

Beechwood Shores POA, INC.

Balance Sheet

As of May 31, 2026

Cash Basis

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1055 · Atlantic Union Checking (3546)	32,099.17
1050 · Atlantic Union Checking (5832)	9,474.57
1052 · AU Clubhouse Acct (5848)	2,505.04
1250 · Reserve Funds	
1250-1 · Savings (0321)	30,299.39
1250-2 · CD (2829)	30,986.44
Total 1250 · Reserve Funds	61,285.83
SUSPENSE	1,229.24
Total Checking/Savings	106,593.85
Accounts Receivable	
1100 · Accounts Receivable	-350.00
Total Accounts Receivable	-350.00
Other Current Assets	
1200 · Undeposited Funds	489.36
Total Other Current Assets	489.36
Total Current Assets	106,733.21
TOTAL ASSETS	106,733.21
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	43,701.08
Total Equity	105,383.43
TOTAL LIABILITIES & EQUITY	106,733.21

Beechwood Shores POA, INC.

Profit & Loss

May 2026

Cash Basis

	May 26	Jan - May 26
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	1,437.00	58,912.00
4020 · Unimproved Lots	291.00	17,385.00
	1,728.00	76,297.00
4040 · Interest	97.41	389.40
4070 · Interest & Late Fees (A/R)	3.36	56.56
4090 · Clubhouse Rent	200.00	675.00
4097 · Miscellaneous Income	300.00	300.00
4110 · Landfill Keys		
4110-1 · Single Loads Dumped	0.00	50.00
	0.00	50.00
Total 4110 · Landfill Keys	0.00	50.00
Total Income	2,328.77	77,767.96
Gross Profit	2,328.77	77,767.96
Expense		
6000 · Utilities		
6010 · Electricity	220.60	1,240.32
6030 · Internet	118.80	594.00
6040 · Water	104.83	1,638.91
	444.23	3,473.23
6090 · Contract Services		
6091 · Grounds Maintenance	1,660.00	8,300.00
6090-1 · Pool	1,275.00	1,275.00
6090-2 · Clubhouse	400.00	1,200.00
6090-5 · Pest Control	0.00	70.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	3,000.00
6090-13 · Tax preparation	0.00	420.00
	600.00	3,420.00
Total 6090-8 · Professional Fees	600.00	3,420.00
Total 6090 · Contract Services	3,935.00	14,265.00
6210 · Supplies		
6210-1 · Pool Supplies	0.00	763.56
6210-2 · Grounds Supplies	0.00	121.13
6210-3 · Clubhouse Supplies	162.51	77.50
6210-5 · Landfill Keys	0.00	17.44
	162.51	979.63
Total 6210 · Supplies	162.51	979.63
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	212.00
6300-2B · Website Fees	0.00	326.99
6300-1 · Postage	54.72	258.32
6300-2 · Office Supplies	0.00	3.50
	54.72	800.81
Total 6300 · Office & Admin Expenses	54.72	800.81
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	421.17	9,721.17
6500-3 · Pool Maint & Outdoor Furniture	1,191.00	1,191.00
6500-4 · Clubhouse Maintenance	0.00	3,636.04
	1,612.17	14,548.21
Total 6501 · Repairs and Maintenance	1,612.17	14,548.21
Total 6500 · Budgeted Projects	1,612.17	14,548.21
Total Expense	6,208.63	34,066.88

Beechwood Shores POA, INC.

Profit & Loss

May 2026

Cash Basis

	<u>May 26</u>	<u>Jan - May 26</u>
Net Ordinary Income	-3,879.86	43,701.08
Net Income	<u>-3,879.86</u>	<u>43,701.08</u>

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

Cash Basis

May 2026

	May 26	Budget	\$ Over Budget	Jan - May 26	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4000 · Dues							
4010 · Improved Lots	1,437.00	3,040.00	-1,603.00	58,912.00	58,064.00	848.00	60,800.00
4020 · Unimproved Lots	291.00	920.00	-629.00	17,385.00	17,569.00	-184.00	18,397.00
Total 4000 · Dues	1,728.00	3,960.00	-2,232.00	76,297.00	75,633.00	664.00	79,197.00
4040 · Interest	97.41	35.00	62.41	389.40	265.00	124.40	510.00
4070 · Interest & Late Fees (A/R)	3.36	0.00	3.36	56.56	0.00	56.56	0.00
4090 · Clubhouse Rent	200.00	100.00	100.00	675.00	500.00	175.00	1,200.00
4097 · Miscellaneous Income	300.00	0.00	300.00	300.00	32,549.00	-32,249.00	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
Total Income	2,328.77	4,095.00	-1,766.23	77,767.96	108,947.00	-31,179.04	113,456.00
Gross Profit	2,328.77	4,095.00	-1,766.23	77,767.96	108,947.00	-31,179.04	113,456.00
Expense							
6000 · Utilities							
6010 · Electricity	220.60	235.00	-14.40	1,240.32	1,175.00	65.32	3,895.00
6030 · Internet	118.80	96.00	22.80	594.00	480.00	114.00	1,152.00
6040 · Water	104.83	135.00	-30.17	1,638.91	495.00	1,143.91	1,305.00
Total 6000 · Utilities	444.23	466.00	-21.77	3,473.23	2,150.00	1,323.23	6,352.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,660.00	1,650.00	10.00	8,300.00	8,250.00	50.00	20,115.00
6090-1 · Pool	1,275.00	950.00	325.00	1,275.00	950.00	325.00	5,503.00
6090-2 · Clubhouse	400.00	200.00	200.00	1,200.00	1,000.00	200.00	2,880.00
6090-5 · Pest Control	0.00	70.00	-70.00	70.00	140.00	-70.00	280.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	600.00	650.00	-50.00	3,000.00	3,250.00	-250.00	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	0.00	0.00	0.00	420.00	0.00	420.00	500.00
Total 6090-8 · Professional Fees	600.00	650.00	-50.00	3,420.00	4,000.00	-580.00	11,300.00
Total 6090 · Contract Services	3,935.00	3,520.00	415.00	14,265.00	14,340.00	-75.00	40,078.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	0.00	0.00	763.56	600.00	163.56	1,150.00
6210-2 · Grounds Supplies	0.00	0.00	0.00	121.13	100.00	21.13	300.00
6210-3 · Clubhouse Supplies	162.51	67.00	95.51	77.50	335.00	-257.50	804.00
6210-5 · Landfill Keys	0.00	0.00	0.00	17.44	0.00	17.44	100.00
Total 6210 · Supplies	162.51	67.00	95.51	979.63	1,035.00	-55.37	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	35.00	-35.00	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	54.72	0.00	54.72	258.32	200.00	58.32	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	54.72	35.00	19.72	800.81	710.00	90.81	4,585.00
6500 · Budgeted Projects							
6501 · Repairs and Maintenance							
6500-2 · Grounds	421.17	0.00	421.17	9,721.17	1,000.00	8,721.17	1,000.00
6500-3 · Pool Maint & Outdoor Furnit...	1,191.00	0.00	1,191.00	1,191.00	2,000.00	-809.00	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	1,612.17	0.00	1,612.17	14,548.21	30,150.00	-15,601.79	30,150.00
Total 6500 · Budgeted Projects	1,612.17	0.00	1,612.17	14,548.21	30,150.00	-15,601.79	30,150.00
7500 · Statutory Reserve Contribution	0.00	2,500.00	-2,500.00	0.00	12,500.00	-12,500.00	30,000.00
Total Expense	6,208.63	6,588.00	-379.37	34,066.88	60,885.00	-26,818.12	113,519.00
Net Ordinary Income	-3,879.86	-2,493.00	-1,386.86	43,701.08	48,062.00	-4,360.92	-63.00
Net Income	-3,879.86	-2,493.00	-1,386.86	43,701.08	48,062.00	-4,360.92	-63.00

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

Date	Num	Name	Memo	Debit	Credit	Balance
1055 · Atlantic Union Checking (3546)						0.00
05/19/2026			Funds Transfer for compromised acc't	34,871.16		34,871.16
05/22/2026			Funds Transfer		2,500.00	32,371.16
05/27/2026	BillPay	Maid 4 You	Cleaning Clubhouse		200.00	32,171.16
05/27/2026			Funds Transfer	2,500.00		34,671.16
05/27/2026	BillPay	Carol Stauffer (Vendor)			536.37	34,134.79
05/27/2026	BillPay	Rich Leary (Vendor)	Past due certified mail		54.72	34,080.07
05/27/2026	BillPay	Protask Home Services	Pool & Courts Maint.		1,275.00	32,805.07
05/27/2026	BillPay	Ben Spencer (Vendor)			654.63	32,150.44
05/27/2026	BillPay	Carol Stauffer (Vendor)			51.27	32,099.17
Total 1055 · Atlantic Union Checking (3546)				37,371.16	5,271.99	32,099.17
1050 · Atlantic Union Checking (5832)						50,563.37
05/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services		1,660.00	48,903.37
05/05/2026			Deposit	475.00		49,378.37
05/05/2026	BillPay	Perrow Management Corp.	April services		600.00	48,778.37
05/06/2026	BillPay	Eric Cechak (Vendor)			421.17	48,357.20
05/13/2026			Deposit	767.00		49,124.20
05/14/2026	1440	Fraudulent Check			10,000.00	39,124.20
05/14/2026			Fraudulent check reversed	10,000.00		49,124.20
05/15/2026	debit	Comcast / Xfinity	Internet Service Fee		118.80	49,005.40
05/15/2026			Funds Transfer		2,500.00	46,505.40
05/15/2026	w/d	Beechwood Shores POA			1,500.00	45,005.40
05/19/2026			Funds Transfer for compromised acc't		34,871.16	10,134.24
05/19/2026	BillPay	Maid 4 You	Cleaning Clubhouse		200.00	9,934.24
05/22/2026	debit	Appalachian Power Co			156.21	9,778.03
05/22/2026	debit	Appalachian Power Co			64.39	9,713.64
05/25/2026	ACH	Bedford Regional Water Authority	03/20/26 - 04/20/26		104.83	9,608.81
05/26/2026	BillPay	Quality Fire Equipment			134.24	9,474.57
Total 1050 · Atlantic Union Checking (5832)				11,242.00	52,330.80	9,474.57
1052 · AU Clubhouse Acct (5848)						1,711.28
05/04/2026	BillPay	Lisa Smith	Kentucky Derby party supplies		67.04	1,644.24
05/04/2026			Deposit	100.00		1,744.24
05/05/2026	BillPay	Connie Smith	Kentucky Derby party supplies		44.20	1,700.04
05/12/2026			Deposit	205.00		1,905.04
05/15/2026	BillPay	Maid 4 You	Cleaning Clubhouse		200.00	1,705.04
05/22/2026			Deposit	500.00		2,205.04
05/26/2026			Deposit	100.00		2,305.04
05/27/2026			Refund	200.00		2,505.04
Total 1052 · AU Clubhouse Acct (5848)				1,105.00	311.24	2,505.04
1250 · Reserve Funds						58,688.42
1250-1 · Savings (0321)						27,796.88
05/15/2026			Funds Transfer	2,500.00		30,296.88
05/22/2026			Funds Transfer	2,500.00		32,796.88
05/27/2026			Funds Transfer		2,500.00	30,296.88
05/31/2026			Interest	2.51		30,299.39
Total 1250-1 · Savings (0321)				5,002.51	2,500.00	30,299.39
1250-2 · CD (2829)						30,891.54
05/22/2026			Interest	94.90		30,986.44
Total 1250-2 · CD (2829)				94.90	0.00	30,986.44
Total 1250 · Reserve Funds				5,097.41	2,500.00	61,285.83
TOTAL				54,815.57	60,414.03	105,364.61

Beechwood Shores POA, INC.

Expense Detail By Account

May 2026

Cash Basis

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
05/22/2026	debit	Appalachian Power Co	024-828-686-0-7	156.21
05/22/2026	debit	Appalachian Power Co	028-880-021-0-8	64.39
Total 6010 · Electricity				220.60
6030 · Internet				
05/15/2026	debit	Comcast / Xfinity	Internet Service Fee	118.80
Total 6030 · Internet				118.80
6040 · Water				
05/25/2026	00300...	Bedford Regional Water Authority	03/20/26 - 04/20/26	104.83
Total 6040 · Water				104.83
Total 6000 · Utilities				444.23
6090 · Contract Services				
6091 · Grounds Maintenance				
05/04/2026	BillPay	Atlee Rea (Vendor)	Monthly Services	1,660.00
Total 6091 · Grounds Maintenance				1,660.00
6090-1 · Pool				
05/27/2026	BillPay	Protask Home Services	Pool & Courts Maint.	1,275.00
Total 6090-1 · Pool				1,275.00
6090-2 · Clubhouse				
05/15/2026	BillPay	Maid 4 You	Clubhouse Cleaning (May)	200.00
05/19/2026	BillPay	Maid 4 You	Clubhouse Cleaning (Duplicate May payment)	200.00
05/27/2026	BillPay	Maid 4 You	Clubhouse Cleaning (June)	200.00
05/27/2026		Maid 4 You	Reverse duplicate May payment	-200.00
Total 6090-2 · Clubhouse				400.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
05/05/2026	BillPay	Perrow Management Corp.	April services	600.00
Total 6090-11 · Accounting fees				600.00
Total 6090-8 · Professional Fees				600.00
Total 6090 · Contract Services				3,935.00
6210 · Supplies				
6210-3 · Clubhouse Supplies				
05/04/2026	BillPay	Lisa Smith	Kentucky Derby party supplies	67.04
05/05/2026	BillPay	Connie Smith	Kentucky Derby party supplies	44.20
05/27/2026	BillPay	Carol Stauffer (Vendor)	Clubhouse supplies	51.27
Total 6210-3 · Clubhouse Supplies				162.51
Total 6210 · Supplies				162.51
6300 · Office & Admin Expenses				
6300-1 · Postage				
05/27/2026	BillPay	Rich Leary (Vendor)	Past due certified mail	54.72
Total 6300-1 · Postage				54.72
Total 6300 · Office & Admin Expenses				54.72

Beechwood Shores POA, INC.

Expense Detail By Account

May 2026

Cash Basis

Date	Num	Name	Memo	Paid Amount
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-2 · Grounds				
05/06/2026	BillPay	Eric Cechak (Vendor)	Replace No-Wake Buoy	421.17
Total 6500-2 · Grounds				421.17
6500-3 · Pool Maint & Outdoor Furniture				
05/27/2026	BillPay	Carol Stauffer (Vendor)	Pool deck paint & supplies	536.37
05/27/2026	BillPay	Ben Spencer (Vendor)	Cabana plumbing repair	654.63
Total 6500-3 · Pool Maint & Outdoor Furniture				1,191.00
Total 6501 · Repairs and Maintenance				1,612.17
Total 6500 · Budgeted Projects				1,612.17
TOTAL				6,208.63