

Beechwood Shores POA, INC.

Balance Sheet

As of December 31, 2025

Cash Basis

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	15,983.27
1052 · AU Clubhouse Acct (5848)	1,151.27
1250 · Reserve Funds	
1250-1 · Savings (0321)	31,620.60
1250-2 · CD (2829)	20,609.91
Total 1250 · Reserve Funds	52,230.51
Total Checking/Savings	69,365.05
Other Current Assets	
1202 · Prepaid Expenses	3,324.08
Total Other Current Assets	3,324.08
Total Current Assets	72,689.13
TOTAL ASSETS	72,689.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2026 · Insurance Claim Flow-thru	1,349.78
2250 · Prepaid dues	9,657.00
Total Other Current Liabilities	11,006.78
Total Current Liabilities	11,006.78
Total Liabilities	11,006.78
Equity	
3900 · Retained Earnings	74,708.26
Net Income	-13,025.91
Total Equity	61,682.35
TOTAL LIABILITIES & EQUITY	72,689.13

Beechwood Shores POA, INC.

Profit & Loss

December 2025

Cash Basis

	Dec 25	Jan - Dec 25
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	55,550.00
4020 · Unimproved Lots	0.00	15,715.00
	<u>0.00</u>	<u>71,265.00</u>
Total 4000 · Dues	0.00	71,265.00
4040 · Interest	64.88	701.74
4070 · Interest & Late Fees (A/R)	0.00	383.01
4090 · Clubhouse Rent	200.00	800.00
4097 · Miscellaneous Income	0.00	446.00
4110 · Landfill Keys	0.00	100.00
4140 · Delinquent Dues	0.00	2,122.63
	<u>264.88</u>	<u>75,818.38</u>
Total Income	264.88	75,818.38
Gross Profit	264.88	75,818.38
Expense		
6000 · Utilities		
6010 · Electricity	143.48	3,786.53
6030 · Internet	95.80	1,149.60
6040 · Water	148.80	1,372.83
	<u>388.08</u>	<u>6,308.96</u>
Total 6000 · Utilities	388.08	6,308.96
6090 · Contract Services		
6091 · Grounds Maintenance	1,860.00	23,502.62
6090-5 · Pest Control	0.00	274.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	7,866.25
6090-12 · Legal fees	0.00	-125.00
6090-13 · Tax preparation	0.00	420.00
	<u>600.00</u>	<u>8,161.25</u>
Total 6090-8 · Professional Fees	600.00	8,161.25
Total 6090 · Contract Services	2,460.00	31,937.87
6210 · Supplies		
6210-1 · Pool Supplies	0.00	2,181.37
6210-2 · Grounds Supplies	0.00	155.62
6210-3 · Clubhouse Supplies	241.43	1,324.98
	<u>241.43</u>	<u>3,661.97</u>
Total 6210 · Supplies	241.43	3,661.97
6300 · Office & Admin Expenses		
6440 · Insurance	0.00	3,314.00
6060 · Tax & License Fees	80.00	105.00
6300-2B · Website Fees	0.00	267.07
6300-1 · Postage	0.00	500.00
6300-3 · Copies	0.00	62.13
6300-4 · Bank Charges	0.00	6.50
	<u>80.00</u>	<u>4,254.70</u>
Total 6300 · Office & Admin Expenses	80.00	4,254.70
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	0.00	836.95
6500-3 · Pool Maint & Outdoor Furniture	0.00	12,339.36
6500-4 · Clubhouse Maintenance	-2,958.20	29,638.45
6500-15 · Trails Maintenance	0.00	66.03
	<u>-2,958.20</u>	<u>42,880.79</u>
Total 6501 · Repairs and Maintenance	-2,958.20	42,880.79
Total 6500 · Budgeted Projects	-2,958.20	42,880.79
Total Expense	211.31	89,044.29

Beechwood Shores POA, INC.

Profit & Loss

December 2025

Cash Basis

	Dec 25	Jan - Dec 25
Net Ordinary Income	53.57	-13,225.91
Other Income/Expense		
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	53.57	-13,025.91

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

Cash Basis

December 2025

	Dec 25	Budget	\$ Over Budget	Jan - Dec 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	64.88	15.00	49.88	701.74	224.00	477.74	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	200.00	0.00	200.00	800.00	500.00	300.00	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	1,800.00	322.63	1,800.00
Total Income	264.88	165.00	99.88	75,818.38	76,259.00	-440.62	76,259.00
Gross Profit	264.88	165.00	99.88	75,818.38	76,259.00	-440.62	76,259.00
Expense							
6000 · Utilities							
6010 · Electricity	143.48	380.00	-236.52	3,786.53	4,960.00	-1,173.47	4,960.00
6030 · Internet	95.80	76.00	19.80	1,149.60	910.00	239.60	910.00
6040 · Water	148.80	65.00	83.80	1,372.83	1,200.00	172.83	1,200.00
Total 6000 · Utilities	388.08	521.00	-132.92	6,308.96	7,070.00	-761.04	7,070.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,860.00	2,100.00	-240.00	23,502.62	25,200.00	-1,697.38	25,200.00
6090-5 · Pest Control	0.00	0.00	0.00	274.00	268.00	6.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	600.00	600.00	0.00	7,866.25	7,200.00	666.25	7,200.00
6090-12 · Legal fees	0.00	200.00	-200.00	-125.00	800.00	-925.00	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	600.00	800.00	-200.00	8,161.25	8,400.00	-238.75	8,400.00
Total 6090 · Contract Services	2,460.00	2,900.00	-440.00	31,937.87	33,868.00	-1,930.13	33,868.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	0.00	0.00	2,181.37	1,150.00	1,031.37	1,150.00
6210-2 · Grounds Supplies	0.00	0.00	0.00	155.62	1,100.00	-944.38	1,100.00
6210-3 · Clubhouse Supplies	241.43	0.00	241.43	1,324.98	300.00	1,024.98	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	241.43	0.00	241.43	3,661.97	2,550.00	1,111.97	2,550.00
6300 · Office & Admin Expenses							
6440 · Insurance	0.00	0.00	0.00	3,314.00	3,500.00	-186.00	3,500.00
6060 · Tax & License Fees	80.00	0.00	80.00	105.00	25.00	80.00	25.00
6300-2B · Website Fees	0.00	0.00	0.00	267.07	210.00	57.07	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	500.00	230.00	270.00	230.00
6300-2 · Office Supplies	0.00	50.00	-50.00	0.00	230.00	-230.00	230.00
6300-3 · Copies	0.00	15.00	-15.00	62.13	120.00	-57.87	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	80.00	65.00	15.00	4,254.70	4,315.00	-60.30	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	750.00	-750.00	836.95	3,300.00	-2,463.05	3,300.00
6500-3 · Pool Maint & Outdoor Furniture	0.00	0.00	0.00	12,339.36	7,500.00	4,839.36	7,500.00
6500-4 · Clubhouse Maintenance	-2,958.20	0.00	-2,958.20	29,638.45	25,390.00	4,248.45	25,390.00
6500-15 · Trails Maintenance	0.00	0.00	0.00	66.03	0.00	66.03	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	-2,958.20	750.00	-3,708.20	42,880.79	36,190.00	6,690.79	36,190.00
Total 6500 · Budgeted Projects	-2,958.20	750.00	-3,708.20	42,880.79	36,190.00	6,690.79	36,190.00
Total Expense	211.31	4,236.00	-4,024.69	89,044.29	83,993.00	5,051.29	83,993.00
Net Ordinary Income	53.57	-4,071.00	4,124.57	-13,225.91	-7,734.00	-5,491.91	-7,734.00
Net Income	53.57	-4,071.00	4,124.57	-13,225.91	-7,734.00	-5,491.91	-7,734.00

Beechwood Shores POA, INC.

Bank Account Detail

As of December 31, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						
12/04/2025	BillPay	Atlee Rea (Vendor)	Monthly Services		1,860.00	11,852.41
12/15/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	9,992.41
12/16/2025			Deposit	4,201.00		9,896.61
12/17/2025			Funds Transfer		1,818.18	14,097.61
12/22/2025	debit	Appalachian Power Co			13.62	12,279.43
12/22/2025	debit	Appalachian Power Co			129.86	12,265.81
12/22/2025	BillPay	Lisa Smith	Reimbursement for Window Treatments		165.88	12,135.95
12/22/2025	BillPay	Tina Pearce (Maid 4 U)	Cleaning Clubhouse- Invoices 25690 & 25579		200.00	11,970.07
12/25/2025	ACH	Bedford Regional Water Authority	10/27/25 - 11/20/25		74.19	11,770.07
12/25/2025	ACH	Bedford Regional Water Authority	11/20/25 - 12/19/25		74.61	11,695.88
12/29/2025			Deposit	5,042.00		11,621.27
12/30/2025	4550	Treasurer of Virginia (DPOR)	DPOR CIC Annual Report #0550002118		80.00	16,663.27
12/31/2025	BillPay	Perrow Management Corp.	October Services		600.00	16,583.27
Total 1050 · Atlantic Union Checking (5832)				9,243.00	5,112.14	15,983.27
1052 · AU Clubhouse Acct (5848)						
12/03/2025	BillPay	Connie Smith	Propane fix and fil		21.56	1,192.70
12/03/2025	BillPay	Carol Stauffer (Vendor)	Reimbursement for Clubhouse Supplies		12.50	1,171.14
12/16/2025		Clubhouse Rental	Deposit	100.00		1,158.64
12/18/2025		Clubhouse Rental	Deposit	50.00		1,258.64
12/22/2025	BillPay	Connie Smith	Xmas party ham		63.36	1,308.64
12/24/2025	BillPay	Carol Stauffer (Vendor)	Reimbursement for XMS turkey		37.25	1,245.28
12/24/2025	BillPay	Lisa Smith	Reimbursement for Xmas punch		106.76	1,208.03
12/26/2025		Clubhouse Rental	Deposit	50.00		1,101.27
Total 1052 · AU Clubhouse Acct (5848)				200.00	241.43	1,151.27
1250 · Reserve Funds						
1250-1 · Savings (0321)						
12/17/2025			Funds Transfer	1,818.18		50,347.45
12/31/2025			Interest	2.61		29,799.81
Total 1250-1 · Savings (0321)				1,820.79	0.00	31,617.99
1250-2 · CD (2829)						
12/31/2025			Interest	62.27		31,620.60
Total 1250-2 · CD (2829)				62.27	0.00	20,547.64
Total 1250 · Reserve Funds				1,883.06	0.00	20,609.91
TOTAL				11,326.06	5,353.57	69,365.05

Beechwood Shores POA, INC.

Expense Detail By Account

Cash Basis

December 2025

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
12/22/2025	debit	Appalachian Power Co	028-880-021-0-8	13.62
12/22/2025	debit	Appalachian Power Co	024-828-686-0-7	129.86
Total 6010 · Electricity				143.48
6030 · Internet				
12/15/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 · Internet				95.80
6040 · Water				
12/25/2025	00300...	Bedford Regional Water Authority	Account #0030063601	74.19
12/31/2025	00300...	Bedford Regional Water Authority	0030063601	74.61
Total 6040 · Water				148.80
Total 6000 · Utilities				388.08
6090 · Contract Services				
6091 · Grounds Maintenance				
12/04/2025	BillPay	Atlee Rea (Vendor)	Monthly Services	1,860.00
Total 6091 · Grounds Maintenance				1,860.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
12/31/2025	BillPay	Perrow Management Corp.	November 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				
12/03/2025	BillPay	Connie Smith	Propane fix and fil	21.56
12/03/2025	BillPay	Carol Stauffer (Vendor)	Reimbursement for clubhouse supplies	12.50
12/22/2025	BillPay	Connie Smith	Xmas party ham	63.36
12/24/2025	BillPay	Carol Stauffer (Vendor)	Reimbursement for XMAS turkey	37.25
12/24/2025	BillPay	Lisa Smith	Reimbursement for Xmas punch	106.76
Total 6210-3 · Clubhouse Supplies				241.43
Total 6210 · Supplies				241.43
6300 · Office & Admin Expenses				
6060 · Tax & License Fees				
12/30/2025	4550	Treasurer of Virginia (DPOR)	DPOR CIC Annual Report #0550002118	80.00
Total 6060 · Tax & License Fees				80.00
Total 6300 · Office & Admin Expenses				80.00

Beechwood Shores POA, INC.

Expense Detail By Account

Cash Basis

December 2025

Date	Num	Name	Memo	Paid Amount
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-4 · Clubhouse Maintenance				
12/22/2025	BillPay	Lisa Smith	Reimbursement for Window Treatments	165.88
12/22/2025	BillPay	Tina Pearce (Maid 4 U)	Cleaning Clubhouse- - Invoices 25690 & 25579	200.00
12/31/2025	Recla...	HDZ Construction	Reclassify CH Refurbishment expenses	-1,300.00
12/31/2025	Recla...	HDZ Construction	Reclassify CH Refurbishment expenses	-1,300.00
12/31/2025	Recla...	HDZ Construction	Reclassify CH Refurbishment expenses	-167.45
12/31/2025	Recla...	HDZ Construction	Reclassify CH Refurbishment expenses	-150.00
12/31/2025	Recla...	Joanne Gildea*	Reclassify CH Refurbishment expenses	-240.75
12/31/2025	Recla...	Lisa Smith	Reclassify CH Refurbishment expenses	-165.88
Total 6500-4 · Clubhouse Maintenance				-2,958.20
Total 6501 · Repairs and Maintenance				-2,958.20
Total 6500 · Budgeted Projects				-2,958.20
TOTAL				211.31