 100.00 | -100.00 | 0.00 | 100.00 | -100.00 | 300.00 |
| 6210-3 · Clubhouse Supplies | 46.51 | 67.00 | -20.49 | -85.01 | 201.00 | -286.01 | 804.00 |
| 6210-5 · Landfill Keys | 17.44 | 0.00 | 17.44 | 17.44 | 0.00 | 17.44 | 100.00 |
| Total 6210 · Supplies | 63.95 | 167.00 | -103.05 | -67.57 | 301.00 | -368.57 | 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 | 0.00 | 300.00 | -300.00 | 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 | 100.00 | -100.00 | 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 | 0.00 | 400.00 | -400.00 | 534.09 | 675.00 | -140.91 | 4,585.00 |
| 6500 · Budgeted Projects | | | | | | | |
| 6501 · Repairs and Maintenance | | | | | | | |
| 6500-2 · Grounds | 0.00 | 1,000.00 | -1,000.00 | 0.00 | 1,000.00 | -1,000.00 | 1,000.00 |
| 6500-3 · Pool Maint & Outdoor Furni... | 0.00 | 2,000.00 | -2,000.00 | 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 | 0.00 | 3,000.00 | -3,000.00 | 3,636.04 | 30,150.00 | -26,513.96 | 30,150.00 |
| Total 6500 · Budgeted Projects | 0.00 | 3,000.00 | -3,000.00 | 3,636.04 | 30,150.00 | -26,513.96 | 30,150.00 |
| 7500 · Statutory Reserve Contribution | 0.00 | 2,500.00 | -2,500.00 | 0.00 | 7,500.00 | -7,500.00 | 30,000.00 |
| Total Expense | 3,646.76 | 9,738.00 | -6,091.24 | 13,547.09 | 48,209.00 | -34,661.91 | 113,519.00 |
| Net Ordinary Income | 2,468.95 | 31,292.00 | -28,823.05 | 58,972.87 | 52,548.00 | 6,424.87 | -63.00 |
| Net Income | 2,468.95 | 31,292.00 | -28,823.05 | 58,972.87 | 52,548.00 | 6,424.87 | -63.00 |

Beechwood Shores POA, INC.

Bank Account Detail

As of March 31, 2026

| Date | Num | Name | Memo | Debit | Credit | Balance |
|---|---------|---------------------------------|----------------------|-----------|-----------|------------|
| 1050 · Atlantic Union Checking (5832) | | | | | | 65,586.58 |
| 03/02/2026 | BillPay | Atlee Rea (Vendor) | Monthly Services | | 1,660.00 | 63,926.58 |
| 03/04/2026 | | | Deposit | 4,968.00 | | 68,894.58 |
| 03/09/2026 | BillPay | Carol Stauffer (Vendor) | Landfill lock | | 17.44 | 68,877.14 |
| 03/11/2026 | | | Deposit | 794.20 | | 69,671.34 |
| 03/15/2026 | debit | Comcast / Xfinity | Internet Service Fee | | 118.80 | 69,552.54 |
| 03/16/2026 | BillPay | Maid 4 You | Cleaning Clubhouse | | 200.00 | 69,352.54 |
| 03/17/2026 | | | Funds Transfer | | 2,500.00 | 66,852.54 |
| 03/18/2026 | | | Deposit | 292.00 | | 67,144.54 |
| 03/24/2026 | debit | Appalachian Power Co | | | 302.53 | 66,842.01 |
| 03/24/2026 | debit | Appalachian Power Co | | | 15.65 | 66,826.36 |
| 03/24/2026 | BillPay | Perrow Management Corp. | February Services | | 600.00 | 66,226.36 |
| 03/25/2026 | ACH | Bedford Regional Water Autho... | 1/23/26 - 2/20/26 | | 685.83 | 65,540.53 |
| 03/26/2026 | | | Funds Transfer | | 10,000.00 | 55,540.53 |
| Total 1050 · Atlantic Union Checking (5832) | | | | 6,054.20 | 16,100.25 | 55,540.53 |
| 1052 · AU Clubhouse Acct (5848) | | | | | | 1,557.79 |
| 03/09/2026 | BillPay | Carol Stauffer (Vendor) | Landfill lock | | 46.51 | 1,511.28 |
| Total 1052 · AU Clubhouse Acct (5848) | | | | 0.00 | 46.51 | 1,511.28 |
| 1250 · Reserve Funds | | | | | | 52,830.68 |
| 1250-1 · Savings (0321) | | | | | | 32,091.47 |
| 03/17/2026 | | | Funds Transfer | 2,500.00 | | 34,591.47 |
| 03/31/2026 | | | Interest | 2.84 | | 34,594.31 |
| Total 1250-1 · Savings (0321) | | | | 2,502.84 | 0.00 | 34,594.31 |
| 1250-2 · CD (2829) | | | | | | 20,739.21 |
| 03/20/2026 | | | Interest | 58.67 | | 20,797.88 |
| 03/26/2026 | | | Funds Transfer | 10,000.00 | | 30,797.88 |
| Total 1250-2 · CD (2829) | | | | 10,058.67 | 0.00 | 30,797.88 |
| Total 1250 · Reserve Funds | | | | 12,561.51 | 0.00 | 65,392.19 |
| TOTAL | | | | 18,615.71 | 16,146.76 | 122,444.00 |

Beechwood Shores POA, INC.

Expense Detail By Account

Cash Basis

March 2026

| Date | Num | Name | Memo | Paid Amount |
|------------------------------------|----------|----------------------------------|-----------------------------------|-----------------|
| 6000 · Utilities | | | | |
| 6010 · Electricity | | | | |
| 03/24/2026 | debit | Appalachian Power Co | 024-828-686-0-7 | 302.53 |
| 03/24/2026 | debit | Appalachian Power Co | 028-880-021-0-8 | 15.65 |
| Total 6010 · Electricity | | | | 318.18 |
| 6030 · Internet | | | | |
| 03/15/2026 | debit | Comcast / Xfinity | Internet Service Fee | 118.80 |
| Total 6030 · Internet | | | | 118.80 |
| 6040 · Water | | | | |
| 03/25/2026 | 00300... | Bedford Regional Water Authority | Notice of possible leak from BRWA | 685.83 |
| Total 6040 · Water | | | | 685.83 |
| Total 6000 · Utilities | | | | 1,122.81 |
| 6090 · Contract Services | | | | |
| 6091 · Grounds Maintenance | | | | |
| 03/02/2026 | BillPay | Atlee Rea (Vendor) | Monthly Services | 1,660.00 |
| Total 6091 · Grounds Maintenance | | | | 1,660.00 |
| 6090-2 · Clubhouse | | | | |
| 03/16/2026 | BillPay | Maid 4 You | Clubhouse Cleaning | 200.00 |
| Total 6090-2 · Clubhouse | | | | 200.00 |
| 6090-8 · Professional Fees | | | | |
| 6090-11 · Accounting fees | | | | |
| 03/24/2026 | BillPay | Perrow Management Corp. | February Services | 600.00 |
| Total 6090-11 · Accounting fees | | | | 600.00 |
| Total 6090-8 · Professional Fees | | | | 600.00 |
| Total 6090 · Contract Services | | | | 2,460.00 |
| 6210 · Supplies | | | | |
| 6210-3 · Clubhouse Supplies | | | | |
| 03/09/2026 | BillPay | Carol Stauffer (Vendor) | Clubhouse supplies | 46.51 |
| Total 6210-3 · Clubhouse Supplies | | | | 46.51 |
| 6210-5 · Landfill Keys | | | | |
| 03/09/2026 | BillPay | Carol Stauffer (Vendor) | Landfill lock | 17.44 |
| Total 6210-5 · Landfill Keys | | | | 17.44 |
| Total 6210 · Supplies | | | | 63.95 |
| TOTAL | | | | 3,646.76 |