

# Beechwood Shores POA, INC.

## Balance Sheet

As of October 31, 2025

Cash Basis

|                                       | Oct 31, 25 |
|---------------------------------------|------------|
| ASSETS                                |            |
| Current Assets                        |            |
| Checking/Savings                      |            |
| 1050 · Atlantic Union Checking (5832) | 23,366.10  |
| 1052 · AU Clubhouse Acct (5848)       | 1,142.70   |
| 1250 · Reserve Funds                  |            |
| 1250-1 · Savings (0321)               | 27,979.26  |
| 1250-2 · CD (2829)                    | 20,483.49  |
| Total 1250 · Reserve Funds            | 48,462.75  |
| Total Checking/Savings                | 72,971.55  |
| Accounts Receivable                   |            |
| 1100 · Accounts Receivable            | -414.00    |
| Total Accounts Receivable             | -414.00    |
| Total Current Assets                  | 72,557.55  |
| TOTAL ASSETS                          | 72,557.55  |
| 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                            | -3,500.49  |
| Total Equity                          | 71,207.77  |
| TOTAL LIABILITIES & EQUITY            | 72,557.55  |

# Beechwood Shores POA, INC.

## Profit & Loss

October 2025

Cash Basis

|                                         | Oct 25    | Jan - Oct 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                         | 64.20     | 570.34       |
| 4070 · Interest & Late Fees (A/R)       | 0.00      | 383.01       |
| 4090 · Clubhouse Rent                   | 50.00     | 550.00       |
| 4097 · Miscellaneous Income             | 0.00      | 446.00       |
| 4110 · Landfill Keys                    | 0.00      | 100.00       |
| 4140 · Delinquent Dues                  | 0.00      | 2,122.63     |
| Total Income                            | 114.20    | 75,436.98    |
| Gross Profit                            | 114.20    | 75,436.98    |
| Expense                                 |           |              |
| 6000 · Utilities                        |           |              |
| 6010 · Electricity                      | 419.19    | 3,388.45     |
| 6030 · Internet                         | 95.80     | 958.00       |
| 6040 · Water                            | 159.56    | 1,134.28     |
| Total 6000 · Utilities                  | 674.55    | 5,480.73     |
| 6090 · Contract Services                |           |              |
| 6091 · Grounds Maintenance              | 1,860.00  | 19,782.62    |
| 6090-5 · Pest Control                   | 0.00      | 204.00       |
| 6090-8 · Professional Fees              |           |              |
| 6090-11 · Accounting fees               | 600.00    | 6,666.25     |
| 6090-12 · Legal fees                    | 0.00      | -125.00      |
| 6090-13 · Tax preparation               | 0.00      | 420.00       |
| Total 6090-8 · Professional Fees        | 600.00    | 6,961.25     |
| Total 6090 · Contract Services          | 2,460.00  | 26,947.87    |
| 6210 · Supplies                         |           |              |
| 6210-1 · Pool Supplies                  | 0.00      | 2,181.37     |
| 6210-2 · Grounds Supplies               | 0.00      | 155.62       |
| 6210-3 · Clubhouse Supplies             | 81.28     | 1,083.55     |
| Total 6210 · Supplies                   | 81.28     | 3,420.54     |
| 6300 · Office & Admin Expenses          |           |              |
| 6060 · Tax & License Fees               | 0.00      | 25.00        |
| 6300-2B · Website Fees                  | 30.08     | 267.07       |
| 6300-1 · Postage                        | 312.00    | 500.00       |
| 6300-4 · Bank Charges                   | 0.00      | 6.50         |
| Total 6300 · Office & Admin Expenses    | 342.08    | 798.57       |
| 6500 · Budgeted Projects                |           |              |
| 6501 · Repairs and Maintenance          |           |              |
| 6500-2 · Grounds                        | 0.00      | 836.95       |
| 6500-3 · Pool Maint & Outdoor Furniture | 2,987.50  | 12,339.36    |
| 6500-4 · Clubhouse Maintenance          | 64.94     | 29,313.45    |
| Total 6501 · Repairs and Maintenance    | 3,052.44  | 42,489.76    |
| Total 6500 · Budgeted Projects          | 3,052.44  | 42,489.76    |
| Total Expense                           | 6,610.35  | 79,137.47    |
| Net Ordinary Income                     | -6,496.15 | -3,700.49    |
| Other Income/Expense                    |           |              |
| Other Income                            |           |              |

# Beechwood Shores POA, INC.

## Profit & Loss

October 2025

Cash Basis

|                                       | Oct 25    | Jan - Oct 25 |
|---------------------------------------|-----------|--------------|
| 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                            | -6,496.15 | -3,500.49    |

# Beechwood Shores POA, INC.

## Profit & Loss Budget Performance

Cash Basis

October 2025

|                                          | Oct 25    | Budget    | \$ Over Budget | Jan - Oct 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                          | 64.20     | 15.00     | 49.20          | 570.34       | 194.00     | 376.34         | 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          | 550.00       | 500.00     | 50.00          | 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     | 1,500.00   | 622.63         | 1,800.00      |
| Total Income                             | 114.20    | 165.00    | -50.80         | 75,436.98    | 75,929.00  | -492.02        | 76,259.00     |
| Gross Profit                             | 114.20    | 165.00    | -50.80         | 75,436.98    | 75,929.00  | -492.02        | 76,259.00     |
| Expense                                  |           |           |                |              |            |                |               |
| 6000 · Utilities                         |           |           |                |              |            |                |               |
| 6010 · Electricity                       | 419.19    | 380.00    | 39.19          | 3,388.45     | 4,200.00   | -811.55        | 4,960.00      |
| 6030 · Internet                          | 95.80     | 76.00     | 19.80          | 958.00       | 758.00     | 200.00         | 910.00        |
| 6040 · Water                             | 159.56    | 65.00     | 94.56          | 1,134.28     | 1,070.00   | 64.28          | 1,200.00      |
| Total 6000 · Utilities                   | 674.55    | 521.00    | 153.55         | 5,480.73     | 6,028.00   | -547.27        | 7,070.00      |
| 6090 · Contract Services                 |           |           |                |              |            |                |               |
| 6091 · Grounds Maintenance               | 1,860.00  | 2,100.00  | -240.00        | 19,782.62    | 21,000.00  | -1,217.38      | 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                | 600.00    | 600.00    | 0.00           | 6,666.25     | 6,000.00   | 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           | 6,961.25     | 7,000.00   | -38.75         | 8,400.00      |
| Total 6090 · Contract Services           | 2,460.00  | 2,700.00  | -240.00        | 26,947.87    | 28,201.00  | -1,253.13      | 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              | 81.28     | 0.00      | 81.28          | 1,083.55     | 250.00     | 833.55         | 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                    | 81.28     | 0.00      | 81.28          | 3,420.54     | 2,500.00   | 920.54         | 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                   | 30.08     | 0.00      | 30.08          | 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                         | 312.00    | 80.00     | 232.00         | 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                          | 0.00      | 0.00      | 0.00           | 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     | 342.08    | 80.00     | 262.08         | 798.57       | 750.00     | 48.57          | 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 Furnitu... | 2,987.50  | 0.00      | 2,987.50       | 12,339.36    | 7,500.00   | 4,839.36       | 7,500.00      |
| 6500-4 · Clubhouse Maintenance           | 64.94     | 0.00      | 64.94          | 29,313.45    | 25,390.00  | 3,923.45       | 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     | 3,052.44  | 0.00      | 3,052.44       | 42,489.76    | 35,440.00  | 7,049.76       | 36,190.00     |
| Total 6500 · Budgeted Projects           | 3,052.44  | 0.00      | 3,052.44       | 42,489.76    | 35,440.00  | 7,049.76       | 36,190.00     |
| Total Expense                            | 6,610.35  | 3,301.00  | 3,309.35       | 79,137.47    | 72,919.00  | 6,218.47       | 83,993.00     |
| Net Ordinary Income                      | -6,496.15 | -3,136.00 | -3,360.15      | -3,700.49    | 3,010.00   | -6,710.49      | -7,734.00     |
| Net Income                               | -6,496.15 | -3,136.00 | -3,360.15      | -3,700.49    | 3,010.00   | -6,710.49      | -7,734.00     |

**Beechwood Shores POA, INC.**  
**Bank Account Detail**  
As of October 31, 2025

| Date                                        | Num      | Name                          | Memo                                     | Debit    | Credit   | Balance   |
|---------------------------------------------|----------|-------------------------------|------------------------------------------|----------|----------|-----------|
| 1050 · Atlantic Union Checking (5832)       |          |                               |                                          |          |          | 32,433.29 |
| 10/01/2025                                  | 4548     | US Postal Service             | Stamps for Annual Meeting/ Proxy Mailing |          | 312.00   | 32,121.29 |
| 10/01/2025                                  | BillP... | Carol Stauffer (Vendor)       | Paint and supplies for clubhouse door    |          | 64.94    | 32,056.35 |
| 10/01/2025                                  | BillP... | Atlee Rea (Vendor)            | Monthly Services                         |          | 1,860.00 | 30,196.35 |
| 10/14/2025                                  | BillP... | Protask Home Service          | Pool cover                               |          | 2,787.50 | 27,408.85 |
| 10/15/2025                                  | debit    | Comcast Xfinity               | Internet Service Fee                     |          | 95.80    | 27,313.05 |
| 10/17/2025                                  |          |                               | Funds Transfer                           |          | 1,818.18 | 25,494.87 |
| 10/17/2025                                  | BillP... | Joanne Gildea*                |                                          |          | 30.08    | 25,464.79 |
| 10/21/2025                                  | debit    | Appalachian Power Co          |                                          |          | 83.83    | 25,380.96 |
| 10/21/2025                                  | debit    | Appalachian Power Co          |                                          |          | 335.36   | 25,045.60 |
| 10/25/2025                                  | ACH      | Bedford Regional Water Aut... | 8/21/25 - 9/19/25                        |          | 159.56   | 24,886.04 |
| 10/29/2025                                  | BillP... | Ben Spencer (Vendor)          | Fence paint                              |          | 119.94   | 24,766.10 |
| 10/29/2025                                  | BillP... | Lloyd Weeks (Vendor)          | Pool Closing                             |          | 200.00   | 24,566.10 |
| 10/29/2025                                  | BillP... | HDZ Construction              |                                          |          | 600.00   | 23,966.10 |
| 10/31/2025                                  | BillP... | Perrow Management Corp.       | September Services                       |          | 600.00   | 23,366.10 |
| Total 1050 · Atlantic Union Checking (5832) |          |                               |                                          | 0.00     | 9,067.19 | 23,366.10 |
| 1052 · AU Clubhouse Acct (5848)             |          |                               |                                          |          |          | 1,173.98  |
| 10/24/2025                                  | BillP... | Lisa Smith                    | Wipes for Clubhouse                      |          | 45.27    | 1,128.71  |
| 10/28/2025                                  |          |                               | Deposit                                  | 50.00    |          | 1,178.71  |
| 10/29/2025                                  | BillP... | Carol Stauffer (Vendor)       | Propane for pool grills                  |          | 36.01    | 1,142.70  |
| Total 1052 · AU Clubhouse Acct (5848)       |          |                               |                                          | 50.00    | 81.28    | 1,142.70  |
| 1250 · Reserve Funds                        |          |                               |                                          |          |          | 46,580.37 |
| 1250-1 · Savings (0321)                     |          |                               |                                          |          |          | 26,158.78 |
| 10/17/2025                                  |          |                               | Funds Transfer                           | 1,818.18 |          | 27,976.96 |
| 10/22/2025                                  |          |                               | Interest                                 | 2.30     |          | 27,979.26 |
| Total 1250-1 · Savings (0321)               |          |                               |                                          | 1,820.48 | 0.00     | 27,979.26 |
| 1250-2 · CD (2829)                          |          |                               |                                          |          |          | 20,421.59 |
| 10/22/2025                                  |          |                               | Interest                                 | 61.90    |          | 20,483.49 |
| Total 1250-2 · CD (2829)                    |          |                               |                                          | 61.90    | 0.00     | 20,483.49 |
| Total 1250 · Reserve Funds                  |          |                               |                                          | 1,882.38 | 0.00     | 48,462.75 |
| TOTAL                                       |          |                               |                                          | 1,932.38 | 9,148.47 | 72,971.55 |

# Beechwood Shores POA, INC.

## Expense Detail By Account

Cash Basis

October 2025

| Date                                               | Num     | Name                           | Memo                                     | Paid Amount |
|----------------------------------------------------|---------|--------------------------------|------------------------------------------|-------------|
| <b>6000 · Utilities</b>                            |         |                                |                                          |             |
| <b>6010 · Electricity</b>                          |         |                                |                                          |             |
| 10/21/2025                                         | debit   | Appalachian Power Co           | 028-880-021-0-8                          | 83.83       |
| 10/21/2025                                         | debit   | Appalachian Power Co           | 024-828-686-0-7                          | 335.36      |
| Total 6010 · Electricity                           |         |                                |                                          | 419.19      |
| <b>6030 · Internet</b>                             |         |                                |                                          |             |
| 10/15/2025                                         | debit   | Comcast Xfinity                | Internet Service Fee                     | 95.80       |
| Total 6030 · Internet                              |         |                                |                                          | 95.80       |
| <b>6040 · Water</b>                                |         |                                |                                          |             |
| 10/25/2025                                         | 0030... | Bedford Regional Water Auth... | Acct. #0030063601                        | 159.56      |
| Total 6040 · Water                                 |         |                                |                                          | 159.56      |
| Total 6000 · Utilities                             |         |                                |                                          | 674.55      |
| <b>6090 · Contract Services</b>                    |         |                                |                                          |             |
| <b>6091 · Grounds Maintenance</b>                  |         |                                |                                          |             |
| 10/01/2025                                         | BillPay | Atlee Rea (Vendor)             | Monthly Services                         | 1,860.00    |
| Total 6091 · Grounds Maintenance                   |         |                                |                                          | 1,860.00    |
| <b>6090-8 · Professional Fees</b>                  |         |                                |                                          |             |
| <b>6090-11 · Accounting fees</b>                   |         |                                |                                          |             |
| 10/31/2025                                         | BillPay | Perrow Management Corp.        | September Services                       | 600.00      |
| Total 6090-11 · Accounting fees                    |         |                                |                                          | 600.00      |
| Total 6090-8 · Professional Fees                   |         |                                |                                          | 600.00      |
| Total 6090 · Contract Services                     |         |                                |                                          | 2,460.00    |
| <b>6210 · Supplies</b>                             |         |                                |                                          |             |
| <b>6210-3 · Clubhouse Supplies</b>                 |         |                                |                                          |             |
| 10/24/2025                                         | BillPay | Lisa Smith                     | Wipes for Clubhouse                      | 45.27       |
| 10/29/2025                                         | BillPay | Carol Stauffer (Vendor)        | Propane for pool grills                  | 36.01       |
| Total 6210-3 · Clubhouse Supplies                  |         |                                |                                          | 81.28       |
| Total 6210 · Supplies                              |         |                                |                                          | 81.28       |
| <b>6300 · Office &amp; Admin Expenses</b>          |         |                                |                                          |             |
| <b>6300-2B · Website Fees</b>                      |         |                                |                                          |             |
| 10/17/2025                                         | BillPay | Joanne Gildea*                 | email addresses                          | 30.08       |
| Total 6300-2B · Website Fees                       |         |                                |                                          | 30.08       |
| <b>6300-1 · Postage</b>                            |         |                                |                                          |             |
| 10/01/2025                                         | Stam... | US Postal Service              | Stamps for Annual Meeting/ Proxy Mailing | 312.00      |
| Total 6300-1 · Postage                             |         |                                |                                          | 312.00      |
| Total 6300 · Office & Admin Expenses               |         |                                |                                          | 342.08      |
| <b>6500 · Budgeted Projects</b>                    |         |                                |                                          |             |
| <b>6501 · Repairs and Maintenance</b>              |         |                                |                                          |             |
| <b>6500-3 · Pool Maint &amp; Outdoor Furniture</b> |         |                                |                                          |             |
| 10/14/2025                                         | BillPay | Protask Home Service           | Pool cover                               | 2,787.50    |
| 10/29/2025                                         | BillPay | Lloyd Weeks (Vendor)           | Pool Closing                             | 200.00      |
| Total 6500-3 · Pool Maint & Outdoor Furniture      |         |                                |                                          | 2,987.50    |

**Beechwood Shores POA, INC.**  
**Expense Detail By Account**

Cash Basis

October 2025

| Date                                  | Num     | Name                    | Memo                                  | Paid Amount     |
|---------------------------------------|---------|-------------------------|---------------------------------------|-----------------|
| <b>6500-4 · Clubhouse Maintenance</b> |         |                         |                                       |                 |
| 10/01/2025                            | BillPay | Carol Stauffer (Vendor) | Paint and supplies for clubhouse door | 64.94           |
| Total 6500-4 · Clubhouse Maintenance  |         |                         |                                       | 64.94           |
| Total 6501 · Repairs and Maintenance  |         |                         |                                       | 3,052.44        |
| Total 6500 · Budgeted Projects        |         |                         |                                       | 3,052.44        |
| <b>TOTAL</b>                          |         |                         |                                       | <b>6,610.35</b> |