Beechwood Shores POA, INC.
Balance Sheet
As of September 30, 2025

Cash Basis

		Sep 30, 25
ASSETS		
Current Assets		
Checking/Savings		
1050 · Atlantic Union Checking (5832)		32,433.29
1052 · AU Clubhouse Acct (5848)		1,173.98
1250 · Reserve Funds		
1250-1 · Savings (0321)	26,158.78	
1250-2 · CD (2829)	20,421.59	
Total 1250 · Reserve Funds		46,580.37
Total Checking/Savings		80,187.64
Accounts Receivable		
1100 · Accounts Receivable		-414.00
Total Accounts Receivable		-414.00
Total Current Assets		79,773.64
TOTAL ASSETS		79,773.64
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2026 · Insurance Claim Flow-thru		2,069.72
Total Other Current Liabilities		2,069.72
Total Current Liabilities		2,069.72
Total Liabilities		2,069.72
Equity		
3900 · Retained Earnings		74,708.26
Net Income		2,995.66
Total Equity		77,703.92
TOTAL LIABILITIES & EQUITY		79,773.64

Beechwood Shores POA, INC.
Profit & Loss
September 2025

Cash Basis

	Sep 25	Jan - Sep 25
Ordinary Income/Expense		
Income		
4000 · Dues		
4010 · Improved Lots	0.00	55,550.00
4020 · Unimproved Lots	0.00	15,715.00
Total 4000 · Dues	0.00	71,265.00
4040 · Interest	65.82	506.14
4070 · Interest & Late Fees (A/R)	0.00	383.01
4090 · Clubhouse Rent	0.00	500.00
4097 · Miscellaneous Income	0.00	446.00
4110 · Landfill Keys	0.00	100.00
4140 · Delinquent Dues	0.00	2,122.63
Total Income	65.82	75,322.78
Gross Profit	65.82	75,322.78
Expense		
6000 · Utilities		
6010 · Electricity	433.67	2,969.26
6030 · Internet	95.80	862.20
6040 · Water	133.14	974.72
Total 6000 · Utilities	662.61	4,806.18
6090 · Contract Services		
6091 · Grounds Maintenance	2,175.90	17,922.62
6090-5 · Pest Control	0.00	204.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	900.00	6,066.25
6090-12 · Legal fees	0.00	-125.00
6090-13 · Tax preparation	0.00	420.00
Total 6090-8 · Professional Fees	900.00	6,361.25
Total 6090 · Contract Services	3,075.90	24,487.87
6210 · Supplies		
6210-1 · Pool Supplies	0.00	2,181.37
6210-2 · Grounds Supplies	0.00	155.62
6210-3 · Clubhouse Supplies	162.14	1,002.27
Total 6210 · Supplies	162.14	3,339.26
6300 · Office & Admin Expenses		
6060 · Tax & License Fees	0.00	25.00
6300-2B · Website Fees	0.00	236.99
6300-1 · Postage	0.00	188.00
6300-4 · Bank Charges	0.00	6.50
Total 6300 · Office & Admin Expenses	0.00	456.49
6500 · Budgeted Projects		
6501 · Repairs and Maintenance		
6500-2 · Grounds	0.00	836.95
6500-3 · Pool Maint & Outdoor Furniture	96.06	9,351.86
6500-4 · Clubhouse Maintenance	0.00	29,248.51
Total 6501 · Repairs and Maintenance	96.06	39,437.32
Total 6500 · Budgeted Projects	96.06	39,437.32
Total Expense	3,996.71	72,527.12
Net Ordinary Income	-3,930.89	2,795.66
Other Income/Expense		

Beechwood Shores POA, INC.
Profit & Loss
September 2025

Cash Basis

	Sep 25	Jan - Sep 25
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	-3,930.89	2,995.66

Beechwood Shores POA, INC.
Profit & Loss Budget Performance
September 2025

Cash Basis

	Sep 25	Budget	$ Over Budget	Jan - Sep 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	65.82	15.00	50.82	506.14	179.00	327.14	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	0.00	100.00	-100.00	500.00	500.00	0.00	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	1,350.00	772.63	1,800.00
Total Income	65.82	265.00	-199.18	75,322.78	75,764.00	-441.22	76,259.00
Gross Profit	65.82	265.00	-199.18	75,322.78	75,764.00	-441.22	76,259.00
Expense							
6000 · Utilities							
6010 · Electricity	433.67	480.00	-46.33	2,969.26	3,820.00	-850.74	4,960.00
6030 · Internet	95.80	76.00	19.80	862.20	682.00	180.20	910.00
6040 · Water	133.14	170.00	-36.86	974.72	1,005.00	-30.28	1,200.00
Total 6000 · Utilities	662.61	726.00	-63.39	4,806.18	5,507.00	-700.82	7,070.00
6090 · Contract Services							
6091 · Grounds Maintenance	2,175.90	2,100.00	75.90	17,922.62	18,900.00	-977.38	25,200.00
6090-5 · Pest Control	0.00	0.00	0.00	204.00	201.00	3.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	900.00	600.00	300.00	6,066.25	5,400.00	666.25	7,200.00
6090-12 · Legal fees	0.00	200.00	-200.00	-125.00	600.00	-725.00	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	900.00	800.00	100.00	6,361.25	6,400.00	-38.75	8,400.00
Total 6090 · Contract Services	3,075.90	2,900.00	175.90	24,487.87	25,501.00	-1,013.13	33,868.00
6210 · Supplies							
6210-1 · Pool Supplies	0.00	150.00	-150.00	2,181.37	1,150.00	1,031.37	1,150.00
6210-2 · Grounds Supplies	0.00	100.00	-100.00	155.62	1,100.00	-944.38	1,100.00
6210-3 · Clubhouse Supplies	162.14	50.00	112.14	1,002.27	250.00	752.27	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	162.14	300.00	-137.86	3,339.26	2,500.00	839.26	2,550.00
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	25.00	25.00	0.00	25.00
6300-2B · Website Fees	0.00	0.00	0.00	236.99	210.00	26.99	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	188.00	150.00	38.00	230.00
6300-2 · Office Supplies	0.00	50.00	-50.00	0.00	180.00	-180.00	230.00
6300-3 · Copies	0.00	15.00	-15.00	0.00	105.00	-105.00	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	0.00	65.00	-65.00	456.49	670.00	-213.51	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	2,550.00	-1,713.05	3,300.00
6500-3 · Pool Maint & Outdoor Furniture	96.06	0.00	96.06	9,351.86	7,500.00	1,851.86	7,500.00
6500-4 · Clubhouse Maintenance	0.00	0.00	0.00	29,248.51	25,390.00	3,858.51	25,390.00
6500-15 · Trails Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	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	96.06	750.00	-653.94	39,437.32	35,440.00	3,997.32	36,190.00
Total 6500 · Budgeted Projects	96.06	750.00	-653.94	39,437.32	35,440.00	3,997.32	36,190.00
Total Expense	3,996.71	4,741.00	-744.29	72,527.12	69,618.00	2,909.12	83,993.00
Net Ordinary Income	-3,930.89	-4,476.00	545.11	2,795.66	6,146.00	-3,350.34	-7,734.00
Net Income	**-3,930.89**	**-4,476.00**	**545.11**	**2,795.66**	**6,146.00**	**-3,350.34**	**-7,734.00**

Beechwood Shores POA, INC.
Bank Account Detail
As of September 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						40,381.30
09/02/2025	byPho...	Cardmember Service			45.26	40,336.04
09/04/2025	BillPay	S&J Maintenance	2 days pay to close contract resignation		30.78	40,305.26
09/04/2025	BillPay	Perrow Management Corp.			900.00	39,405.26
09/04/2025	BillPay	Atlee Rea (Vendor)	Monthly Services		1,860.00	37,545.26
09/11/2025	4546	Bay's Trash Removal			315.90	37,229.36
09/15/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	37,133.56
09/17/2025			Funds Transfer		1,818.18	35,315.38
09/17/2025	BillPay	Snell Fence			2,250.00	33,065.38
09/22/2025	debit	Appalachian Power Co			104.09	32,961.29
09/22/2025	debit	Appalachian Power Co			329.58	32,631.71
09/22/2025	BillPay	Lloyd Weeks (Vendor)			65.28	32,566.43
09/25/2025	ACH	Bedford Regional Water Auth...	Account #0030063601		133.14	32,433.29
Total 1050 · Atlantic Union Checking (5832)				0.00	7,948.01	32,433.29
1052 · AU Clubhouse Acct (5848)						1,336.12
09/17/2025	BillPay	Carol Stauffer (Vendor)			162.14	1,173.98
Total 1052 · AU Clubhouse Acct (5848)				0.00	162.14	1,173.98
1250 · Reserve Funds						44,696.37
1250-1 · Savings (0321)						24,338.53
09/17/2025			Funds Transfer	1,818.18		26,156.71
09/30/2025			Interest	2.07		26,158.78
Total 1250-1 · Savings (0321)				1,820.25	0.00	26,158.78
1250-2 · CD (2829)						20,357.84
09/22/2025			Interest	63.75		20,421.59
Total 1250-2 · CD (2829)				63.75	0.00	20,421.59
Total 1250 · Reserve Funds				1,884.00	0.00	46,580.37
TOTAL				1,884.00	8,110.15	80,187.64

Beechwood Shores POA, INC.
Expense Detail By Account
September 2025

Cash Basis

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
09/22/2025	debit	Appalachian Power Co	028-880-021-0-8	104.09
09/22/2025	debit	Appalachian Power Co	024-828-686-0-7	329.58
Total 6010 · Electricity				433.67
6030 · Internet				
09/15/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 · Internet				95.80
6040 · Water				
09/25/2025	7/21/2...	Bedford Regional Water Authority	7/21/25 - 8/21/25	133.14
Total 6040 · Water				133.14
Total 6000 · Utilities				662.61
6090 · Contract Services				
6091 · Grounds Maintenance				
09/04/2025	BillPay	Atlee Rea (Vendor)	Monthly Services	1,860.00
09/11/2025	Inv #33...	Bay's Trash Removal	Monthly Rate 6/1/25 - 6/30/25	105.30
09/11/2025	Inv #33...	Bay's Trash Removal	Monthly Rate 7/1/25 - 7/31/25	105.30
09/11/2025	Inv #33...	Bay's Trash Removal	Monthly Rate 8/1/25 - 8/31/25	105.30
Total 6091 · Grounds Maintenance				2,175.90
6090-8 · Professional Fees				
6090-11 · Accounting fees				
09/04/2025	BillPay	Perrow Management Corp.	August & half July	900.00
Total 6090-11 · Accounting fees				900.00
Total 6090-8 · Professional Fees				900.00
Total 6090 · Contract Services				3,075.90
6210 · Supplies				
6210-3 · Clubhouse Supplies				
09/17/2025	BillPay	Carol Stauffer (Vendor)	Supplies	162.14
Total 6210-3 · Clubhouse Supplies				162.14
Total 6210 · Supplies				162.14
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-3 · Pool Maint & Outdoor Furniture				
09/04/2025	BillPay	S&J Maintenance	2 days pay to close contract resignation	30.78
09/22/2025	BillPay	Lloyd Weeks (Vendor)	Pool winterization kit reimbursement	65.28
Total 6500-3 · Pool Maint & Outdoor Furniture				96.06
Total 6501 · Repairs and Maintenance				96.06
Total 6500 · Budgeted Projects				96.06
TOTAL				**3,996.71**