Financial Report Package

October 2025

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

Balance Sheet - Operating		Date: 11/21/2025
3 CHERRY WAY HOA, INC.		Time: 8:36 am
End Date: 10/31/2025		Page: 1

SUPERIOR Association Management, LLC

Assets		
Assets		
10-1000-00 Operations - SouthState - X7105	$52,861.93	
10-1020-00 Pre Reserve - SouthState - X7108	28,598.80	
10-1050-00 SA Stone - CD - X2874	1,348,413.22	
Total Assets:		$1,429,873.95
Accounts Receivable		
12-1270-00 Accounts Receivable	441.14	
Total Accounts Receivable:		$441.14
Total Assets:		**$1,430,315.09**
Liabilities & Equity		
Liabilities		
20-2070-00 Prepaid Dues	48,822.72	
Total Liabilities:		$48,822.72
Earnings		
29-2900-00 Retained Earnings	1,254,578.60	
Total Earnings:		$1,254,578.60
Net Income Gain / Loss	126,913.77	
		$126,913.77
Total Liabilities & Equity:		**$1,430,315.09**

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: October 2025

Date: 11/21/2025
Time: 8:36 am
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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	$51,000.00	$51,000.00	$ -	$ -	$ 510,000.00
3015-00 STORAGE ASSESSMENT	570.00	480.00	540.00	540.00	540.00	570.00	540.00	510.00	450.00	450.00	-	-	5,190.00
3085-00 NSF Fees	-	(6.00)	-	-	-	(6.00)	-	-	-	(6.00)	-	-	(18.00)
3100-00 Late Fee Income	128.38	50.45	150.00	104.80	5.25	154.35	134.63	207.91	154.52	(101.08)	-	-	989.21
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	4,445.71	4,278.36	-	-	43,823.79
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	12,483.21	(3,764.41)	-	-	11,516.83
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**	**68,533.44**	**51,856.87**	**-**	**-**	**571,576.83**
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**	**68,533.44**	**51,856.87**	**-**	**-**	**571,576.83**
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	76.69	96.63	37.50	93.75	78.60	4.50	27.02	79.05	191.34	194.72	-	-	879.80
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	44.99	44.99	-	-	439.91
5110-00 Admin Supplies	-	-	36.15	-	210.66	55.64	-	-	114.37	19.81	-	-	436.63
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**	**158.70**	**259.52**	**-**	**-**	**2,298.90**
Landscape													
5300-00 Landscape Contract	-	14,550.00	14,550.00	-	54,420.00	14,550.00	-	29,100.00	14,555.00	14,550.00	-	-	156,275.00
5305-00 Drainage Repairs	-	18,890.00	-	6,920.00	-	-	13,010.00	3,450.00	2,300.00	11,700.00	-	-	56,270.00
5310-00 Ground Maintenance	348.29	2,607.50	-	6,230.82	10,967.44	8,868.20	1,597.96	6,829.08	360.00	657.16	-	-	38,466.45
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**	**17,215.00**	**26,907.16**	**-**	**-**	**253,214.56**
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	-	464.75	-	-	34,861.55
5420-00 Pest Control / Termite Bond	-	-	-	-	183.96	8,000.00	-	-	-	206.54	-	-	8,390.50
5450-00 Paint Inter/Exterior	-	-	-	-	-	-	-	4,151.60	944.01	-	-	-	5,095.61
5460-00 Plumbing Maintenance	-	-	-	-	-	3,400.00	-	-	-	-	-	-	3,400.00
5470-00 Roof Maintenance	-	-	-	-	800.00	1,121.62	-	1,165.00	712.00	341.87	-	-	4,140.49
5480-00 Other Maintenance	-	-	32.09	-	-	-	29.05	-	-	28.55	-	-	89.69
Total Building/Maintenance	**2,035.14**	**-**	**4,337.50**	**445.27**	**16,491.43**	**14,410.10**	**9,206.18**	**6,354.50**	**1,656.01**	**1,041.71**	**-**	**-**	**55,977.84**
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	-	-	240.75	-	-	5,900.93
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**	**-**	**240.75**	**-**	**-**	**18,818.58**

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: October 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	$202.79	$54.54	($107.88)	$1,174.66	$298.78	$-	$-	$3,674.01
5710-00 Clubhouse Cleaning	-	-	-	-	800.00	680.00	-	-	1,000.00	-	-	-	2,480.00
Total Recreational	**214.47**	**-**	**1,118.48**	**92.00**	**1,426.17**	**882.79**	**54.54**	**(107.88)**	**2,174.66**	**298.78**	**-**	**-**	**6,154.01**
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	1,130.49	1,084.88	-	-	11,192.32
6010-00 Gas	303.67	309.69	215.40	79.11	35.35	25.03	23.54	23.54	25.03	23.54	-	-	1,063.90
6020-00 Phone/Internet	203.30	203.30	203.30	203.30	203.30	203.30	203.30	508.39	255.24	290.17	-	-	2,476.90
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	3,600.00	3,600.00	-	-	36,000.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	56.84	56.84	140.80	61.39	61.39	-	-	661.46
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**	**5,072.15**	**5,059.98**	**-**	**-**	**51,394.58**
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	2,834.00	2,834.00	-	-	28,340.00
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	-	197.50	-	-	1,686.50
6250-00 Licenses - Software/Other	-	-	-	-	-	-	-	-	-	1,040.00	-	-	1,040.00
6260-00 Taxes - Income/Other	(5,222.84)	-	-	25,141.00	-	-	-	140.00	-	-	-	-	20,058.16
6280-00 Other Professional Fees	-	-	-	-	-	-	-	-	212.93	-	-	-	212.93
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**	**3,046.93**	**4,071.50**	**-**	**-**	**56,804.59**
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**	**29,323.45**	**37,879.40**	**-**	**-**	**444,663.06**
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)**	**39,209.99**	**13,977.47**	**-**	**-**	**126,913.77**

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

10/31/2025

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Time: 8:36 am
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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 %	$510,000.00	$509,875.00	$ 125.00	0.02 %	$611,850.00
3015-00 STORAGE ASSESSMENT	450.00	600.00	(150.00)	(25.00)%	5,190.00	6,000.00	(810.00)	(13.50)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	(100.00)%	-	166.70	(166.70)	(100.00)%	200.00
3085-00 NSF Fees	(6.00)	-	(6.00)	0.00 %	(18.00)	-	(18.00)	0.00 %	-
3100-00 Late Fee Income	(101.08)	208.33	(309.41)	(148.52)%	989.21	2,083.30	(1,094.09)	(52.52)%	2,500.00
3140-00 Clubhouse Rental	-	16.67	(16.67)	(100.00)%	75.00	166.70	(91.70)	(55.01)%	200.00
3310-00 Interest Income	4,278.36	4,500.00	(221.64)	(4.93)%	43,823.79	45,000.00	(1,176.21)	(2.61)%	54,000.00
3320-00 Gain / Loss - CD Market Value	(3,764.41)	-	(3,764.41)	0.00 %	11,516.83	-	11,516.83	0.00 %	-
Total Income	$ 51,856.87	$ 56,329.17	($ 4,472.30)	(7.94)%	$571,576.83	$563,291.70	$8,285.13	1.47 %	$675,950.00
Total OPERATING INCOME	**$ 51,856.87**	**$ 56,329.17**	**($ 4,472.30)**	**(7.94)%**	**$571,576.83**	**$ 563,291.70**	**$ 8,285.13**	**1.47 %**	**$675,950.00**
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	194.72	166.67	(28.05)	(16.83)%	879.80	1,666.70	786.90	47.21 %	2,000.00
5100-00 Admin Services	44.99	41.67	(3.32)	(7.97)%	439.91	416.70	(23.21)	(5.57)%	500.00
5110-00 Admin Supplies	19.81	83.33	63.52	76.23 %	436.63	833.30	396.67	47.60 %	1,000.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	165.31	41.70	(123.61)	(296.43)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	83.30	83.30	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	100.00 %	-	41.70	41.70	100.00 %	50.00
5180-00 Social Expense	-	16.67	16.67	100.00 %	-	166.70	166.70	100.00 %	200.00
5190-00 Violation Letters	-	12.50	12.50	100.00 %	-	125.00	125.00	100.00 %	150.00
5200-00 Website	-	33.33	33.33	100.00 %	377.25	333.30	(43.95)	(13.19)%	400.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	250.00	250.00	100.00 %	300.00
Total Contract	$ 259.52	$ 395.84	$ 136.32	34.44%	$ 2,298.90	$ 3,958.40	$1,659.50	41.92 %	$ 4,750.00
Landscape									
5300-00 Landscape Contract	14,550.00	16,666.67	2,116.67	12.70 %	156,275.00	166,666.70	10,391.70	6.24 %	200,000.00
5305-00 Drainage Repairs	11,700.00	3,750.00	(7,950.00)	(212.00)%	56,270.00	37,500.00	(18,770.00)	(50.05)%	45,000.00
5310-00 Ground Maintenance	657.16	6,750.00	6,092.84	90.26 %	38,466.45	67,500.00	29,033.55	43.01 %	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	833.30	(919.81)	(110.38)%	1,000.00
Total Landscape	$ 26,907.16	$ 27,250.00	$ 342.84	1.26%	$253,214.56	$272,500.00	$19,285.44	7.08 %	$327,000.00

Income Statement - Operating
3 CHERRY WAY HOA, INC.

10/31/2025

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	$464.75	$833.33	$368.58	44.23 %	$34,861.55	$8,333.30	($26,528.25)	(318.34)%	$10,000.00
5410-00 Cleaning	-	416.67	416.67	100.00 %	-	4,166.70	4,166.70	100.00 %	5,000.00
5420-00 Pest Control / Termite Bond	206.54	666.67	460.13	69.02 %	8,390.50	6,666.70	(1,723.80)	(25.86)%	8,000.00
5450-00 Paint Inter/Exterior	-	500.00	500.00	100.00 %	5,095.61	5,000.00	(95.61)	(1.91)%	6,000.00
5460-00 Plumbing Maintenance	-	208.33	208.33	100.00 %	3,400.00	2,083.30	(1,316.70)	(63.20)%	2,500.00
5470-00 Roof Maintenance	341.87	500.00	158.13	31.63 %	4,140.49	5,000.00	859.51	17.19 %	6,000.00
5480-00 Other Maintenance	28.55	-	(28.55)	0.00 %	89.69	-	(89.69)	0.00 %	-
Total Building/Maintenance	$1,041.71	$3,125.00	$2,083.29	66.67%	$55,977.84	$31,250.00	($24,727.84)	(79.13)%	$37,500.00
Pool									
5600-00 Pool Mgmt Contract	-	1,000.00	1,000.00	100.00 %	12,492.25	10,000.00	(2,492.25)	(24.92)%	12,000.00
5610-00 Pool Maintenance	240.75	83.33	(157.42)	(188.91)%	5,900.93	833.30	(5,067.63)	(608.14)%	1,000.00
5620-00 Pool Supplies	-	66.67	66.67	100.00 %	112.97	666.70	553.73	83.06 %	800.00
5630-00 Pool Equipment	-	8.33	8.33	100.00 %	312.43	83.30	(229.13)	(275.07)%	100.00
Total Pool	$240.75	$1,158.33	$917.58	79.22%	$18,818.58	$11,583.30	($7,235.28)	(62.46)%	$13,900.00
Recreational									
5700-00 Clubhouse Expense	298.78	83.33	(215.45)	(258.55)%	3,674.01	833.30	(2,840.71)	(340.90)%	1,000.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	100.00 %	2,480.00	2,000.00	(480.00)	(24.00)%	2,400.00
5720-00 Clubhouse Furnishings	-	83.33	83.33	100.00 %	-	833.30	833.30	100.00 %	1,000.00
Total Recreational	$298.78	$366.66	$67.88	18.51%	$6,154.01	$3,666.60	($2,487.41)	(67.84)%	$4,400.00
Utilities									
6000-00 Electric	1,084.88	1,083.33	(1.55)	(0.14)%	11,192.32	10,833.30	(359.02)	(3.31)%	13,000.00
6010-00 Gas	23.54	133.33	109.79	82.34 %	1,063.90	1,333.30	269.40	20.21 %	1,600.00
6020-00 Phone/Internet	290.17	291.67	1.50	0.51 %	2,476.90	2,916.70	439.80	15.08 %	3,500.00
6030-00 Trash Removal	3,600.00	3,750.00	150.00	4.00 %	36,000.00	37,500.00	1,500.00	4.00 %	45,000.00
6040-00 Water	61.39	83.33	21.94	26.33 %	661.46	833.30	171.84	20.62 %	1,000.00
Total Utilities	$5,059.98	$5,341.66	$281.68	5.27%	$51,394.58	$53,416.60	$2,022.02	3.79 %	$64,100.00
Administrative									
6200-00 Management Fees	2,834.00	2,833.33	(0.67)	(0.02)%	28,340.00	28,333.30	(6.70)	(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 %	5,467.00	5,500.00	33.00	0.60 %	5,500.00
6240-00 Legal Fees	197.50	416.67	219.17	52.60 %	1,686.50	4,166.70	2,480.20	59.52 %	5,000.00
6250-00 Licenses - Software/Other	1,040.00	-	(1,040.00)	0.00 %	1,040.00	-	(1,040.00)	0.00 %	-
6260-00 Taxes - Income/Other	-	-	-	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 %	212.93	2,083.30	1,870.37	89.78 %	2,500.00
Total Administrative	$4,071.50	$3,458.33	($613.17)	(17.73)%	$56,804.59	$63,083.30	$6,278.71	9.95 %	$70,000.00
Reserve Expense									
6900-00 Misc/Cont Reserve Expense	-	12,858.33	12,858.33	100.00 %	-	128,583.30	128,583.30	100.00 %	154,300.00
Total Reserve Expense	$-	$12,858.33	$12,858.33	100.00%	$-	$128,583.30	$128,583.30	100.00 %	$154,300.00

Income Statement - Operating

3 CHERRY WAY HOA, INC.

10/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Percent	Annual Budget
Total OPERATING EXPENSE	$37,879.40	$53,954.15	$16,074.75	29.79%	$444,663.06	$568,041.50	$123,378.44	21.72 %	$675,950.00
Net Income:	$13,977.47	$2,375.02	$11,602.45		$126,913.77	($4,749.80)	$131,663.57		$0.00

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 10/1/2025 - 10/31/2025

Payment Type: All

Date: 11/21/2025
Time: 8:37 am
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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
AT&T(2)							
10/06/2025		10/03/2025	10/06/2025 Laura Marx	Paid (EFT)	10/06/25 Pay From Acct:***7105/Check#0	$204.57 **Payment Type:** EFT	$ -
	60-6020-00 - Phone/Internet : Phone/Internet				$204.57		
10/09/2025		10/09/2025	10/09/2025 Kathryn Tedesc(	Paid (EFT)	10/09/25 Pay From Acct:***7105/Check#0	$85.60 **Payment Type:** EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				$85.60		
					AT&T(2) Total:	**$ 290.17**	**$ 0.00**
ATPM HOLDING COMPANY LLC							
10/06/2025	4227889	10/02/2025	10/03/2025 Laura Marx	Paid (ACH)	10/06/25 Pay From Acct:***7105/Check#0	$240.75 **Payment Type:** ACH	-
	56-5610-00 - Pool Maintenance : Pool Maintenance				$240.75		
					ATPM HOLDING COMPANY LLC Total:	**$ 240.75**	**$ 0.00**
BP DRAINAGE WORKS INC.							
10/06/2025	48239	10/01/2025	09/12/2025 Kathryn Tedesc(09/11/2025 Laura Marx	Paid (check)	10/06/25 Pay From Acct:***7105/Check#1296	$11,700.00 **Payment Type:** Check	-
	53-5305-00 - Drainage Repairs : Drainage Repairs				$11,700.00		
					BP DRAINAGE WORKS INC. Total:	**$ 11,700.00**	**$ 0.00**
BUG OUT							
10/30/2025	84685508	10/27/2025	10/27/2025 Kathryn Tedesc(10/28/2025 Laura Marx	Paid (check)	10/30/25 Pay From Acct:***7105/Check#1301	$206.54 **Payment Type:** Check	-
	54-5420-00 - Pest Control / Termite Bond : Pest Control / Termite Bond				$206.54		
					BUG OUT Total:	**$ 206.54**	**$ 0.00**
BUSY BEES DISPOSAL INC.							
10/09/2025	2025-15730	10/07/2025	10/08/2025 Laura Marx	Paid (check)	10/09/25 Pay From Acct:***7105/Check#1297	$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							

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 10/1/2025 - 10/31/2025

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
10/02/2025		10/01/2025	09/15/2025 Kathryn Tedesco 09/16/2025 Laura Marx	Paid (EFT)		$1,720.45 **Payment Type:** EFT	$ -
					10/02/25 Pay From Acct:***7105/Check#0		
	50-5100-00 - Admin Services : GOOGLE ONE				$9.99		
	62-6250-00 - Licenses - Software/Other : DROPBOX				$1,040.00		
	54-5470-00 - Roof Maintenance : ROOF REPAIRS - MID ATLANTIC				$341.87		
	54-5400-00 - Bldg Maintenance : SHED KEYS				$10.00		
	50-5110-00 - Admin Supplies : Admin Supplies-WALMART				$19.81		
	57-5700-00 - Clubhouse Expense : Clubhouse Expense-AMAZON/LOWES/SAMS CLUB				$298.78		
					CARD SERVICES CENTER Total:	**$ 1,720.45**	**$ 0.00**
ENERGY UNITED							
10/09/2025		10/09/2025	10/09/2025 Kathryn Tedesco	Paid (EFT)		$249.73 **Payment Type:** EFT	-
					10/09/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$249.73		
10/22/2025		10/21/2025	10/21/2025 Kathryn Tedesco	Paid (EFT)		$714.44 **Payment Type:** EFT	-
					10/22/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$714.44		
10/22/2025		10/21/2025	10/21/2025 Kathryn Tedesco	Paid (EFT)		$63.12 **Payment Type:** EFT	-
					10/22/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$63.12		
10/22/2025		10/21/2025	10/21/2025 Kathryn Tedesco	Paid (EFT)		$57.59 **Payment Type:** EFT	-
					10/22/25 Pay From Acct:***7105/Check#0		
	60-6000-00 - Electric : Electric				$57.59		
					ENERGY UNITED Total:	**$ 1,084.88**	**$ 0.00**
KARRY BROCKMAN							
10/20/2025	10-13-2025 KB	10/20/2025	10/20/2025 Laura Marx	Paid (check)		$28.55 **Payment Type:** Check	-
					10/20/25 Pay From Acct:***7105/Check#1299		
	54-5480-00 - Other Maintenance : Other Maintenance				$28.55		
					KARRY BROCKMAN Total:	**$ 28.55**	**$ 0.00**
LINCOLN COUNTY DEPT OF FINANCE							
10/10/2025		10/10/2025	10/10/2025 Katie Johnson	Paid (EFT)		$61.39 **Payment Type:** EFT	-
					10/10/25 Pay From Acct:***7105/Check#0		
	60-6040-00 - Water : Water				$61.39		
					LINCOLN COUNTY DEPT OF FINANCE Total:	**$ 61.39**	**$ 0.00**
LINCOLN LANDSCAPE LLC							
10/14/2025	2268	10/06/2025	10/07/2025 Laura Marx	Paid (check)		$14,550.00 **Payment Type:** Check	-
					10/14/25 Pay From Acct:***7105/Check#1298		
	53-5300-00 - Landscape Contract : Landscape Contract				$14,550.00		
					LINCOLN LANDSCAPE LLC Total:	**$ 14,550.00**	**$ 0.00**

MR. HANDYMAN OF MOORESVILLE

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 10/1/2025 - 10/31/2025
Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
10/30/2025	122456	10/27/2025	10/27/2025 Kathryn Tedesco 10/28/2025 Laura Marx	Paid (check)		$365.50 **Payment Type:** Check	$ -
					10/30/25 Pay From Acct:***7105/Check#1302		
	53-5310-00 - Ground Maintenance : Ground Maintenance				$365.50		
10/30/2025	123367	10/27/2025	10/27/2025 Kathryn Tedesco 10/28/2025 Laura Marx	Paid (check)		$454.75 **Payment Type:** Check	-
					10/30/25 Pay From Acct:***7105/Check#1302		
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				$454.75		
10/30/2025	123813	10/27/2025	10/27/2025 Kathryn Tedesco 10/28/2025 Laura Marx	Paid (check)		$291.66 **Payment Type:** Check	-
					10/30/25 Pay From Acct:***7105/Check#1302		
	53-5310-00 - Ground Maintenance : Ground Maintenance				$291.66		
					MR. HANDYMAN OF MOORESVILLE Total:	**$ 1,111.91**	**$ 0.00**
PIEDMONT NATURAL GAS							
10/10/2025		10/10/2025	10/10/2025 Katie Johnson	Paid (EFT)		$23.54 **Payment Type:** EFT	-
					10/10/25 Pay From Acct:***7105/Check#0		
	60-6010-00 - Gas : Gas				$23.54		
					PIEDMONT NATURAL GAS Total:	**$ 23.54**	**$ 0.00**
SUPERIOR ASSOCIATION MGMT							
10/06/2025	102513	10/02/2025	10/03/2025 Laura Marx	Paid (ACH)		$2,834.00 **Payment Type:** ACH	-
					10/06/25 Pay From Acct:***7105/Check#0		
	62-6200-00 - Management Fees : Management Fee				$2,834.00		
10/14/2025	103559	10/14/2025		Paid (ACH)		$229.72 **Payment Type:** ACH	-
					10/14/25 Pay From Acct:***7105/Check#0		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300I2309				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2333				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300BC8473				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8310				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8382				$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				$0.90		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2367				$0.58		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8346				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8382				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8382				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2367				$18.75		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300G8382				$2.87		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300G8346				$2.87		
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - September				$35.00		

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Invoice List

3 CHERRY WAY HOA, INC.

Invoice Status - Paid

Paid Date: 10/1/2025 - 10/31/2025

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
				SUPERIOR ASSOCIATION MGMT Total:		**$ 3,063.72**	**$ 0.00**
THURMAN, WILSON, BOUTWELL & GALVIN, P.A.							
10/23/2025	9057	10/20/2025	10/21/2025 Laura Marx	Paid (check)		$197.50 **Payment Type:** Check	$ -
				10/23/25 Pay From Acct:***7105/Check#1300			
	62-6240-00 - Legal Fees : Legal Fees				$197.50		
				THURMAN, WILSON, BOUTWELL & GALVIN, P.A. Total:		**$ 197.50**	**$ 0.00**
				3 CHERRY WAY HOA, INC. 21 Invoice(s) Totaling:		**$ 37,879.40**	**$ 0.00**
				GRAND 21 Invoice(s) Totaling:		**$37,879.40**	**$ 0.00**