

Beechwood Shores POA, INC.

Balance Sheet

As of November 30, 2025

Cash Basis

	Nov 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1050 · Atlantic Union Checking (5832)	11,852.41
1052 · AU Clubhouse Acct (5848)	1,192.70
1250 · Reserve Funds	
1250-1 · Savings (0321)	29,799.81
1250-2 · CD (2829)	20,547.64
Total 1250 · Reserve Funds	50,347.45
Total Checking/Savings	63,392.56
Accounts Receivable	
1100 · Accounts Receivable	-414.00
Total Accounts Receivable	-414.00
Total Current Assets	62,978.56
TOTAL ASSETS	62,978.56
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	74,708.26
Net Income	-13,079.48
Total Equity	61,628.78
TOTAL LIABILITIES & EQUITY	62,978.56

Beechwood Shores POA, INC.

Profit & Loss

November 2025

Cash Basis

	Nov 25	Jan - Nov 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	66.52	636.86
4070 · Interest & Late Fees (A/R)	0.00	383.01
4090 · Clubhouse Rent	50.00	600.00
4097 · Miscellaneous Income	0.00	446.00
4110 · Landfill Keys	0.00	100.00
4140 · Delinquent Dues	0.00	2,122.63
Total Income	116.52	75,553.50
Gross Profit	116.52	75,553.50
Expense		
6000 · Utilities		
6010 · Electricity	254.60	3,643.05
6030 · Internet	95.80	1,053.80
6040 · Water	89.75	1,224.03
Total 6000 · Utilities	440.15	5,920.88
6090 · Contract Services		
6091 · Grounds Maintenance	1,860.00	21,642.62
6090-5 · Pest Control	70.00	274.00
6090-8 · Professional Fees		
6090-11 · Accounting fees	600.00	7,266.25
6090-12 · Legal fees	0.00	-125.00
6090-13 · Tax preparation	0.00	420.00
Total 6090-8 · Professional Fees	600.00	7,561.25
Total 6090 · Contract Services	2,530.00	29,477.87
6210 · Supplies		
6210-1 · Pool Supplies	0.00	2,181.37
6210-2 · Grounds Supplies	0.00	155.62
6210-3 · Clubhouse Supplies	0.00	1,083.55
Total 6210 · Supplies	0.00	3,420.54
6300 · Office & Admin Expenses		
6440 · Insurance	3,314.00	3,314.00
6060 · Tax & License Fees	0.00	25.00
6300-2B · Website Fees	0.00	267.07
6300-1 · Postage	0.00	500.00
6300-3 · Copies	62.13	62.13
6300-4 · Bank Charges	0.00	6.50
Total 6300 · Office & Admin Expenses	3,376.13	4,174.70
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	3,283.20	32,596.65
6500-15 · Trails Maintenance	66.03	66.03
Total 6501 · Repairs and Maintenance	3,349.23	45,838.99
Total 6500 · Budgeted Projects	3,349.23	45,838.99
Total Expense	9,695.51	88,832.98

Beechwood Shores POA, INC.

Profit & Loss

November 2025

Cash Basis

	Nov 25	Jan - Nov 25
Net Ordinary Income	-9,578.99	-13,279.48
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	-9,578.99	-13,079.48

Beechwood Shores POA, INC.

Profit & Loss Budget Performance

Cash Basis

November 2025

	Nov 25	Budget	\$ Over Budget	Jan - Nov 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	66.52	15.00	51.52	636.86	209.00	427.86	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	50.00	0.00	50.00	600.00	500.00	100.00	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	1,650.00	472.63	1,800.00
Total Income	116.52	165.00	-48.48	75,553.50	76,094.00	-540.50	76,259.00
Gross Profit	116.52	165.00	-48.48	75,553.50	76,094.00	-540.50	76,259.00
Expense							
6000 · Utilities							
6010 · Electricity	254.60	380.00	-125.40	3,643.05	4,580.00	-936.95	4,960.00
6030 · Internet	95.80	76.00	19.80	1,053.80	834.00	219.80	910.00
6040 · Water	89.75	65.00	24.75	1,224.03	1,135.00	89.03	1,200.00
Total 6000 · Utilities	440.15	521.00	-80.85	5,920.88	6,549.00	-628.12	7,070.00
6090 · Contract Services							
6091 · Grounds Maintenance	1,860.00	2,100.00	-240.00	21,642.62	23,100.00	-1,457.38	25,200.00
6090-5 · Pest Control	70.00	67.00	3.00	274.00	268.00	6.00	268.00
6090-8 · Professional Fees							
6090-11 · Accounting fees	600.00	600.00	0.00	7,266.25	6,600.00	666.25	7,200.00
6090-12 · Legal fees	0.00	0.00	0.00	-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	600.00	600.00	0.00	7,561.25	7,600.00	-38.75	8,400.00
Total 6090 · Contract Services	2,530.00	2,767.00	-237.00	29,477.87	30,968.00	-1,490.13	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	0.00	50.00	-50.00	1,083.55	300.00	783.55	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	0.00	50.00	-50.00	3,420.54	2,550.00	870.54	2,550.00
6300 · Office & Admin Expenses							
6440 · Insurance	3,314.00	3,500.00	-186.00	3,314.00	3,500.00	-186.00	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	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	0.00	0.00	0.00	180.00	-180.00	230.00
6300-3 · Copies	62.13	0.00	62.13	62.13	105.00	-42.87	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	3,376.13	3,500.00	-123.87	4,174.70	4,250.00	-75.30	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	0.00	0.00	836.95	2,550.00	-1,713.05	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	3,283.20	0.00	3,283.20	32,596.65	25,390.00	7,206.65	25,390.00
6500-15 · Trails Maintenance	66.03	0.00	66.03	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	3,349.23	0.00	3,349.23	45,838.99	35,440.00	10,398.99	36,190.00
Total 6500 · Budgeted Projects	3,349.23	0.00	3,349.23	45,838.99	35,440.00	10,398.99	36,190.00
Total Expense	9,695.51	6,838.00	2,857.51	88,832.98	79,757.00	9,075.98	83,993.00
Net Ordinary Income	-9,578.99	-6,673.00	-2,905.99	-13,279.48	-3,663.00	-9,616.48	-7,734.00
Net Income	-9,578.99	-6,673.00	-2,905.99	-13,279.48	-3,663.00	-9,616.48	-7,734.00

Beechwood Shores POA, INC. Bank Account Detail

As of November 30, 2025

Date	Num	Name	Memo	Debit	Credit	Balance
1050 · Atlantic Union Checking (5832)						23,366.10
11/05/2025	BillPay	Atlee Rea (Vendor)	Monthly Services		1,860.00	21,506.10
11/07/2025	BillPay	Perrow Management Corp.	October Services		600.00	20,906.10
11/12/2025	BillPay	Connie Smith			66.03	20,840.07
11/15/2025	debit	Comcast Xfinity	Internet Service Fee		95.80	20,744.27
11/17/2025			Funds Transfer		1,818.18	18,926.09
11/19/2025	debit	Appalachian Power Co			175.76	18,750.33
11/19/2025	debit	Appalachian Power Co			78.84	18,671.49
11/19/2025	BillPay	State Farm Insurance	Policy #96-58-0100-4 - 11/26/2025 - 11/26/2026		3,314.00	15,357.49
11/19/2025	BillPay	Dodson Pest Control			70.00	15,287.49
11/19/2025	BillPay	Ben Spencer (Vendor)	:Reimb. for printing annual meeting		62.13	15,225.36
11/19/2025	BillPay	Tina Pearce (Maid 4 U)	Cleaning Clubhouse		125.00	15,100.36
11/24/2025	4549	HDZ Construction	Clubhouse Maintenance		2,917.45	12,182.91
11/24/2025	BillPay	Joanne Gildea*	Reimbursement for paint		240.75	11,942.16
11/25/2025	ACH	Bedford Regional Water Authority	9/19/25 - 10/27/25		89.75	11,852.41
Total 1050 · Atlantic Union Checking (5832)				0.00	11,513.69	11,852.41
1052 · AU Clubhouse Acct (5848)						1,142.70
11/18/2025			Clubhouse Rental	50.00		1,192.70
Total 1052 · AU Clubhouse Acct (5848)				50.00	0.00	1,192.70
1250 · Reserve Funds						48,462.75
1250-1 · Savings (0321)						27,979.26
11/17/2025			Funds Transfer	1,818.18		29,797.44
11/30/2025			Interest	2.37		29,799.81
Total 1250-1 · Savings (0321)				1,820.55	0.00	29,799.81
1250-2 · CD (2829)						20,483.49
11/21/2025			Interest	64.15		20,547.64
Total 1250-2 · CD (2829)				64.15	0.00	20,547.64
Total 1250 · Reserve Funds				1,884.70	0.00	50,347.45
TOTAL				1,934.70	11,513.69	63,392.56

Beechwood Shores POA, INC.

Expense Detail By Account

Cash Basis

November 2025

Date	Num	Name	Memo	Paid Amount
6000 · Utilities				
6010 · Electricity				
11/19/2025	debit	Appalachian Power Co	024-828-686-0-7	175.76
11/19/2025	debit	Appalachian Power Co	028-880-021-0-8	78.84
Total 6010 · Electricity				254.60
6030 · Internet				
11/15/2025	debit	Comcast Xfinity	Internet Service Fee	95.80
Total 6030 · Internet				95.80
6040 · Water				
11/25/2025	00300...	Bedford Regional Water Authority	Acct. #0030063601	89.75
Total 6040 · Water				89.75
Total 6000 · Utilities				440.15
6090 · Contract Services				
6091 · Grounds Maintenance				
11/05/2025	BillPay	Atlee Rea (Vendor)	Monthly Services	1,860.00
Total 6091 · Grounds Maintenance				1,860.00
6090-5 · Pest Control				
11/19/2025	Acct #...	Dodson Pest Control		70.00
Total 6090-5 · Pest Control				70.00
6090-8 · Professional Fees				
6090-11 · Accounting fees				
11/07/2025	BillPay	Perrow Management Corp.	October Services	600.00
Total 6090-11 · Accounting fees				600.00
Total 6090-8 · Professional Fees				600.00
Total 6090 · Contract Services				2,530.00
6300 · Office & Admin Expenses				
6440 · Insurance				
11/19/2025	96-58-...	State Farm Insurance	Policy #96-58-0100-4 - 11/26/2025 - 11/26/2026	3,314.00
Total 6440 · Insurance				3,314.00
6300-3 · Copies				
11/19/2025	BillPay	Ben Spencer (Vendor)	:Reimb. for printing annual meeting	62.13
Total 6300-3 · Copies				62.13
Total 6300 · Office & Admin Expenses				3,376.13
6500 · Budgeted Projects				
6501 · Repairs and Maintenance				
6500-4 · Clubhouse Maintenance				
11/19/2025	BillPay	Tina Pearce (Maid 4 U)	Cleaning Clubhouse	125.00
11/24/2025	Inv #0...	HDZ Construction	Floor Installation and Removal	1,300.00
11/24/2025	Inv #0...	HDZ Construction	Painting Walls and Trim	1,300.00
11/24/2025	Inv #0...	HDZ Construction	Receipt	167.45
11/24/2025	Inv #0...	HDZ Construction	Trim Installation	150.00
11/24/2025	BillPay	Joanne Gildea*	Reimbursement for paint	240.75
Total 6500-4 · Clubhouse Maintenance				3,283.20

Beechwood Shores POA, INC.

Expense Detail By Account

Cash Basis

November 2025

Date	Num	Name	Memo	Paid Amount
6500-15 · Trails Maintenance				
11/12/2025	BillPay	Connie Smith	Trail sign reimbursement	66.03
Total 6500-15 · Trails Maintenance				66.03
Total 6501 · Repairs and Maintenance				3,349.23
Total 6500 · Budgeted Projects				3,349.23
TOTAL				9,695.51