Financial Report Package

August 2025

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

Assets		
Assets		
10-1000-00 Operations - SouthState - X7105	$18,685.08	
10-1020-00 Pre Reserve - SouthState - X7108	28,429.10	
10-1050-00 SA Stone - CD - X2874	1,331,140.75	
Total Assets:		$1,378,254.93
Accounts Receivable		
12-1270-00 Accounts Receivable	208.96	
Total Accounts Receivable:		$208.96
Total Assets:		**$1,378,463.89**
Liabilities & Equity		
Liabilities		
20-2070-00 Prepaid Dues	50,158.98	
Total Liabilities:		$50,158.98
Earnings		
29-2900-00 Retained Earnings	1,254,578.60	
Total Earnings:		$1,254,578.60
Net Income Gain / Loss	73,726.31	
		$73,726.31
Total Liabilities & Equity:		**$1,378,463.89**

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: August 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
3010-00 Homeowner Assessment	$51,000.00	$51,000.00	$51,000.00	$51,000.00	$51,000.00	$51,000.00	$51,000.00	$51,000.00	$-	$-	$-	$-	$408,000.00
3015-00 STORAGE ASSESSMENT	570.00	480.00	540.00	540.00	540.00	570.00	540.00	510.00	-	-	-	-	4,290.00
3085-00 NSF Fees	-	(6.00)	-	-	-	(6.00)	-	-	-	-	-	-	(12.00)
3100-00 Late Fee Income	128.38	50.45	150.00	104.80	5.25	154.35	134.63	207.91	-	-	-	-	935.77
3140-00 Clubhouse Rental	125.00	-	(75.00)	-	-	125.00	(100.00)	-	-	-	-	-	75.00
3310-00 Interest Income	4,267.56	4,489.33	4,119.28	4,561.57	4,359.66	4,441.38	4,335.13	4,525.81	-	-	-	-	35,099.72
3320-00 Gain / Loss - CD Market Value	(7,933.62)	(4,244.71)	8,609.22	4,987.71	(7,462.26)	(50.50)	6,298.17	2,594.02	-	-	-	-	2,798.03
Total Income	**48,157.32**	**51,769.07**	**64,343.50**	**61,194.08**	**48,442.65**	**56,234.23**	**62,207.93**	**58,837.74**	**-**	**-**	**-**	**-**	**451,186.52**
Total OPERATING INCOME	**48,157.32**	**51,769.07**	**64,343.50**	**61,194.08**	**48,442.65**	**56,234.23**	**62,207.93**	**58,837.74**	**-**	**-**	**-**	**-**	**451,186.52**
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	76.69	96.63	37.50	93.75	78.60	4.50	27.02	79.05	-	-	-	-	493.74
5050-00 NSF Expense	4.20	-	(4.20)	-	-	-	-	-	-	-	-	-	-
5100-00 Admin Services	44.99	35.00	54.98	35.00	44.99	44.99	44.99	44.99	-	-	-	-	349.93
5110-00 Admin Supplies	-	-	36.15	-	210.66	55.64	-	-	-	-	-	-	302.45
5130-00 Bank Service Charge	-	-	149.31	16.00	-	-	-	-	-	-	-	-	165.31
5190-00 Violation Letters	-	-	-	-	-	104.00	40.00	48.00	-	-	-	-	192.00
5200-00 Website	-	-	377.25	-	-	-	-	-	-	-	-	-	377.25
Total Contract	**125.88**	**131.63**	**650.99**	**144.75**	**334.25**	**209.13**	**112.01**	**172.04**	**-**	**-**	**-**	**-**	**1,880.68**
Landscape													
5300-00 Landscape Contract	-	14,550.00	14,550.00	-	54,420.00	14,550.00	-	29,100.00	-	-	-	-	127,170.00
5305-00 Drainage Repairs	-	18,890.00	-	6,920.00	-	-	13,010.00	3,450.00	-	-	-	-	42,270.00
5310-00 Ground Maintenance	348.29	2,607.50	-	6,230.82	10,967.44	8,868.20	1,597.96	6,829.08	-	-	-	-	37,449.29
5320-00 Fence Maintenance	-	-	-	-	-	-	450.00	-	-	-	-	-	450.00
5350-00 Lighting Maintenance	-	-	-	-	1,753.11	-	-	-	-	-	-	-	1,753.11
Total Landscape	**348.29**	**36,047.50**	**14,550.00**	**13,150.82**	**67,140.55**	**23,418.20**	**15,057.96**	**39,379.08**	**-**	**-**	**-**	**-**	**209,092.40**
Building/Maintenance													
5400-00 Bldg Maintenance	2,035.14	-	4,305.41	445.27	15,507.47	1,888.48	9,177.13	1,037.90	-	-	-	-	34,396.80
5420-00 Pest Control / Termite Bond	-	-	-	-	183.96	8,000.00	-	-	-	-	-	-	8,183.96
5450-00 Paint Inter/Exterior	-	-	-	-	-	-	-	4,151.60	-	-	-	-	4,151.60
5460-00 Plumbing Maintenance	-	-	-	-	-	3,400.00	-	-	-	-	-	-	3,400.00
5470-00 Roof Maintenance	-	-	-	-	800.00	1,121.62	-	1,165.00	-	-	-	-	3,086.62
5480-00 Other Maintenance	-	-	32.09	-	-	-	29.05	-	-	-	-	-	61.14
Total Building/Maintenance	**2,035.14**	**-**	**4,337.50**	**445.27**	**16,491.43**	**14,410.10**	**9,206.18**	**6,354.50**	**-**	**-**	**-**	**-**	**53,280.12**

SUPERIOR
Association Management, LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: August 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Pool													
5600-00 Pool Mgmt Contract	$607.76	$1,215.52	$1,552.57	$2,431.04	$2,431.04	$2,431.04	$1,215.52	$607.76	$-	$-	$-	$-	$12,492.25
5610-00 Pool Maintenance	-	250.00	-	4,686.60	-	-	723.58	-	-	-	-	-	5,660.18
5620-00 Pool Supplies	-	-	-	-	-	-	112.97	-	-	-	-	-	112.97
5630-00 Pool Equipment	-	-	-	269.64	-	42.79	-	-	-	-	-	-	312.43
Total Pool	**607.76**	**1,465.52**	**1,552.57**	**7,387.28**	**2,431.04**	**2,473.83**	**2,052.07**	**607.76**	**-**	**-**	**-**	**-**	**18,577.83**
Recreational													
5700-00 Clubhouse Expense	214.47	-	1,118.48	92.00	626.17	202.79	54.54	(107.88)	-	-	-	-	2,200.57
5710-00 Clubhouse Cleaning	-	-	-	-	800.00	680.00	-	-	-	-	-	-	1,480.00
Total Recreational	**214.47**	**-**	**1,118.48**	**92.00**	**1,426.17**	**882.79**	**54.54**	**(107.88)**	**-**	**-**	**-**	**-**	**3,680.57**
Utilities													
6000-00 Electric	1,061.91	1,072.12	1,099.52	1,081.60	1,229.79	1,085.77	1,137.36	1,208.88	-	-	-	-	8,976.95
6010-00 Gas	303.67	309.69	215.40	79.11	35.35	25.03	23.54	23.54	-	-	-	-	1,015.33
6020-00 Phone/Internet	203.30	203.30	203.30	203.30	203.30	203.30	203.30	508.39	-	-	-	-	1,931.49
6030-00 Trash Removal	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	-	-	-	-	28,800.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	56.84	56.84	140.80	-	-	-	-	538.68
Total Utilities	**5,225.72**	**5,241.95**	**5,175.06**	**5,020.85**	**5,125.28**	**4,970.94**	**5,021.04**	**5,481.61**	**-**	**-**	**-**	**-**	**41,262.45**
Administrative													
6200-00 Management Fees	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	-	-	-	-	22,672.00
6230-00 Insurance	-	-	-	-	1,280.00	-	-	4,187.00	-	-	-	-	5,467.00
6240-00 Legal Fees	297.50	-	393.75	112.50	112.50	-	296.25	276.50	-	-	-	-	1,489.00
6260-00 Taxes - Income/Other	(5,222.84)	-	-	25,141.00	-	-	-	140.00	-	-	-	-	20,058.16
Total Administrative	**(2,091.34)**	**2,834.00**	**3,227.75**	**28,087.50**	**4,226.50**	**2,834.00**	**3,130.25**	**7,437.50**	**-**	**-**	**-**	**-**	**49,686.16**
Total OPERATING EXPENSE	**6,465.92**	**45,720.60**	**30,612.35**	**54,328.47**	**97,175.22**	**49,198.99**	**34,634.05**	**59,324.61**	**-**	**-**	**-**	**-**	**377,460.21**
Net Income:	**41,691.40**	**6,048.47**	**33,731.15**	**6,865.61**	**(48,732.57)**	**7,035.24**	**27,573.88**	**(486.87)**	**-**	**-**	**-**	**-**	**73,726.31**

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

08/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	$51,000.00	$50,987.50	$12.50	0.02 %	$408,000.00	$407,900.00	$100.00	0.02 %	$611,850.00
3015-00 STORAGE ASSESSMENT	510.00	600.00	(90.00)	(15.00)%	4,290.00	4,800.00	(510.00)	(10.63)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	(100.00)%	-	133.36	(133.36)	(100.00)%	200.00
3085-00 NSF Fees	-	-	-	0.00 %	(12.00)	-	(12.00)	0.00 %	-
3100-00 Late Fee Income	207.91	208.33	(0.42)	(0.20)%	935.77	1,666.64	(730.87)	(43.85)%	2,500.00
3140-00 Clubhouse Rental	-	16.67	(16.67)	(100.00)%	75.00	133.36	(58.36)	(43.76)%	200.00
3310-00 Interest Income	4,525.81	4,500.00	25.81	0.57 %	35,099.72	36,000.00	(900.28)	(2.50)%	54,000.00
3320-00 Gain / Loss - CD Market Value	2,594.02	-	2,594.02	0.00 %	2,798.03	-	2,798.03	0.00 %	-
Total Income	$58,837.74	$56,329.17	$2,508.57	4.45%	$451,186.52	$450,633.36	$553.16	0.12 %	$675,950.00
Total OPERATING INCOME	**$58,837.74**	**$56,329.17**	**$2,508.57**	**4.45%**	**$451,186.52**	**$450,633.36**	**$553.16**	**0.12 %**	**$675,950.00**
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	79.05	166.67	87.62	52.57 %	493.74	1,333.36	839.62	62.97 %	2,000.00
5100-00 Admin Services	44.99	41.67	(3.32)	(7.97)%	349.93	333.36	(16.57)	(4.97)%	500.00
5110-00 Admin Supplies	-	83.33	83.33	100.00 %	302.45	666.64	364.19	54.63 %	1,000.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	165.31	33.36	(131.95)	(395.53)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	66.64	66.64	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	100.00 %	-	33.36	33.36	100.00 %	50.00
5180-00 Social Expense	-	16.67	16.67	100.00 %	-	133.36	133.36	100.00 %	200.00
5190-00 Violation Letters	48.00	12.50	(35.50)	(284.00)%	192.00	100.00	(92.00)	(92.00)%	150.00
5200-00 Website	-	33.33	33.33	100.00 %	377.25	266.64	(110.61)	(41.48)%	400.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	200.00	200.00	100.00 %	300.00
Total Contract	$172.04	$395.84	$223.80	56.54%	$1,880.68	$3,166.72	$1,286.04	40.61 %	$4,750.00
Landscape									
5300-00 Landscape Contract	29,100.00	16,666.67	(12,433.33)	(74.60)%	127,170.00	133,333.36	6,163.36	4.62 %	200,000.00
5305-00 Drainage Repairs	3,450.00	3,750.00	300.00	8.00 %	42,270.00	30,000.00	(12,270.00)	(40.90)%	45,000.00
5310-00 Ground Maintenance	6,829.08	6,750.00	(79.08)	(1.17)%	37,449.29	54,000.00	16,550.71	30.65 %	81,000.00
5320-00 Fence Maintenance	-	-	-	0.00 %	450.00	-	(450.00)	0.00 %	-
5350-00 Lighting Maintenance	-	83.33	83.33	100.00 %	1,753.11	666.64	(1,086.47)	(162.98)%	1,000.00
Total Landscape	$39,379.08	$27,250.00	($12,129.08)	(44.51)%	$209,092.40	$218,000.00	$8,907.60	4.09 %	$327,000.00

Income Statement - Operating

3 CHERRY WAY HOA, INC.

08/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
Building/Maintenance									
5400-00 Bldg Maintenance	$1,037.90	$833.33	($204.57)	(24.55)%	$34,396.80	$6,666.64	($27,730.16)	(415.95)%	$10,000.00
5410-00 Cleaning	-	416.67	416.67	100.00 %	-	3,333.36	3,333.36	100.00 %	5,000.00
5420-00 Pest Control / Termite Bond	-	666.67	666.67	100.00 %	8,183.96	5,333.36	(2,850.60)	(53.45)%	8,000.00
5450-00 Paint Inter/Exterior	4,151.60	500.00	(3,651.60)	(730.32)%	4,151.60	4,000.00	(151.60)	(3.79)%	6,000.00
5460-00 Plumbing Maintenance	-	208.33	208.33	100.00 %	3,400.00	1,666.64	(1,733.36)	(104.00)%	2,500.00
5470-00 Roof Maintenance	1,165.00	500.00	(665.00)	(133.00)%	3,086.62	4,000.00	913.38	22.83 %	6,000.00
5480-00 Other Maintenance	-	-	-	0.00 %	61.14	-	(61.14)	0.00 %	-
Total Building/Maintenance	$6,354.50	$3,125.00	($3,229.50)	(103.34)%	$53,280.12	$25,000.00	($28,280.12)	(113.12)%	$37,500.00
Pool									
5600-00 Pool Mgmt Contract	607.76	1,000.00	392.24	39.22 %	12,492.25	8,000.00	(4,492.25)	(56.15)%	12,000.00
5610-00 Pool Maintenance	-	83.33	83.33	100.00 %	5,660.18	666.64	(4,993.54)	(749.06)%	1,000.00
5620-00 Pool Supplies	-	66.67	66.67	100.00 %	112.97	533.36	420.39	78.82 %	800.00
5630-00 Pool Equipment	-	8.33	8.33	100.00 %	312.43	66.64	(245.79)	(368.83)%	100.00
Total Pool	$607.76	$1,158.33	$550.57	47.53%	$18,577.83	$9,266.64	($9,311.19)	(100.48)%	$13,900.00
Recreational									
5700-00 Clubhouse Expense	(107.88)	83.33	191.21	229.46 %	2,200.57	666.64	(1,533.93)	(230.10)%	1,000.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	100.00 %	1,480.00	1,600.00	120.00	7.50 %	2,400.00
5720-00 Clubhouse Furnishings	-	83.33	83.33	100.00 %	-	666.64	666.64	100.00 %	1,000.00
Total Recreational	($107.88)	$366.66	$474.54	129.42%	$3,680.57	$2,933.28	($747.29)	(25.48)%	$4,400.00
Utilities									
6000-00 Electric	1,208.88	1,083.33	(125.55)	(11.59)%	8,976.95	8,666.64	(310.31)	(3.58)%	13,000.00
6010-00 Gas	23.54	133.33	109.79	82.34 %	1,015.33	1,066.64	51.31	4.81 %	1,600.00
6020-00 Phone/Internet	508.39	291.67	(216.72)	(74.30)%	1,931.49	2,333.36	401.87	17.22 %	3,500.00
6030-00 Trash Removal	3,600.00	3,750.00	150.00	4.00 %	28,800.00	30,000.00	1,200.00	4.00 %	45,000.00
6040-00 Water	140.80	83.33	(57.47)	(68.97)%	538.68	666.64	127.96	19.19 %	1,000.00
Total Utilities	$5,481.61	$5,341.66	($139.95)	(2.62)%	$41,262.45	$42,733.28	$1,470.83	3.44 %	$64,100.00
Administrative									
6200-00 Management Fees	2,834.00	2,833.33	(0.67)	(0.02)%	22,672.00	22,666.64	(5.36)	(0.02)%	34,000.00
6220-00 CPA Fees	-	-	-	0.00 %	-	1,000.00	1,000.00	100.00 %	1,000.00
6230-00 Insurance	4,187.00	-	(4,187.00)	0.00 %	5,467.00	5,500.00	33.00	0.60 %	5,500.00
6240-00 Legal Fees	276.50	416.67	140.17	33.64 %	1,489.00	3,333.36	1,844.36	55.33 %	5,000.00
6260-00 Taxes - Income/Other	140.00	-	(140.00)	0.00 %	20,058.16	22,000.00	1,941.84	8.83 %	22,000.00
6280-00 Other Professional Fees	-	208.33	208.33	100.00 %	-	1,666.64	1,666.64	100.00 %	2,500.00
Total Administrative	$7,437.50	$3,458.33	($3,979.17)	(115.06)%	$49,686.16	$56,166.64	$6,480.48	11.54 %	$70,000.00
Reserve Expense									
6900-00 Misc/Cont Reserve Expense	-	12,858.33	12,858.33	100.00 %	-	102,866.64	102,866.64	100.00 %	154,300.00
Total Reserve Expense	$-	$12,858.33	$12,858.33	100.00%	$-	$102,866.64	$102,866.64	100.00 %	$154,300.00
Total OPERATING EXPENSE	**$59,324.61**	**$53,954.15**	**($5,370.46)**	**(9.95)%**	**$377,460.21**	**$460,133.20**	**$82,672.99**	**17.97 %**	**$675,950.00**

SUPERIOR
Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

08/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
Net Income:	($486.87)	$2,375.02	($2,861.89)		$73,726.31	($9,499.84)	$83,226.15		$0.00

SUPERIOR Association Management, LLC	**Invoice List** 3 CHERRY WAY HOA, INC. Invoice Status - Paid Paid Date: 8/1/2025 - 8/31/2025	**Date:** 9/5/2025 **Time:** 2:49 pm **Page:** 1

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
AT&T(2)							
08/12/2025		08/04/2025	08/04/2025 Laura Marx	Paid (EFT)		$422.79 **Payment Type:** EFT	$ -
					08/12/25 Pay From Acct:***7105/Check#0		
	60-6020-00 - Phone/Internet : Phone/Internet				$422.79		
08/12/2025		08/04/2025	08/08/2025 Laura Marx	Paid (EFT)		$85.60 **Payment Type:** EFT	-
					08/12/25 Pay From Acct:***7105/Check#0		
	60-6020-00 - Phone/Internet : Phone/Internet				$85.60		
					AT&T(2) Total:	**$ 508.39**	**$ 0.00**
ATPM HOLDING COMPANY LLC							
08/04/2025	4096987	08/04/2025	08/04/2025 Kathryn Tedesc(	Paid (ACH)		$607.76 **Payment Type:** ACH	-
					08/04/25 Pay From Acct:***7105/Check#0		
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract				$607.76		
					ATPM HOLDING COMPANY LLC Total:	**$ 607.76**	**$ 0.00**
BP DRAINAGE WORKS INC.							
08/01/2025	48173	08/01/2025	07/29/2025 Kathryn Tedesc(07/29/2025 Laura Marx	Paid (check)		$3,450.00 **Payment Type:** Check	-
					08/01/25 Pay From Acct:***7105/Check#1278		
	53-5305-00 - Drainage Repairs : Drainage Repairs				$3,450.00		
					BP DRAINAGE WORKS INC. Total:	**$ 3,450.00**	**$ 0.00**
BUSY BEES DISPOSAL INC.							
08/04/2025	2025-12410	08/04/2025	08/04/2025 Kathryn Tedesc(	Paid (check)		$3,600.00 **Payment Type:** Check	-
					08/04/25 Pay From Acct:***7105/Check#1279		
	60-6030-00 - Trash Removal : Trash Removal				$3,600.00		
					BUSY BEES DISPOSAL INC. Total:	**$ 3,600.00**	**$ 0.00**
CARD SERVICES CENTER							
08/01/2025		08/01/2025	07/15/2025 Kathryn Tedesc(	Paid (EFT)		$36.86 **Payment Type:** EFT	-
					08/01/25 Pay From Acct:***7105/Check#0		
	50-5100-00 - Admin Services : GOOGLE ONE				$9.99		
	53-5310-00 - Ground Maintenance : Ground Maintenance				$25.64		
	53-5310-00 - Ground Maintenance : Ground Maintenance				$109.11		
	57-5720-00 - Clubhouse Furnishings : Clubhouse Furnishings				$462.22		
					CARD SERVICES CENTER Total:	**$ 36.86**	**$ 0.00**
ENERGY UNITED							
08/14/2025		08/14/2025	08/14/2025 Katie Johnson	Paid (EFT)		$351.89 **Payment Type:** EFT	-
					08/14/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$351.89		
08/18/2025		08/18/2025	08/18/2025 Katie Johnson	Paid (EFT)		$718.21 **Payment Type:** EFT	-
					08/18/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$718.21		

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
08/18/2025		08/18/2025	08/18/2025 Katie Johnson	Paid (EFT)		$62.16 **Payment Type:** EFT	$ -
	60-6000-00 - Electric : Electric				08/18/25 Pay From Acct:***7105/Check#0 $62.16		
08/18/2025		08/18/2025	08/18/2025 Kathryn Tedesco	Paid (EFT)		$76.62 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric				08/18/25 Pay From Acct:***7105/Check#0 $76.62		
					ENERGY UNITED Total:	**$ 1,208.88**	**$ 0.00**
ERIE INSURANCE							
08/29/2025	5-12-2025	08/29/2025	08/29/2025 Kathryn Tedesco 08/29/2025 Laura Marx	Paid (EFT)		$4,187.00 **Payment Type:** EFT	-
	62-6230-00 - Insurance : Insurance				08/29/25 Pay From Acct:***7105/Check#0 $4,187.00		
					ERIE INSURANCE Total:	**$ 4,187.00**	**$ 0.00**
LINCOLN COUNTY DEPT OF FINANCE							
08/14/2025		08/13/2025	08/13/2025 Katie Johnson	Paid (EFT)		$140.80 **Payment Type:** EFT	-
	60-6040-00 - Water : Water				08/14/25 Pay From Acct:***7105/Check#0 $140.80		
					LINCOLN COUNTY DEPT OF FINANCE Total:	**$ 140.80**	**$ 0.00**
LINCOLN COUNTY TAX DEPARTMENT							
08/11/2025	2025	08/06/2025	08/07/2025 Laura Marx	Paid (check)		$140.00 **Payment Type:** Check	-
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other				08/11/25 Pay From Acct:***7105/Check#1281 $140.00		
					LINCOLN COUNTY TAX DEPARTMENT Total:	**$ 140.00**	**$ 0.00**
LINCOLN LANDSCAPE LLC							
08/11/2025	2052	08/06/2025	08/06/2025 Kathryn Tedesco 08/07/2025 Laura Marx	Paid (check)		$14,550.00 **Payment Type:** Check	-
	53-5300-00 - Landscape Contract : Landscape Contract				08/11/25 Pay From Acct:***7105/Check#1282 $14,550.00		
08/29/2025	2053	08/26/2025	08/27/2025 Laura Marx	Paid (check)		$14,550.00 **Payment Type:** Check	-
	53-5300-00 - Landscape Contract : Landscape Contract				08/29/25 Pay From Acct:***7105/Check#1288 $14,550.00		
					LINCOLN LANDSCAPE LLC Total:	**$ 29,100.00**	**$ 0.00**
MR. HANDYMAN OF MOORESVILLE							
08/07/2025	123166	08/05/2025	08/05/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior				08/07/25 Pay From Acct:***7105/Check#1280 $518.95		
08/07/2025	123678	08/05/2025	08/05/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior				08/07/25 Pay From Acct:***7105/Check#1280 $518.95		

SUPERIOR Association Management, LLC

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 8/1/2025 - 8/31/2025

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
08/07/2025	123679	08/05/2025	08/05/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	$ -
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior				08/07/25 Pay From Acct:***7105/Check#1280 $518.95		
08/07/2025	123680	08/05/2025	08/05/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior				08/07/25 Pay From Acct:***7105/Check#1280 $518.95		
08/07/2025	123753	08/05/2025	08/05/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior				08/07/25 Pay From Acct:***7105/Check#1280 $518.95		
08/07/2025	123757	08/05/2025	08/05/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior				08/07/25 Pay From Acct:***7105/Check#1280 $518.95		
08/07/2025	123752	08/05/2025	08/05/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior				08/07/25 Pay From Acct:***7105/Check#1280 $518.95		
08/07/2025	123756	08/05/2025	08/05/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior				08/07/25 Pay From Acct:***7105/Check#1280 $518.95		
08/18/2025	123816	08/14/2025	08/15/2025 Kathryn Tedesco 08/15/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				08/18/25 Pay From Acct:***7105/Check#1284 $518.95		
08/18/2025	123815	08/14/2025	08/15/2025 Kathryn Tedesco 08/15/2025 Laura Marx	Paid (check)		$518.95 **Payment Type:** Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				08/18/25 Pay From Acct:***7105/Check#1284 $518.95		
08/21/2025	265980349	08/20/2025	08/21/2025 Kathryn Tedesco	Paid (check)		$6,694.33 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance				08/21/25 Pay From Acct:***7105/Check#1285 $6,694.33		
					MR. HANDYMAN OF MOORESVILLE Total:	**$ 11,883.83**	**$ 0.00**

PIEDMONT NATURAL GAS

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
08/14/2025		08/14/2025	08/14/2025 Katie Johnson	Paid (EFT)		$23.54 **Payment Type:** EFT	-
	60-6010-00 - Gas : Gas				08/14/25 Pay From Acct:***7105/Check#0 $23.54		
					PIEDMONT NATURAL GAS Total:	**$ 23.54**	**$ 0.00**

RICK EARNHARDT BUILDERS

Superior Association Management, LLC

Invoice List

3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 8/1/2025 - 8/31/2025

Date: 9/5/2025
Time: 2:49 pm
Page: 4

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
08/29/2025	8-21-2025 QUOTE	08/27/2025	08/27/2025 Laura Marx	Paid (check)		$1,165.00 **Payment Type:** Check	$ -
					08/29/25 Pay From Acct:***7105/Check#1287		
	54-5470-00 - Roof Maintenance : Roof Maintenance				$1,165.00		
					RICK EARNHARDT BUILDERS Total:	**$ 1,165.00**	**$ 0.00**
SUPERIOR ASSOCIATION MGMT							
08/01/2025	99623	08/01/2025	08/01/2025 Kathryn Tedesc	Paid (ACH)		$2,834.00 **Payment Type:** ACH	-
					08/01/25 Pay From Acct:***7105/Check#0		
	62-6200-00 - Management Fees : Management Fee				$2,834.00		
08/08/2025	100208	08/08/2025		Paid (ACH)		$162.05 **Payment Type:** ACH	-
					08/08/25 Pay From Acct:***7105/Check#0		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2374				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300I2310				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8195				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300BC8473				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8382				$18.75		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300G8382				$1.37		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300G8382				$2.10		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2367				$0.29		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2367				$0.29		
	50-5190-00 - Violation Letters : Violation Letters - Violation Letter - Acct: 4300V8795				$8.00		
	50-5190-00 - Violation Letters : Violation Letters - Violation Letter - Acct: 4300A8128				$8.00		
	50-5190-00 - Violation Letters : Violation Letters - Violation Letter - Acct: 4300A8128				$8.00		
	50-5190-00 - Violation Letters : Violation Letters - Violation Letter - Acct: 4300G8310				$8.00		
	50-5190-00 - Violation Letters : Violation Letters - Violation Letter - Acct: 4300SC8901				$8.00		
	50-5190-00 - Violation Letters : Violation Letters - Violation Letter - Acct: 4300S8220				$8.00		
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - July				$35.00		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300I2309				$18.75		
					SUPERIOR ASSOCIATION MGMT Total:	**$ 2,996.05**	**$ 0.00**
THURMAN, WILSON, BOUTWELL & GALVIN, P.A.							
08/14/2025	8874	08/13/2025	08/13/2025 Laura Marx	Paid (check)		$276.50 **Payment Type:** Check	-
					08/14/25 Pay From Acct:***7105/Check#1283		
	62-6240-00 - Legal Fees : Legal Fees				$276.50		
					THURMAN, WILSON, BOUTWELL & GALVIN, P.A. Total:	**$ 276.50**	**$ 0.00**
					3 CHERRY WAY HOA, INC. 31 Invoice(s) Totaling:	**$ 59,324.61**	**$ 0.00**
					GRAND 31 Invoice(s) Totaling:	**$59,324.61**	**$ 0.00**