Financial Report Package

May 2025

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

Assets			
Assets			
10-1000-00	Operations - SouthState - X7105	$54,183.91	
10-1020-00	Pre Reserve - SouthState - X7108	28,022.28	
10-1050-00	SA Stone - CD - X2874	1,269,405.05	
Total Assets:			$1,351,611.24
Accounts Receivable			
12-1270-00	Accounts Receivable	5.60	
Total Accounts Receivable:			$5.60
Total Assets:			**$1,351,616.84**
Liabilities & Equity			
Liabilities			
20-2070-00	Prepaid Dues	57,434.18	
Total Liabilities:			$57,434.18
Earnings			
29-2900-00	Retained Earnings	1,254,578.60	
Total Earnings:			$1,254,578.60
	Net Income Gain / Loss	39,604.06	
			$39,604.06
Total Liabilities & Equity:			**$1,351,616.84**

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: May 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	$-	$-	$-	$-	$-	$-	$-	$255,000.00
3015-00 STORAGE ASSESSMENT	570.00	480.00	540.00	540.00	540.00	-	-	-	-	-	-	-	2,670.00
3085-00 NSF Fees	-	(6.00)	-	-	-	-	-	-	-	-	-	-	(6.00)
3100-00 Late Fee Income	128.38	50.45	150.00	104.80	5.25	-	-	-	-	-	-	-	438.88
3140-00 Clubhouse Rental	125.00	-	(75.00)	-	-	-	-	-	-	-	-	-	50.00
3310-00 Interest Income	4,267.56	4,489.33	4,119.28	4,561.57	4,359.66	-	-	-	-	-	-	-	21,797.40
3320-00 Gain / Loss - CD Market Value	(7,933.62)	(4,244.71)	8,609.22	4,987.71	(7,462.26)	-	-	-	-	-	-	-	(6,043.66)
Total Income	**48,157.32**	**51,769.07**	**64,343.50**	**61,194.08**	**48,442.65**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**273,906.62**
Total OPERATING INCOME	**48,157.32**	**51,769.07**	**64,343.50**	**61,194.08**	**48,442.65**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**273,906.62**
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	76.69	96.63	37.50	93.75	78.60	-	-	-	-	-	-	-	383.17
5050-00 NSF Expense	4.20	-	(4.20)	-	-	-	-	-	-	-	-	-	-
5100-00 Admin Services	44.99	35.00	54.98	35.00	44.99	-	-	-	-	-	-	-	214.96
5110-00 Admin Supplies	-	-	36.15	-	210.66	-	-	-	-	-	-	-	246.81
5130-00 Bank Service Charge	-	-	149.31	16.00	-	-	-	-	-	-	-	-	165.31
5200-00 Website	-	-	377.25	-	-	-	-	-	-	-	-	-	377.25
Total Contract	**125.88**	**131.63**	**650.99**	**144.75**	**334.25**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,387.50**
Landscape													
5300-00 Landscape Contract	-	14,550.00	14,550.00	-	54,420.00	-	-	-	-	-	-	-	83,520.00
5305-00 Drainage Repairs	-	18,890.00	-	6,920.00	-	-	-	-	-	-	-	-	25,810.00
5310-00 Ground Maintenance	348.29	2,607.50	-	6,230.82	10,967.44	-	-	-	-	-	-	-	20,154.05
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**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**131,237.16**
Building/Maintenance													
5400-00 Bldg Maintenance	2,035.14	-	4,305.41	445.27	15,507.47	-	-	-	-	-	-	-	22,293.29
5420-00 Pest Control / Termite Bond	-	-	-	-	183.96	-	-	-	-	-	-	-	183.96
5470-00 Roof Maintenance	-	-	-	-	800.00	-	-	-	-	-	-	-	800.00
5480-00 Other Maintenance	-	-	32.09	-	-	-	-	-	-	-	-	-	32.09
Total Building/Maintenance	**2,035.14**	**-**	**4,337.50**	**445.27**	**16,491.43**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**23,309.34**
Pool													
5600-00 Pool Mgmt Contract	607.76	1,215.52	1,552.57	2,431.04	2,431.04	-	-	-	-	-	-	-	8,237.93
5610-00 Pool Maintenance	-	250.00	-	4,686.60	-	-	-	-	-	-	-	-	4,936.60
5630-00 Pool Equipment	-	-	-	269.64	-	-	-	-	-	-	-	-	269.64
Total Pool	**607.76**	**1,465.52**	**1,552.57**	**7,387.28**	**2,431.04**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**13,444.17**

SUPERIOR
Association Management, LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: May 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Recreational													
5700-00 Clubhouse Expense	$214.47	$-	$1,118.48	$92.00	$626.17	$-	$-	$-	$-	$-	$-	$-	$2,051.12
5710-00 Clubhouse Cleaning	-	-	-	-	800.00	-	-	-	-	-	-	-	800.00
Total Recreational	**214.47**	**-**	**1,118.48**	**92.00**	**1,426.17**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,851.12**
Utilities													
6000-00 Electric	1,061.91	1,072.12	1,099.52	1,081.60	1,229.79	-	-	-	-	-	-	-	5,544.94
6010-00 Gas	303.67	309.69	215.40	79.11	35.35	-	-	-	-	-	-	-	943.22
6020-00 Phone/Internet	203.30	203.30	203.30	203.30	203.30	-	-	-	-	-	-	-	1,016.50
6030-00 Trash Removal	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	-	-	-	-	-	-	-	18,000.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	-	-	-	-	-	-	-	284.20
Total Utilities	**5,225.72**	**5,241.95**	**5,175.06**	**5,020.85**	**5,125.28**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**25,788.86**
Administrative													
6200-00 Management Fees	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	-	-	-	-	-	-	-	14,170.00
6230-00 Insurance	-	-	-	-	1,280.00	-	-	-	-	-	-	-	1,280.00
6240-00 Legal Fees	297.50	-	393.75	112.50	112.50	-	-	-	-	-	-	-	916.25
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**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**36,284.41**
Total OPERATING EXPENSE	**6,465.92**	**45,720.60**	**30,612.35**	**54,328.47**	**97,175.22**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**234,302.56**
Net Income:	**41,691.40**	**6,048.47**	**33,731.15**	**6,865.61**	**(48,732.57)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**39,604.06**

Income Statement - Operating

3 CHERRY WAY HOA, INC.

05/31/2025

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 %	$255,000.00	$254,937.50	$62.50	0.02 %	$611,850.00
3015-00 STORAGE ASSESSMENT	540.00	600.00	(60.00)	(10.00)%	2,670.00	3,000.00	(330.00)	(11.00)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	(100.00)%	-	83.35	(83.35)	(100.00)%	200.00
3085-00 NSF Fees	-	-	-	0.00 %	(6.00)	-	(6.00)	0.00 %	-
3100-00 Late Fee Income	5.25	208.33	(203.08)	(97.48)%	438.88	1,041.65	(602.77)	(57.87)%	2,500.00
3140-00 Clubhouse Rental	-	16.67	(16.67)	(100.00)%	50.00	83.35	(33.35)	(40.01)%	200.00
3310-00 Interest Income	4,359.66	4,500.00	(140.34)	(3.12)%	21,797.40	22,500.00	(702.60)	(3.12)%	54,000.00
3320-00 Gain / Loss - CD Market Value	(7,462.26)	-	(7,462.26)	0.00 %	(6,043.66)	-	(6,043.66)	0.00 %	-
Total Income	$48,442.65	$56,329.17	($7,886.52)	(14.00)%	$273,906.62	$281,645.85	($7,739.23)	(2.75)%	$675,950.00
Total OPERATING INCOME	**$48,442.65**	**$56,329.17**	**($7,886.52)**	**(14.00)%**	**$273,906.62**	**$281,645.85**	**($7,739.23)**	**(2.75)%**	**$675,950.00**
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	78.60	166.67	88.07	52.84 %	383.17	833.35	450.18	54.02 %	2,000.00
5100-00 Admin Services	44.99	41.67	(3.32)	(7.97)%	214.96	208.35	(6.61)	(3.17)%	500.00
5110-00 Admin Supplies	210.66	83.33	(127.33)	(152.80)%	246.81	416.65	169.84	40.76 %	1,000.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	165.31	20.85	(144.46)	(692.85)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	41.65	41.65	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	100.00 %	-	20.85	20.85	100.00 %	50.00
5180-00 Social Expense	-	16.67	16.67	100.00 %	-	83.35	83.35	100.00 %	200.00
5190-00 Violation Letters	-	12.50	12.50	100.00 %	-	62.50	62.50	100.00 %	150.00
5200-00 Website	-	33.33	33.33	100.00 %	377.25	166.65	(210.60)	(126.37)%	400.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	125.00	125.00	100.00 %	300.00
Total Contract	$334.25	$395.84	$61.59	15.56%	$1,387.50	$1,979.20	$591.70	29.90 %	$4,750.00
Landscape									
5300-00 Landscape Contract	54,420.00	16,666.67	(37,753.33)	(226.52)%	83,520.00	83,333.35	(186.65)	(0.22)%	200,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	100.00 %	25,810.00	18,750.00	(7,060.00)	(37.65)%	45,000.00
5310-00 Ground Maintenance	10,967.44	6,750.00	(4,217.44)	(62.48)%	20,154.05	33,750.00	13,595.95	40.28 %	81,000.00
5350-00 Lighting Maintenance	1,753.11	83.33	(1,669.78)	(2003.82)%	1,753.11	416.65	(1,336.46)	(320.76)%	1,000.00
Total Landscape	$67,140.55	$27,250.00	($39,890.55)	(146.39)%	$131,237.16	$136,250.00	$5,012.84	3.68 %	$327,000.00
Building/Maintenance									
5400-00 Bldg Maintenance	15,507.47	833.33	(14,674.14)	(1760.90)%	22,293.29	4,166.65	(18,126.64)	(435.04)%	10,000.00
5410-00 Cleaning	-	416.67	416.67	100.00 %	-	2,083.35	2,083.35	100.00 %	5,000.00
5420-00 Pest Control / Termite Bond	183.96	666.67	482.71	72.41 %	183.96	3,333.35	3,149.39	94.48 %	8,000.00
5450-00 Paint Inter/Exterior	-	500.00	500.00	100.00 %	-	2,500.00	2,500.00	100.00 %	6,000.00
5460-00 Plumbing Maintenance	-	208.33	208.33	100.00 %	-	1,041.65	1,041.65	100.00 %	2,500.00
5470-00 Roof Maintenance	800.00	500.00	(300.00)	(60.00)%	800.00	2,500.00	1,700.00	68.00 %	6,000.00
5480-00 Other Maintenance	-	-	-	0.00 %	32.09	-	(32.09)	0.00 %	-
Total Building/Maintenance	$16,491.43	$3,125.00	($13,366.43)	(427.73)%	$23,309.34	$15,625.00	($7,684.34)	(49.18)%	$37,500.00

Income Statement - Operating

3 CHERRY WAY HOA, INC.

05/31/2025

	Current Period				Year-to-date				Annual
Description	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Budget
Pool									
5600-00 Pool Mgmt Contract	$2,431.04	$1,000.00	($1,431.04)	(143.10)%	$8,237.93	$5,000.00	($3,237.93)	(64.76)%	$12,000.00
5610-00 Pool Maintenance	-	83.33	83.33	100.00 %	4,936.60	416.65	(4,519.95)	(1084.83)%	1,000.00
5620-00 Pool Supplies	-	66.67	66.67	100.00 %	-	333.35	333.35	100.00 %	800.00
5630-00 Pool Equipment	-	8.33	8.33	100.00 %	269.64	41.65	(227.99)	(547.39)%	100.00
Total Pool	$2,431.04	$1,158.33	($1,272.71)	(109.87)%	$13,444.17	$5,791.65	($7,652.52)	(132.13)%	$13,900.00
Recreational									
5700-00 Clubhouse Expense	626.17	83.33	(542.84)	(651.43)%	2,051.12	416.65	(1,634.47)	(392.29)%	1,000.00
5710-00 Clubhouse Cleaning	800.00	200.00	(600.00)	(300.00)%	800.00	1,000.00	200.00	20.00 %	2,400.00
5720-00 Clubhouse Furnishings	-	83.33	83.33	100.00 %	-	416.65	416.65	100.00 %	1,000.00
Total Recreational	$1,426.17	$366.66	($1,059.51)	(288.96)%	$2,851.12	$1,833.30	($1,017.82)	(55.52)%	$4,400.00
Utilities									
6000-00 Electric	1,229.79	1,083.33	(146.46)	(13.52)%	5,544.94	5,416.65	(128.29)	(2.37)%	13,000.00
6010-00 Gas	35.35	133.33	97.98	73.49 %	943.22	666.65	(276.57)	(41.49)%	1,600.00
6020-00 Phone/Internet	203.30	291.67	88.37	30.30 %	1,016.50	1,458.35	441.85	30.30 %	3,500.00
6030-00 Trash Removal	3,600.00	3,750.00	150.00	4.00 %	18,000.00	18,750.00	750.00	4.00 %	45,000.00
6040-00 Water	56.84	83.33	26.49	31.79 %	284.20	416.65	132.45	31.79 %	1,000.00
Total Utilities	$5,125.28	$5,341.66	$216.38	4.05%	$25,788.86	$26,708.30	$919.44	3.44 %	$64,100.00
Administrative									
6200-00 Management Fees	2,834.00	2,833.33	(0.67)	(0.02)%	14,170.00	14,166.65	(3.35)	(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	1,280.00	5,500.00	4,220.00	76.73 %	1,280.00	5,500.00	4,220.00	76.73 %	5,500.00
6240-00 Legal Fees	112.50	416.67	304.17	73.00 %	916.25	2,083.35	1,167.10	56.02 %	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 %	-	1,041.65	1,041.65	100.00 %	2,500.00
Total Administrative	$4,226.50	$8,958.33	$4,731.83	52.82%	$36,284.41	$45,791.65	$9,507.24	20.76 %	$70,000.00
Reserve Expense									
6900-00 Misc/Cont Reserve Expense	-	12,858.33	12,858.33	100.00 %	-	64,291.65	64,291.65	100.00 %	154,300.00
Total Reserve Expense	$-	$12,858.33	$12,858.33	100.00%	$-	$64,291.65	$64,291.65	100.00 %	$154,300.00
Total OPERATING EXPENSE	**$97,175.22**	**$59,454.15**	**($37,721.07)**	**(63.45)%**	**$234,302.56**	**$298,270.75**	**$63,968.19**	**21.45 %**	**$675,950.00**
Net Income:	**($48,732.57)**	**($3,124.98)**	**($45,607.59)**		**$39,604.06**	**($16,624.90)**	**$56,228.96**		**$0.00**

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
ABOVE AVERAGE HEATING & AIR CONDITIONING							
05/13/2025		05/08/2025	05/12/2025 Kathryn Tedesco 05/13/2025 Laura Marx	Paid (check)		$448.33 **Payment Type:** Check	$ -
					05/13/25 Pay From Acct:***7105/Check#1247		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$448.33		
					ABOVE AVERAGE HEATING & AIR CONDITIONING Total:	**$ 448.33**	**$ 0.00**
AT&T(2)							
05/02/2025		05/01/2025	05/01/2025 Kathryn Tedesco	Paid (EFT)		$117.70 **Payment Type:** EFT	-
					05/02/25 Pay From Acct:***7105/Check#0		
	60-6020-00 - Phone/Internet : Phone/Internet				$117.70		
05/02/2025		05/01/2025	05/01/2025 Kathryn Tedesco	Paid (EFT)		$85.60 **Payment Type:** EFT	-
					05/02/25 Pay From Acct:***7105/Check#0		
	60-6020-00 - Phone/Internet : Phone/Internet				$85.60		
					AT&T(2) Total:	**$ 203.30**	**$ 0.00**
ATPM HOLDING COMPANY LLC							
05/05/2025	3943936	05/01/2025	05/01/2025 Kathryn Tedesco	Paid (ACH)		$2,431.04 **Payment Type:** ACH	-
					05/05/25 Pay From Acct:***7105/Check#0		
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract				$2,431.04		
					ATPM HOLDING COMPANY LLC Total:	**$ 2,431.04**	**$ 0.00**
BUG OUT							
05/12/2025	76648399	05/08/2025	05/09/2025 Laura Marx	Paid (check)		$183.96 **Payment Type:** Check	-
					05/12/25 Pay From Acct:***7105/Check#1245		
	54-5420-00 - Pest Control / Termite Bond : Pest Control / Termite Bond				$183.96		
					BUG OUT Total:	**$ 183.96**	**$ 0.00**
BUSY BEES DISPOSAL INC.							
05/02/2025	2025-7544	05/01/2025	05/01/2025 Kathryn Tedesco	Paid (check)		$3,600.00 **Payment Type:** Check	-
					05/02/25 Pay From Acct:***7105/Check#1241		
	60-6030-00 - Trash Removal : Trash Removal				$3,600.00		
					BUSY BEES DISPOSAL INC. Total:	**$ 3,600.00**	**$ 0.00**
CARD SERVICES CENTER							
05/01/2025		05/01/2025	04/17/2025 Kathryn Tedesco 04/18/2025 Laura Marx	Paid (EFT)		$938.82 **Payment Type:** EFT	-
					05/01/25 Pay From Acct:***7105/Check#0		
	50-5100-00 - Admin Services : GOOGLE ONE				$9.99		
	50-5110-00 - Admin Supplies : PRINTER CARTRIDGES				$103.67		
	57-5700-00 - Clubhouse Expense : CLUBHOUSE FANS				$92.00		
	57-5700-00 - Clubhouse Expense : CLUBHOUSE / POOL LOUNGE CHAIRS				$570.10		
	50-5110-00 - Admin Supplies : 365 SUBSCRIPTION				$106.99		
	57-5700-00 - Clubhouse Expense : SUPPLIES				$56.07		
					CARD SERVICES CENTER Total:	**$ 938.82**	**$ 0.00**

Invoice List	Date:	6/6/2025
3 CHERRY WAY HOA, INC.	Time:	7:06 am
Invoice Status - Paid	Page:	2
Paid Date: 5/1/2025 - 5/31/2025		

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
ENERGY UNITED							
05/12/2025		05/09/2025	05/09/2025 Kathryn Tedesco	Paid (EFT)	05/12/25 Pay From Acct:***7105/Check#0 $233.65	$233.65 **Payment Type:** EFT	$ -
	60-6000-00 - Electric : Electric						
05/20/2025		05/19/2025	05/19/2025 Kathryn Tedesco	Paid (EFT)	05/20/25 Pay From Acct:***7105/Check#0 $872.64	$872.64 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric						
05/20/2025		05/19/2025	05/19/2025 Kathryn Tedesco	Paid (EFT)	05/20/25 Pay From Acct:***7105/Check#0 $62.80	$62.80 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric						
05/20/2025		05/19/2025	05/19/2025 Kathryn Tedesco	Paid (EFT)	05/20/25 Pay From Acct:***7105/Check#0 $60.70	$60.70 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric						
					ENERGY UNITED Total:	**$ 1,229.79**	**$ 0.00**
ERIE INSURANCE							
05/27/2025		05/23/2025	05/26/2025 Laura Marx	Paid (check)	05/27/25 Pay From Acct:***7105/Check#1250 $1,280.00	$1,280.00 **Payment Type:** Check	-
	62-6230-00 - Insurance : Insurance						
					ERIE INSURANCE Total:	**$ 1,280.00**	**$ 0.00**
LINCOLN COUNTY DEPT OF FINANCE							
05/06/2025		05/06/2025	05/06/2025 Katie Johnson	Paid (EFT)	05/06/25 Pay From Acct:***7105/Check#0 $56.84	$56.84 **Payment Type:** EFT	-
	60-6040-00 - Water : Water						
					LINCOLN COUNTY DEPT OF FINANCE Total:	**$ 56.84**	**$ 0.00**
LINCOLN LANDSCAPE LLC							
05/05/2025	1693	05/01/2025	05/01/2025 Kathryn Tedesco	Paid (check)	05/05/25 Pay From Acct:***7105/Check#1242 $2,220.00	$2,220.00 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance						
05/05/2025	1694	05/01/2025	05/01/2025 Kathryn Tedesco	Paid (check)	05/05/25 Pay From Acct:***7105/Check#1242 $400.00	$400.00 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance						
05/05/2025	1718	05/01/2025	05/01/2025 Kathryn Tedesco	Paid (check)	05/05/25 Pay From Acct:***7105/Check#1242 $14,550.00	$14,550.00 **Payment Type:** Check	-
	53-5300-00 - Landscape Contract : Landscape Contract						
05/05/2025	1719	05/01/2025	05/01/2025 Kathryn Tedesco	Paid (check)	05/05/25 Pay From Acct:***7105/Check#1242 $2,875.00	$2,875.00 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance						

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
05/27/2025	1798	05/22/2025	05/23/2025 Laura Marx	Paid (check)	05/27/25 Pay From Acct:***7105/Check#1252	$39,870.00 **Payment Type:** Check	$ -
	53-5300-00 - Landscape Contract : Landscape Contract				$39,870.00		
					LINCOLN LANDSCAPE LLC Total:	**$ 59,915.00**	**$ 0.00**
MR. HANDYMAN OF MOORESVILLE							
05/12/2025	262763118	05/09/2025	05/10/2025 Laura Marx	Paid (check)	05/12/25 Pay From Acct:***7105/Check#1246	$4,155.79 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance				$4,155.79		
05/22/2025	262240689	05/20/2025	05/21/2025 Laura Marx	Paid (check)	05/22/25 Pay From Acct:***7105/Check#1249	$14,359.14 **Payment Type:** Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$14,359.14		
05/30/2025	122901	05/27/2025	05/28/2025 Laura Marx	Paid (check)	05/30/25 Pay From Acct:***7105/Check#1253	$1,753.11 **Payment Type:** Check	-
	53-5350-00 - Lighting Maintenance : Lighting Maintenance				$1,753.11		
05/30/2025	122903	05/27/2025	05/28/2025 Laura Marx	Paid (check)	05/30/25 Pay From Acct:***7105/Check#1253	$1,316.65 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance				$1,316.65		
					MR. HANDYMAN OF MOORESVILLE Total:	**$ 21,584.69**	**$ 0.00**
PIEDMONT NATURAL GAS							
05/19/2025		05/16/2025	05/16/2025 Katie Johnson	Paid (EFT)	05/19/25 Pay From Acct:***7105/Check#0	$35.35 **Payment Type:** EFT	-
	60-6010-00 - Gas : Gas				$35.35		
					PIEDMONT NATURAL GAS Total:	**$ 35.35**	**$ 0.00**
RICK EARNHARDT BUILDERS							
05/19/2025	5-11-2025	05/13/2025	05/14/2025 Laura Marx	Paid (check)	05/19/25 Pay From Acct:***7105/Check#1248	$800.00 **Payment Type:** Check	-
	54-5470-00 - Roof Maintenance : Roof Maintenance				$800.00		
					RICK EARNHARDT BUILDERS Total:	**$ 800.00**	**$ 0.00**
SANTOS MILLIAM QUINTO GARCIA							
05/27/2025		05/21/2025	05/22/2025 Kathryn Tedesc 05/23/2025 Laura Marx	Paid (check)	05/27/25 Pay From Acct:***7105/Check#1251	$800.00 **Payment Type:** Check	-
	57-5710-00 - Clubhouse Cleaning : Clubhouse Cleaning				$800.00		
					SANTOS MILLIAM QUINTO GARCIA Total:	**$ 800.00**	**$ 0.00**
SKY WINDOWS CLEANING							
05/08/2025	001	05/06/2025	05/08/2025 Kathryn Tedesc	Paid (check)	05/08/25 Pay From Acct:***7105/Check#1243	$700.00 **Payment Type:** Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$700.00		
					SKY WINDOWS CLEANING Total:	**$ 700.00**	**$ 0.00**
SUPERIOR ASSOCIATION MGMT							

SUPERIOR Association Management, LLC

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 5/1/2025 - 5/31/2025

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
05/01/2025	94881	05/01/2025	05/01/2025 Kathryn Tedesc	Paid (ACH)		$2,834.00 **Payment Type:** ACH	$ -
					05/01/25 Pay From Acct:***7105/Check#0		
	62-6200-00 - Management Fees : Management Fee				$2,834.00		
05/12/2025	95539	05/12/2025		Paid (ACH)		$113.60 **Payment Type:** ACH	-
					05/12/25 Pay From Acct:***7105/Check#0		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S8439				$0.34		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2008				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8232				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8232				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S8439				$18.41		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				$3.60		
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - April				$35.00		
					SUPERIOR ASSOCIATION MGMT Total:	**$ 2,947.60**	**$ 0.00**
THURMAN, WILSON, BOUTWELL & GALVIN, P.A.							
05/12/2025	8584	05/09/2025	05/10/2025 Laura Marx	Paid (check)		$112.50 **Payment Type:** Check	-
					05/12/25 Pay From Acct:***7105/Check#1244		
	62-6240-00 - Legal Fees : Legal Fees				$112.50		
					THURMAN, WILSON, BOUTWELL & GALVIN, P.A. Total:	**$ 112.50**	**$ 0.00**
					3 CHERRY WAY HOA, INC. 29 Invoice(s) Totaling:	**$ 97,267.22**	**$ 0.00**
					GRAND 29 Invoice(s) Totaling:	**$97,267.22**	**$ 0.00**