Financial Report Package

July 2025

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

Balance Sheet - Operating

3 CHERRY WAY HOA, INC.

End Date: 07/31/2025

Assets		
Assets		
10-1000-00 Operations - SouthState - X7105	$44,654.54	
10-1020-00 Pre Reserve - SouthState - X7108	68,249.25	
10-1050-00 SA Stone - CD - X2874	1,274,201.19	
Total Assets:		$1,387,104.98
Accounts Receivable		
12-1270-00 Accounts Receivable	773.55	
Total Accounts Receivable:		$773.55
Total Assets:		**$1,387,878.53**
Liabilities & Equity		
Liabilities		
20-2070-00 Prepaid Dues	59,111.75	
Total Liabilities:		$59,111.75
Earnings		
29-2900-00 Retained Earnings	1,254,578.60	
Total Earnings:		$1,254,578.60
Net Income Gain / Loss	74,188.18	
		$74,188.18
Total Liabilities & Equity:		**$1,387,878.53**

SUPERIOR Association Management, LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: July 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	$50,975.00	$-	$-	$-	$-	$-	$356,975.00
3015-00 STORAGE ASSESSMENT	570.00	480.00	540.00	540.00	540.00	570.00	540.00	-	-	-	-	-	3,780.00
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	-	-	-	-	-	727.86
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	-	-	-	-	-	30,573.91
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	-	-	-	-	-	204.01
Total Income	**48,157.32**	**51,769.07**	**64,343.50**	**61,194.08**	**48,442.65**	**56,234.23**	**62,182.93**	**-**	**-**	**-**	**-**	**-**	**392,323.78**
Total OPERATING INCOME	**48,157.32**	**51,769.07**	**64,343.50**	**61,194.08**	**48,442.65**	**56,234.23**	**62,182.93**	**-**	**-**	**-**	**-**	**-**	**392,323.78**
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	76.69	96.63	37.50	93.75	78.60	4.50	27.02	-	-	-	-	-	414.69
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	-	-	-	-	-	304.94
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	-	-	-	-	-	144.00
5200-00 Website	-	-	377.25	-	-	-	-	-	-	-	-	-	377.25
Total Contract	**125.88**	**131.63**	**650.99**	**144.75**	**334.25**	**209.13**	**112.01**	**-**	**-**	**-**	**-**	**-**	**1,708.64**
Landscape													
5300-00 Landscape Contract	-	14,550.00	14,550.00	-	54,420.00	14,550.00	-	-	-	-	-	-	98,070.00
5305-00 Drainage Repairs	-	18,890.00	-	6,920.00	-	-	13,010.00	-	-	-	-	-	38,820.00
5310-00 Ground Maintenance	348.29	2,607.50	-	6,230.82	10,967.44	8,868.20	1,597.96	-	-	-	-	-	30,620.21
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**	**-**	**-**	**-**	**-**	**-**	**169,713.32**
Building/Maintenance													
5400-00 Bldg Maintenance	2,035.14	-	4,305.41	445.27	15,507.47	1,888.48	9,177.13	-	-	-	-	-	33,358.90
5420-00 Pest Control / Termite Bond	-	-	-	-	183.96	8,000.00	-	-	-	-	-	-	8,183.96
5460-00 Plumbing Maintenance	-	-	-	-	-	3,400.00	-	-	-	-	-	-	3,400.00
5470-00 Roof Maintenance	-	-	-	-	800.00	1,121.62	-	-	-	-	-	-	1,921.62
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**	**-**	**-**	**-**	**-**	**-**	**46,925.62**

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: July 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	$-	$-	$-	$-	$-	$11,884.49
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**	**-**	**-**	**-**	**-**	**-**	**17,970.07**
Recreational													
5700-00 Clubhouse Expense	214.47	-	1,118.48	92.00	626.17	202.79	54.54	-	-	-	-	-	2,308.45
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**	**-**	**-**	**-**	**-**	**-**	**3,788.45**
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	-	-	-	-	-	7,768.07
6010-00 Gas	303.67	309.69	215.40	79.11	35.35	25.03	23.54	-	-	-	-	-	991.79
6020-00 Phone/Internet	203.30	203.30	203.30	203.30	203.30	203.30	203.30	-	-	-	-	-	1,423.10
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	-	-	-	-	-	25,200.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	56.84	56.84	-	-	-	-	-	397.88
Total Utilities	**5,225.72**	**5,241.95**	**5,175.06**	**5,020.85**	**5,125.28**	**4,970.94**	**5,021.04**	**-**	**-**	**-**	**-**	**-**	**35,780.84**
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	-	-	-	-	-	19,838.00
6230-00 Insurance	-	-	-	-	1,280.00	-	-	-	-	-	-	-	1,280.00
6240-00 Legal Fees	297.50	-	393.75	112.50	112.50	-	296.25	-	-	-	-	-	1,212.50
6260-00 Taxes - Income/Other	(5,222.84)	-	-	25,141.00	-	-	-	-	-	-	-	-	19,918.16
Total Administrative	**(2,091.34)**	**2,834.00**	**3,227.75**	**28,087.50**	**4,226.50**	**2,834.00**	**3,130.25**	**-**	**-**	**-**	**-**	**-**	**42,248.66**
Total OPERATING EXPENSE	**6,465.92**	**45,720.60**	**30,612.35**	**54,328.47**	**97,175.22**	**49,198.99**	**34,634.05**	**-**	**-**	**-**	**-**	**-**	**318,135.60**
Net Income:	**41,691.40**	**6,048.47**	**33,731.15**	**6,865.61**	**(48,732.57)**	**7,035.24**	**27,548.88**	**-**	**-**	**-**	**-**	**-**	**74,188.18**

Income Statement - Operating

3 CHERRY WAY HOA, INC.

07/31/2025

	Current Period				Year-to-date				Annual
Description	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Budget
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	$50,975.00	$50,987.50	($12.50)	(0.02)%	$356,975.00	$356,912.50	$62.50	0.02 %	$611,850.00
3015-00 STORAGE ASSESSMENT	540.00	600.00	(60.00)	(10.00)%	3,780.00	4,200.00	(420.00)	(10.00)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	(100.00)%	-	116.69	(116.69)	(100.00)%	200.00
3085-00 NSF Fees	-	-	-	0.00 %	(12.00)	-	(12.00)	0.00 %	-
3100-00 Late Fee Income	134.63	208.33	(73.70)	(35.38)%	727.86	1,458.31	(730.45)	(50.09)%	2,500.00
3140-00 Clubhouse Rental	(100.00)	16.67	(116.67)	(699.88)%	75.00	116.69	(41.69)	(35.73)%	200.00
3310-00 Interest Income	4,335.13	4,500.00	(164.87)	(3.66)%	30,573.91	31,500.00	(926.09)	(2.94)%	54,000.00
3320-00 Gain / Loss - CD Market Value	6,298.17	-	6,298.17	0.00 %	204.01	-	204.01	0.00 %	-
Total Income	$62,182.93	$56,329.17	$5,853.76	10.39%	$392,323.78	$394,304.19	($1,980.41)	(0.50)%	$675,950.00
Total OPERATING INCOME	**$62,182.93**	**$56,329.17**	**$5,853.76**	**10.39%**	**$392,323.78**	**$394,304.19**	**($1,980.41)**	**(0.50)%**	**$675,950.00**
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	27.02	166.67	139.65	83.79 %	414.69	1,166.69	752.00	64.46 %	2,000.00
5100-00 Admin Services	44.99	41.67	(3.32)	(7.97)%	304.94	291.69	(13.25)	(4.54)%	500.00
5110-00 Admin Supplies	-	83.33	83.33	100.00 %	302.45	583.31	280.86	48.15 %	1,000.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	165.31	29.19	(136.12)	(466.32)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	58.31	58.31	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	100.00 %	-	29.19	29.19	100.00 %	50.00
5180-00 Social Expense	-	16.67	16.67	100.00 %	-	116.69	116.69	100.00 %	200.00
5190-00 Violation Letters	40.00	12.50	(27.50)	(220.00)%	144.00	87.50	(56.50)	(64.57)%	150.00
5200-00 Website	-	33.33	33.33	100.00 %	377.25	233.31	(143.94)	(61.69)%	400.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	175.00	175.00	100.00 %	300.00
Total Contract	$112.01	$395.84	$283.83	71.70%	$1,708.64	$2,770.88	$1,062.24	38.34 %	$4,750.00
Landscape									
5300-00 Landscape Contract	-	16,666.67	16,666.67	100.00 %	98,070.00	116,666.69	18,596.69	15.94 %	200,000.00
5305-00 Drainage Repairs	13,010.00	3,750.00	(9,260.00)	(246.93)%	38,820.00	26,250.00	(12,570.00)	(47.89)%	45,000.00
5310-00 Ground Maintenance	1,597.96	6,750.00	5,152.04	76.33 %	30,620.21	47,250.00	16,629.79	35.20 %	81,000.00
5320-00 Fence Maintenance	450.00	-	(450.00)	0.00 %	450.00	-	(450.00)	0.00 %	-
5350-00 Lighting Maintenance	-	83.33	83.33	100.00 %	1,753.11	583.31	(1,169.80)	(200.55)%	1,000.00
Total Landscape	$15,057.96	$27,250.00	$12,192.04	44.74%	$169,713.32	$190,750.00	$21,036.68	11.03 %	$327,000.00

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

07/31/2025

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	$9,177.13	$833.33	($8,343.80)	(1001.26)%	$33,358.90	$5,833.31	($27,525.59)	(471.87)%	$10,000.00
5410-00 Cleaning	-	416.67	416.67	100.00 %	-	2,916.69	2,916.69	100.00 %	5,000.00
5420-00 Pest Control / Termite Bond	-	666.67	666.67	100.00 %	8,183.96	4,666.69	(3,517.27)	(75.37)%	8,000.00
5450-00 Paint Inter/Exterior	-	500.00	500.00	100.00 %	-	3,500.00	3,500.00	100.00 %	6,000.00
5460-00 Plumbing Maintenance	-	208.33	208.33	100.00 %	3,400.00	1,458.31	(1,941.69)	(133.15)%	2,500.00
5470-00 Roof Maintenance	-	500.00	500.00	100.00 %	1,921.62	3,500.00	1,578.38	45.10 %	6,000.00
5480-00 Other Maintenance	29.05	-	(29.05)	0.00 %	61.14	-	(61.14)	0.00 %	-
Total Building/Maintenance	$9,206.18	$3,125.00	($6,081.18)	(194.60)%	$46,925.62	$21,875.00	($25,050.62)	(114.52)%	$37,500.00
Pool									
5600-00 Pool Mgmt Contract	1,215.52	1,000.00	(215.52)	(21.55)%	11,884.49	7,000.00	(4,884.49)	(69.78)%	12,000.00
5610-00 Pool Maintenance	723.58	83.33	(640.25)	(768.33)%	5,660.18	583.31	(5,076.87)	(870.36)%	1,000.00
5620-00 Pool Supplies	112.97	66.67	(46.30)	(69.45)%	112.97	466.69	353.72	75.79 %	800.00
5630-00 Pool Equipment	-	8.33	8.33	100.00 %	312.43	58.31	(254.12)	(435.81)%	100.00
Total Pool	$2,052.07	$1,158.33	($893.74)	(77.16)%	$17,970.07	$8,108.31	($9,861.76)	(121.63)%	$13,900.00
Recreational									
5700-00 Clubhouse Expense	54.54	83.33	28.79	34.55 %	2,308.45	583.31	(1,725.14)	(295.75)%	1,000.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	100.00 %	1,480.00	1,400.00	(80.00)	(5.71)%	2,400.00
5720-00 Clubhouse Furnishings	-	83.33	83.33	100.00 %	-	583.31	583.31	100.00 %	1,000.00
Total Recreational	$54.54	$366.66	$312.12	85.13%	$3,788.45	$2,566.62	($1,221.83)	(47.60)%	$4,400.00
Utilities									
6000-00 Electric	1,137.36	1,083.33	(54.03)	(4.99)%	7,768.07	7,583.31	(184.76)	(2.44)%	13,000.00
6010-00 Gas	23.54	133.33	109.79	82.34 %	991.79	933.31	(58.48)	(6.27)%	1,600.00
6020-00 Phone/Internet	203.30	291.67	88.37	30.30 %	1,423.10	2,041.69	618.59	30.30 %	3,500.00
6030-00 Trash Removal	3,600.00	3,750.00	150.00	4.00 %	25,200.00	26,250.00	1,050.00	4.00 %	45,000.00
6040-00 Water	56.84	83.33	26.49	31.79 %	397.88	583.31	185.43	31.79 %	1,000.00
Total Utilities	$5,021.04	$5,341.66	$320.62	6.00%	$35,780.84	$37,391.62	$1,610.78	4.31 %	$64,100.00
Administrative									
6200-00 Management Fees	2,834.00	2,833.33	(0.67)	(0.02)%	19,838.00	19,833.31	(4.69)	(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	-	-	-	0.00 %	1,280.00	5,500.00	4,220.00	76.73 %	5,500.00
6240-00 Legal Fees	296.25	416.67	120.42	28.90 %	1,212.50	2,916.69	1,704.19	58.43 %	5,000.00
6260-00 Taxes - Income/Other	-	-	-	0.00 %	19,918.16	22,000.00	2,081.84	9.46 %	22,000.00
6280-00 Other Professional Fees	-	208.33	208.33	100.00 %	-	1,458.31	1,458.31	100.00 %	2,500.00
Total Administrative	$3,130.25	$3,458.33	$328.08	9.49%	$42,248.66	$52,708.31	$10,459.65	19.84 %	$70,000.00
Reserve Expense									
6900-00 Misc/Cont Reserve Expense	-	12,858.33	12,858.33	100.00 %	-	90,008.31	90,008.31	100.00 %	154,300.00
Total Reserve Expense	$-	$12,858.33	$12,858.33	100.00%	$-	$90,008.31	$90,008.31	100.00 %	$154,300.00
Total OPERATING EXPENSE	**$34,634.05**	**$53,954.15**	**$19,320.10**	**35.81%**	**$318,135.60**	**$406,179.05**	**$88,043.45**	**21.68 %**	**$675,950.00**

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

07/31/2025

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:	$27,548.88	$2,375.02	$25,173.86		$74,188.18	($11,874.86)	$86,063.04		$0.00

SUPERIOR Association Management, LLC

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 7/1/2025 - 7/31/2025

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)							
07/01/2025		07/01/2025	06/30/2025 Kathryn Tedesco	Paid (EFT)	07/01/25 Pay From Acct:***7105/Check#0	$117.70 **Payment Type:** EFT	$ -
	60-6020-00 - Phone/Internet : Phone/Internet				$117.70		
07/01/2025		07/01/2025	06/30/2025 Kathryn Tedesco	Paid (EFT)	07/01/25 Pay From Acct:***7105/Check#0	$85.60 **Payment Type:** EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				$85.60		
					AT&T(2) Total:	**$ 203.30**	**$ 0.00**
ATPM HOLDING COMPANY LLC							
07/11/2025	4071651	07/01/2025	07/10/2025 Kathryn Tedesco	Paid (ACH)	07/11/25 Pay From Acct:***7105/Check#0	$1,215.52 **Payment Type:** ACH	-
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract				$1,215.52		
07/18/2025	4101119	07/17/2025	07/17/2025 Laura Marx	Paid (ACH)	07/18/25 Pay From Acct:***7105/Check#0	$133.75 **Payment Type:** ACH	-
	56-5610-00 - Pool Maintenance : Pool Maintenance				$133.75		
07/25/2025	4107215	07/23/2025	07/25/2025 Kathryn Tedesco	Paid (ACH)	07/25/25 Pay From Acct:***7105/Check#0	$112.97 **Payment Type:** ACH	-
	56-5620-00 - Pool Supplies : Pool Supplies				$112.97		
					ATPM HOLDING COMPANY LLC Total:	**$ 1,462.24**	**$ 0.00**
BP DRAINAGE WORKS INC.							
07/08/2025	48158	07/07/2025	07/08/2025 Kathryn Tedesco 07/08/2025 Laura Marx	Paid (check)	07/08/25 Pay From Acct:***7105/Check#1267	$2,350.00 **Payment Type:** Check	-
	53-5305-00 - Drainage Repairs : Drainage Repairs				$2,350.00		
07/08/2025	48157	07/07/2025	07/08/2025 Kathryn Tedesco 07/08/2025 Laura Marx	Paid (check)	07/08/25 Pay From Acct:***7105/Check#1267	$3,550.00 **Payment Type:** Check	-
	53-5305-00 - Drainage Repairs : Drainage Repairs				$3,550.00		
07/29/2025	48180	07/29/2025	07/29/2025 Laura Marx	Paid (check)	07/29/25 Pay From Acct:***7105/Check#1276	$7,110.00 **Payment Type:** Check	-
	53-5305-00 - Drainage Repairs : Drainage Repairs				$7,110.00		
					BP DRAINAGE WORKS INC. Total:	**$ 13,010.00**	**$ 0.00**
BUSY BEES DISPOSAL INC.							
07/10/2025	2025-10844	07/10/2025	07/10/2025 Kathryn Tedesco	Paid (check)	07/10/25 Pay From Acct:***7105/Check#1269	$3,600.00 **Payment Type:** Check	-
	60-6030-00 - Trash Removal : Trash Removal				$3,600.00		
					BUSY BEES DISPOSAL INC. Total:	**$ 3,600.00**	**$ 0.00**
CARD SERVICES CENTER							

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
07/02/2025	7-4-2025	07/01/2025	06/25/2025 Kathryn Tedesco 06/25/2025 Laura Marx	Paid (EFT)		$3,557.95 **Payment Type:** EFT	$ -
					07/02/25 Pay From Acct:***7105/Check#0		
	50-5100-00 - Admin Services : GOOGLE ONE				$9.99		
	53-5310-00 - Ground Maintenance : FENCING				$652.00		
	57-5700-00 - Clubhouse Expense : CLUBHOUSE				$18.17		
	57-5700-00 - Clubhouse Expense : CLUBHOUSE				$36.37		
	54-5400-00 - Bldg Maintenance : ROOFING SUPPLIES				$2,707.53		
	53-5310-00 - Ground Maintenance : IRRIGATION PARTS				$104.84		
	54-5480-00 - Other Maintenance : TARP AND DUCT TAPE				$29.05		
					CARD SERVICES CENTER Total:	**$ 3,557.95**	**$ 0.00**
ENERGY UNITED							
07/08/2025		07/07/2025	07/07/2025 Kathryn Tedesco	Paid (EFT)		$278.49 **Payment Type:** EFT	-
					07/08/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$278.49		
07/17/2025		07/17/2025	07/17/2025 Kathryn Tedesco	Paid (EFT)		$718.21 **Payment Type:** EFT	-
					07/17/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$718.21		
07/17/2025		07/17/2025	07/17/2025 Kathryn Tedesco	Paid (EFT)		$62.56 **Payment Type:** EFT	-
					07/17/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$62.56		
07/21/2025		07/18/2025	07/18/2025 Kathryn Tedesco	Paid (EFT)		$78.10 **Payment Type:** EFT	-
					07/21/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$78.10		
					ENERGY UNITED Total:	**$ 1,137.36**	**$ 0.00**
LAKE NORMAN ELECTRIC							
07/29/2025	20980	07/29/2025	07/29/2025 Laura Marx	Paid (check)		$589.83 **Payment Type:** Check	-
					07/29/25 Pay From Acct:***7105/Check#1275		
	56-5610-00 - Pool Maintenance : Pool Maintenance				$589.83		
					LAKE NORMAN ELECTRIC Total:	**$ 589.83**	**$ 0.00**
LANDMARK FENCES OF LAKE NORMAN INC							
07/08/2025	5252	07/07/2025	07/08/2025 Kathryn Tedesco 07/08/2025 Laura Marx	Paid (check)		$691.12 **Payment Type:** Check	-
					07/08/25 Pay From Acct:***7105/Check#1266		
	53-5310-00 - Ground Maintenance : Ground Maintenance				$691.12		
					LANDMARK FENCES OF LAKE NORMAN INC Total:	**$ 691.12**	**$ 0.00**
LINCOLN COUNTY DEPT OF FINANCE							
07/16/2025		07/15/2025	07/15/2025 Katie Johnson	Paid (EFT)		$56.84 **Payment Type:** EFT	-
					07/16/25 Pay From Acct:***7105/Check#0		
	60-6040-00 - Water : Water				$56.84		
					LINCOLN COUNTY DEPT OF FINANCE Total:	**$ 56.84**	**$ 0.00**

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
MR. HANDYMAN OF MOORESVILLE							
07/21/2025	123437	07/17/2025	07/17/2025 Laura Marx	Paid (check)		$514.89 **Payment Type:** Check	$ -
					07/21/25 Pay From Acct:***7105/Check#1272		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$514.89		
07/21/2025	123498	07/17/2025	07/17/2025 Laura Marx	Paid (check)		$598.89 **Payment Type:** Check	-
					07/21/25 Pay From Acct:***7105/Check#1272		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$598.89		
07/21/2025	123496	07/17/2025	07/17/2025 Laura Marx	Paid (check)		$448.33 **Payment Type:** Check	-
					07/21/25 Pay From Acct:***7105/Check#1272		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$448.33		
07/21/2025	123439	07/17/2025	07/17/2025 Laura Marx	Paid (check)		$521.26 **Payment Type:** Check	-
					07/21/25 Pay From Acct:***7105/Check#1272		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$521.26		
07/28/2025	123105	07/23/2025	07/24/2025 Kathryn Tedesco	Paid (check)		$518.95 **Payment Type:** Check	-
					07/28/25 Pay From Acct:***7105/Check#1274		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$518.95		
07/28/2025	123497	07/23/2025	07/25/2025 Kathryn Tedesco	Paid (check)		$757.56 **Payment Type:** Check	-
					07/28/25 Pay From Acct:***7105/Check#1274		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$757.56		
07/28/2025	123499	07/23/2025	07/25/2025 Kathryn Tedesco	Paid (check)		$711.82 **Payment Type:** Check	-
					07/28/25 Pay From Acct:***7105/Check#1274		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$711.82		
07/29/2025	122900	07/25/2025	07/29/2025 Kathryn Tedesco 07/28/2025 Laura Marx	Paid (check)		$541.74 **Payment Type:** Check	-
					07/29/25 Pay From Acct:***7105/Check#1277		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$541.74		
07/29/2025	123098	07/25/2025	07/29/2025 Kathryn Tedesco 07/28/2025 Laura Marx	Paid (check)		$144.45 **Payment Type:** Check	-
					07/29/25 Pay From Acct:***7105/Check#1277		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$144.45		
07/29/2025	122902	07/25/2025	07/29/2025 Kathryn Tedesco 07/28/2025 Laura Marx	Paid (check)		$319.93 **Payment Type:** Check	-
					07/29/25 Pay From Acct:***7105/Check#1277		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$319.93		

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
07/29/2025	122840	07/25/2025	07/29/2025 Kathryn Tedesco 07/28/2025 Laura Marx	Paid (check)		$682.37 **Payment Type:** Check	$ -
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				07/29/25 Pay From Acct:***7105/Check#1277 $682.37		
07/29/2025	123062	07/25/2025	07/29/2025 Kathryn Tedesco 07/28/2025 Laura Marx	Paid (check)		$709.41 **Payment Type:** Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				07/29/25 Pay From Acct:***7105/Check#1277 $709.41		
					MR. HANDYMAN OF MOORESVILLE Total:	**$ 6,469.60**	**$ 0.00**
PIEDMONT NATURAL GAS							
07/16/2025		07/15/2025	07/15/2025 Katie Johnson	Paid (EFT)		$23.54 **Payment Type:** EFT	-
	60-6010-00 - Gas : Gas				07/16/25 Pay From Acct:***7105/Check#0 $23.54		
					PIEDMONT NATURAL GAS Total:	**$ 23.54**	**$ 0.00**
SKY WINDOWS CLEANING							
07/01/2025	EST 001	07/01/2025	07/01/2025 Laura Marx	Paid (check)		$450.00 **Payment Type:** Check	-
	53-5320-00 - Fence Maintenance : Fence Maintenance				07/01/25 Pay From Acct:***7105/Check#1264 $450.00		
07/08/2025	004	07/07/2025	07/08/2025 Kathryn Tedesco 07/08/2025 Laura Marx	Paid (check)		$150.00 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance				07/08/25 Pay From Acct:***7105/Check#1268 $150.00		
					SKY WINDOWS CLEANING Total:	**$ 600.00**	**$ 0.00**
SUPERIOR ASSOCIATION MGMT							
07/01/2025	97987	07/01/2025	07/01/2025 Laura Marx	Paid (ACH)		$2,834.00 **Payment Type:** ACH	-
	62-6200-00 - Management Fees : Management Fee				07/01/25 Pay From Acct:***7105/Check#0 $2,834.00		

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 7/1/2025 - 7/31/2025

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
07/11/2025	98517	07/11/2025		Paid (ACH)		$102.02	$ -
						Payment Type: ACH	
				07/11/25 Pay From Acct:***7105/Check#0			
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8382				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142				$18.75		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300V8142				$5.57		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300V8142				$2.70		
	50-5190-00 - Violation Letters : Violation Letters - Violation Letter - Acct: 4300S2375				$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: 4300G8311				$8.00		
	50-5190-00 - Violation Letters : Violation Letters - Violation Letter - Acct: 4300S8446				$8.00		
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - June				$35.00		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300T2917				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300T2917				$18.75		
					SUPERIOR ASSOCIATION MGMT Total:	**$ 2,936.02**	**$ 0.00**
THURMAN, WILSON, BOUTWELL & GALVIN, P.A.							
07/08/2025	8777	07/07/2025	07/08/2025 Kathryn Tedesco 07/08/2025 Laura Marx	Paid (check)		$296.25	-
						Payment Type: Check	
				07/08/25 Pay From Acct:***7105/Check#1265			
	62-6240-00 - Legal Fees : Legal Fees				$296.25		
					THURMAN, WILSON, BOUTWELL & GALVIN, P.A. Total:	**$ 296.25**	**$ 0.00**
					3 CHERRY WAY HOA, INC. 35 Invoice(s) Totaling:	**$ 34,634.05**	**$ 0.00**
					GRAND 35 Invoice(s) Totaling:	**$34,634.05**	**$ 0.00**