3 CW HOA BOD BRIEFING 2026

August 2026

Financials:

Operating Account X7105 balance as of 7/31/2026: $34,090.40
Pre-Reserve Account X7108 balance as of 7/31/2026: $66,134.25
S. A. Stone Account as of 7/31/2026: $1,481,087.37

See attached Superior financial reports and financial summary for July 2026.

Motions Approved During Working Sessions:

1. Resolution Without a Meeting was signed on August 5, 2026, by all BOD members to authorize 3 Cherry Way HOA to enter into a contractual agreement with Best Buy at a cost not to exceed $500.00 to mount a donated 100" television over the fireplace in the Clubhouse and to move the 65" television from the fireplace to the pool room wall.

2. Motion to approve the new lease agreement for 2335 Sylvia Ct. **Approved unanimously during the 3CW HOA BOD Working Meeting of August 11, 2026.**

3. Motion to approve purchasing four new benches and four new tables for the pickle ball court The cost also includes equipment pads for the benches and tables at a cost not to exceed $1,400.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of August 25, 2026.**

Updated Governing Documents, Policies & Procedures and Forms:

Home Sales:

1. One home sold in August 2026 for $425,000.00 for a 2-bedroom, 2-bath home on Sweet Cherry Ln.

August 5, 2026

3 Cherry Way Board of Directors Resolution
Action Taken without a Meeting:

Best Buy

I move for the adoption of the following resolution:

To authorize the 3 Cherry Way HOA to enter into a contractual agreement with Best Buy, 633 River Hwy, Mooresville, NC 28117 to mount the 100" TV on the wall of the Clubhouse above the fireplace and put the TV removed from that wall and mounted on the wall in the Pool Room for a cost not to exceed $500.00.

3CW HOA President Signature	08/5/2026 Date
3CW HOA Vice President Signature	08/5/2026 Date
3CW HOA Treasurer Signature	08/5/2026 Date
3CW HOA Recording Secretary Signature	08/5/2026 Date
3CW HOA Corresponding / Rec Retention Secretary Signature	08/5/2026 Date

This resolution is adopted by a unanimous vote of the 3 Cherry Way Board of Directors on August 11, 2026.

This resolution shall be received and filed with the next 3 Cherry Way Homeowners Association Board of Director Meeting minutes of August 11, 2026.

3 CHERRY WAY HOA JULY 2026 OPERATING INCOME SUMMARY

	JULY 2026 YTD ACTUALS	YTD BUDGET	% of INCOME	ANNUAL BUDGET
OPERATING INCOME				
Total Operating Income	$430,794.79	$429,420.81		$736,150.00
OPERATING EXPENSES				
Contracts	$6,034.43	$5,512.57	1.40%	$9,450.00
Landscape	$166,131.45	$207,750.07	38.56%	$329,000.00
Building Maintenance	$28,749.31	$30,725.00	6.67%	$46,600.00
Pool	$12,660.22	$12,951.88	2.94%	$17,010.00
Recreational	$7,402.14	$6,066.69	1.72%	$10,400.00
Utilities	$40,809.96	$41,474.93	9.47%	$71,100.00
Administrative	$56,547.73	$38,952.50	13.13%	$63,990.00
Total Operating Expenses	$318,335.24	$343,433.64	73.89%	$547,550.00
NET INCOME	$112,459.55	$85,987.17	26.11%	$188,600.00
Reserve Expenses				
Exterior Residence	$13,580.00	$8,750.00		$15,000.00
Total Reserve Expense	$13,580.00	$8,750.00		$15,000.00

Pre-Reserves - SouthState, X7108	$66,134.25
Operating account SouthState, X7105	$34,090.40
SA Stone - CD-X2874	$1,481,087.37
Total Assets	$1,581,312.02

$50,000 transferred from X7108 to SA Stone on January 8, 2026
Purchsed $60,000.00 CD, Interest Rate 4.10% maturity 1/24/30

$50,000 transferred from X7108 to SA Stone on January 21, 2026
Purchased $60,000.00 CD, Interest Rate 3.90% maturity 10/09/26

$10,000 transferred from X7108 to SA Stone on May 20, 2026
Purchased $30,000.00 CD, Interest Rate 4.00% maturity 6/5/2028

Prepared by : Curt Hendricks
Source: Superior Financial Reports July 2026

SUPERIOR
Association Management, LLC

Financial Report Package

July 2026

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

Assets		
Assets		
10-1000-00 Operations - SouthState - X7105	$34,090.40	
10-1020-00 Pre Reserve - SouthState - X7108	66,134.25	
10-1050-00 SA Stone - CD - X2874	1,481,087.37	
Total Assets:		$1,581,312.02
Accounts Receivable		
12-1270-00 Accounts Receivable	50.38	
Total Accounts Receivable:		$50.38
Total Assets:		**$1,581,362.40**
Liabilities & Equity		
Liabilities		
20-2070-00 Prepaid Dues	76,589.81	
Total Liabilities:		$76,589.81
Earnings		
29-2900-00 Retained Earnings	1,428,137.52	
Total Earnings:		$1,428,137.52
Net Income Gain / Loss	76,635.07	
		$76,635.07
Total Liabilities & Equity:		**$1,581,362.40**

SUPERIOR Association Management LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: July 2026

Date: 8/26/2026
Time: 2:46 pm
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
3010-00 Homeowner Assessment	$56,000.00	$56,000.00	$56,000.00	$56,000.00	$56,000.00	$56,000.00	$56,000.00	$ -	$ -	$ -	$ -	$ -	$ 392,000.00
3015-00 STORAGE ASSESSMENT	480.00	480.00	480.00	425.00	330.00	420.00	420.00	-	-	-	-	-	3,035.00
3085-00 NSF Fees	-	(6.00)	-	(6.00)	(6.00)	35.00	(6.00)	-	-	-	-	-	11.00
3100-00 Late Fee Income	(19.40)	229.78	369.80	126.62	48.11	275.00	175.38	-	-	-	-	-	1,205.29
3140-00 Clubhouse Rental	-	125.00	(250.00)	300.00	-	(100.00)	250.00	-	-	-	-	-	325.00
3310-00 Interest Income	4,715.10	5,009.81	4,610.34	4,940.94	4,805.57	4,981.83	5,154.91	-	-	-	-	-	34,218.50
3320-00 Gain / Loss - CD Market Value	1,219.24	(2,628.14)	(3,440.41)	(5,013.88)	(5,248.21)	(4,222.62)	(2,910.46)	-	-	-	-	-	(22,244.48)
Total Income	**62,394.94**	**59,210.45**	**57,769.73**	**56,772.68**	**55,929.47**	**57,389.21**	**59,083.83**	-	-	-	-	-	**408,550.31**
Total OPERATING INCOME	**62,394.94**	**59,210.45**	**57,769.73**	**56,772.68**	**55,929.47**	**57,389.21**	**59,083.83**	-	-	-	-	-	**408,550.31**
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	236.58	59.40	192.22	169.96	56.25	132.98	52.54	-	-	-	-	-	899.93
5050-00 NSF Expense	-	-	-	-	-	-	24.50	-	-	-	-	-	24.50
5100-00 Admin Services	44.99	35.00	54.98	44.99	44.99	35.00	9.99	-	-	-	-	-	269.94
5110-00 Admin Supplies	-	-	73.23	-	1,193.77	-	-	-	-	-	-	-	1,267.00
5130-00 Bank Service Charge	25.00	-	48.41	41.00	-	-	-	-	-	-	-	-	114.41
5180-00 Social Expense	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
5200-00 Website	-	-	2,958.65	-	-	-	-	-	-	-	-	-	2,958.65
Total Contract	**806.57**	**94.40**	**3,327.49**	**255.95**	**1,295.01**	**167.98**	**87.03**	-	-	-	-	-	**6,034.43**
Landscape													
5300-00 Landscape Contract	14,550.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	-	-	-	-	-	101,880.00
5310-00 Ground Maintenance	102.89	880.00	10,950.00	42.79	967.74	9,820.00	2,617.98	-	-	-	-	-	25,381.40
5315-00 Ground Maintenance - Mulch	-	-	37,350.00	-	-	-	-	-	-	-	-	-	37,350.00
5330-00 Irrigation Maintenance	952.50	-	17.11	-	-	-	-	-	-	-	-	-	969.61
5370-00 Sign Maintenance	-	-	-	-	150.44	-	-	-	-	-	-	-	150.44
5390-00 Landscape Other	-	-	-	-	-	400.00	-	-	-	-	-	-	400.00
Total Landscape	**15,605.39**	**15,435.00**	**62,872.11**	**14,597.79**	**15,673.18**	**24,775.00**	**17,172.98**	-	-	-	-	-	**166,131.45**
Building/Maintenance													
5400-00 Bldg Maintenance	245.03	-	250.00	250.00	701.73	75.00	350.00	-	-	-	-	-	1,871.76
5420-00 Pest Control / Termite Bond	-	-	8,000.00	-	-	-	-	-	-	-	-	-	8,000.00
5450-00 Paint Inter/Exterior	-	-	-	1,250.00	-	-	500.00	-	-	-	-	-	1,750.00
5460-00 Plumbing Maintenance	80.25	-	2,529.94	-	380.00	-	428.00	-	-	-	-	-	3,418.19
5470-00 Roof Maintenance	-	74.36	2,500.00	2,420.00	-	4,635.00	3,960.00	-	-	-	-	-	13,589.36
5480-00 Other Maintenance	-	-	120.00	-	-	-	-	-	-	-	-	-	120.00
Total Building/Maintenance	**325.28**	**74.36**	**13,399.94**	**3,920.00**	**1,081.73**	**4,710.00**	**5,238.00**	-	-	-	-	-	**28,749.31**

SUPERIOR
Association Management, LLC

Income Statement Summary - Operating
3 CHERRY WAY HOA, INC.
Fiscal Period: July 2026

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	$1,215.52	$2,431.04	$2,493.04	$2,491.04	$1,277.52	$-	$-	$-	$-	$-	$11,731.44
5610-00 Pool Maintenance	-	-	-	-	-	294.25	-	-	-	-	-	-	294.25
5620-00 Pool Supplies	-	250.00	-	-	209.14	-	-	-	-	-	-	-	459.14
5630-00 Pool Equipment	-	-	-	-	-	175.39	-	-	-	-	-	-	175.39
Total Pool	607.76	1,465.52	1,215.52	2,431.04	2,702.18	2,960.68	1,277.52	-	-	-	-	-	12,660.22
Recreational													
5700-00 Clubhouse Expense	227.27	201.15	141.58	119.76	633.53	448.33	1,988.61	-	-	-	-	-	3,760.23
5710-00 Clubhouse Cleaning	-	2,000.00	-	-	1,000.00	-	-	-	-	-	-	-	3,000.00
5900-00 Amenities	-	-	-	-	-	-	641.91	-	-	-	-	-	641.91
Total Recreational	227.27	2,201.15	141.58	119.76	1,633.53	448.33	2,630.52	-	-	-	-	-	7,402.14
Utilities													
6000-00 Electric	1,029.43	1,028.43	1,249.21	1,116.68	1,138.14	1,120.65	1,189.44	-	-	-	-	-	7,871.98
6010-00 Gas	264.41	341.64	192.23	72.60	23.54	24.96	23.54	-	-	-	-	-	942.92
6020-00 Phone/Internet	309.62	309.41	309.41	416.41	202.16	309.16	309.16	-	-	-	-	-	2,165.33
6030-00 Trash Removal	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	-	-	-	-	-	29,400.00
6040-00 Water	61.39	61.39	61.39	61.39	61.39	61.39	61.39	-	-	-	-	-	429.73
Total Utilities	5,864.85	5,940.87	6,012.24	5,867.08	5,625.23	5,716.16	5,783.53	-	-	-	-	-	40,809.96
Administrative													
6200-00 Management Fees	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	-	-	-	-	-	19,600.00
6220-00 CPA Fees	-	2,510.00	-	-	-	-	-	-	-	-	-	-	2,510.00
6230-00 Insurance	-	-	-	5,685.00	-	-	-	-	-	-	-	-	5,685.00
6240-00 Legal Fees	610.00	878.50	691.25	-	-	-	1,066.50	-	-	-	-	-	3,246.25
6250-00 Licenses - Software/Other	-	-	-	107.48	-	-	-	-	-	-	-	-	107.48
6260-00 Taxes - Income/Other	-	-	-	-	-	-	25,399.00	-	-	-	-	-	25,399.00
Total Administrative	3,410.00	6,188.50	3,491.25	8,592.48	2,800.00	2,800.00	29,265.50	-	-	-	-	-	56,547.73
Reserve Expense													
6925-00 Exterior Residence Maintenance	-	-	-	13,580.00	-	-	-	-	-	-	-	-	13,580.00
Total Reserve Expense	-	-	-	13,580.00	-	-	-	-	-	-	-	-	13,580.00
Total OPERATING EXPENSE	26,847.12	31,399.80	90,460.13	49,364.10	30,810.86	41,578.15	61,455.08	-	-	-	-	-	331,915.24
Net Income:	35,547.82	27,810.65	(32,690.40)	7,408.58	25,118.61	15,811.06	(2,371.25)	-	-	-	-	-	76,635.07

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

07/31/2026

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	$ 56,000.00	$ 56,000.00	$ -	0.00 %	$392,000.00	$392,000.00	$ -	0.00 %	$672,000.00
3015-00 STORAGE ASSESSMENT	420.00	600.00	(180.00)	(30.00)%	3,035.00	4,200.00	(1,165.00)	(27.74)%	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	(6.00)	-	(6.00)	0.00 %	11.00	-	11.00	0.00 %	-
3100-00 Late Fee Income	175.38	208.33	(32.95)	(15.82)%	1,205.29	1,458.31	(253.02)	(17.35)%	2,500.00
3140-00 Clubhouse Rental	250.00	20.83	229.17	1100.19 %	325.00	145.81	179.19	122.89 %	250.00
3310-00 Interest Income	5,154.91	4,500.00	654.91	14.55 %	34,218.50	31,500.00	2,718.50	8.63 %	54,000.00
3320-00 Gain / Loss - CD Market Value	(2,910.46)	-	(2,910.46)	0.00 %	(22,244.48)	-	(22,244.48)	0.00 %	-
Total Income	$ 59,083.83	$ 61,345.83	($ 2,262.00)	(3.69)%	$408,550.31	$429,420.81	($20,870.50)	(4.86)%	$736,150.00
Total OPERATING INCOME	$ 59,083.83	$ 61,345.83	($ 2,262.00)	(3.69)%	$408,550.31	$ 429,420.81	($ 20,870.50)	(4.86)%	$736,150.00
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	52.54	125.00	72.46	57.97 %	899.93	875.00	(24.93)	(2.85)%	1,500.00
5050-00 NSF Expense	24.50	-	(24.50)	0.00 %	24.50	-	(24.50)	0.00 %	-
5100-00 Admin Services	9.99	41.67	31.68	76.03 %	269.94	291.69	21.75	7.46 %	500.00
5110-00 Admin Supplies	-	62.50	62.50	100.00 %	1,267.00	437.50	(829.50)	(189.60)%	750.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	114.41	29.19	(85.22)	(291.95)%	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	-	125.00	125.00	100.00 %	500.00	875.00	375.00	42.86 %	1,500.00
5200-00 Website	-	416.67	416.67	100.00 %	2,958.65	2,916.69	(41.96)	(1.44)%	5,000.00
Total Contract	$ 87.03	$ 787.51	$ 700.48	88.95%	$ 6,034.43	$ 5,512.57	($521.86)	(9.47)%	$ 9,450.00
Landscape									
5300-00 Landscape Contract	14,555.00	17,166.67	2,611.67	15.21 %	101,880.00	120,166.69	18,286.69	15.22 %	206,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	100.00 %	-	26,250.00	26,250.00	100.00 %	45,000.00
5310-00 Ground Maintenance	2,617.98	2,166.67	(451.31)	(20.83)%	25,381.40	15,166.69	(10,214.71)	(67.35)%	26,000.00
5315-00 Ground Maintenance - Mulch	-	-	-	0.00 %	37,350.00	38,000.00	650.00	1.71 %	38,000.00
5320-00 Fence Maintenance	-	41.67	41.67	100.00 %	-	291.69	291.69	100.00 %	500.00
5330-00 Irrigation Maintenance	-	-	-	0.00 %	969.61	-	(969.61)	0.00 %	-
5350-00 Lighting Maintenance	-	83.33	83.33	100.00 %	-	583.31	583.31	100.00 %	1,000.00
5370-00 Sign Maintenance	-	-	-	0.00 %	150.44	-	(150.44)	0.00 %	-
5390-00 Landscape Other	-	1,041.67	1,041.67	100.00 %	400.00	7,291.69	6,891.69	94.51 %	12,500.00
Total Landscape	$ 17,172.98	$ 24,250.01	$ 7,077.03	29.18%	$166,131.45	$207,750.07	$41,618.62	20.03 %	$329,000.00

Income Statement - Operating

3 CHERRY WAY HOA, INC.

07/31/2026

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	$350.00	$2,125.00	$1,775.00	83.53 %	$1,871.76	$14,875.00	$13,003.24	87.42 %	$25,500.00
5420-00 Pest Control / Termite Bond	-	-	-	0.00 %	8,000.00	8,500.00	500.00	5.88 %	8,500.00
5450-00 Paint Inter/Exterior	500.00	416.67	(83.33)	(20.00)%	1,750.00	2,916.69	1,166.69	40.00 %	5,000.00
5460-00 Plumbing Maintenance	428.00	208.33	(219.67)	(105.44)%	3,418.19	1,458.31	(1,959.88)	(134.39)%	2,500.00
5470-00 Roof Maintenance	3,960.00	416.67	(3,543.33)	(850.39)%	13,589.36	2,916.69	(10,672.67)	(365.92)%	5,000.00
5480-00 Other Maintenance	-	8.33	8.33	100.00 %	120.00	58.31	(61.69)	(105.80)%	100.00
Total Building/Maintenance	$5,238.00	$3,175.00	($2,063.00)	(64.98)%	$28,749.31	$30,725.00	$1,975.69	6.43 %	$46,600.00
Pool									
5600-00 Pool Mgmt Contract	1,277.52	2,272.00	994.48	43.77 %	11,731.44	9,656.00	(2,075.44)	(21.49)%	11,360.00
5610-00 Pool Maintenance	-	250.00	250.00	100.00 %	294.25	1,750.00	1,455.75	83.19 %	3,000.00
5620-00 Pool Supplies	-	41.67	41.67	100.00 %	459.14	291.69	(167.45)	(57.41)%	500.00
5630-00 Pool Equipment	-	12.50	12.50	100.00 %	175.39	87.50	(87.89)	(100.45)%	150.00
5640-00 Pool Furniture	-	166.67	166.67	100.00 %	-	1,166.69	1,166.69	100.00 %	2,000.00
Total Pool	$1,277.52	$2,742.84	$1,465.32	53.42%	$12,660.22	$12,951.88	$291.66	2.25 %	$17,010.00
Recreational									
5700-00 Clubhouse Expense	1,988.61	208.33	(1,780.28)	(854.55)%	3,760.23	1,458.31	(2,301.92)	(157.85)%	2,500.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	100.00 %	3,000.00	1,400.00	(1,600.00)	(114.29)%	2,400.00
5720-00 Clubhouse Furnishings	-	41.67	41.67	100.00 %	-	291.69	291.69	100.00 %	500.00
5900-00 Amenities	641.91	416.67	(225.24)	(54.06)%	641.91	2,916.69	2,274.78	77.99 %	5,000.00
Total Recreational	$2,630.52	$866.67	($1,763.85)	(203.52)%	$7,402.14	$6,066.69	($1,335.45)	(22.01)%	$10,400.00
Utilities									
6000-00 Electric	1,189.44	1,083.33	(106.11)	(9.79)%	7,871.98	7,583.31	(288.67)	(3.81)%	13,000.00
6010-00 Gas	23.54	133.33	109.79	82.34 %	942.92	933.31	(9.61)	(1.03)%	1,600.00
6020-00 Phone/Internet	309.16	291.67	(17.49)	(6.00)%	2,165.33	2,041.69	(123.64)	(6.06)%	3,500.00
6030-00 Trash Removal	4,200.00	4,333.33	133.33	3.08 %	29,400.00	30,333.31	933.31	3.08 %	52,000.00
6040-00 Water	61.39	83.33	21.94	26.33 %	429.73	583.31	153.58	26.33 %	1,000.00
Total Utilities	$5,783.53	$5,924.99	$141.46	2.39%	$40,809.96	$41,474.93	$664.97	1.60 %	$71,100.00
Administrative									
6200-00 Management Fees	2,800.00	2,833.33	33.33	1.18 %	19,600.00	19,833.31	233.31	1.18 %	34,000.00
6220-00 CPA Fees	-	125.00	125.00	100.00 %	2,510.00	875.00	(1,635.00)	(186.86)%	1,500.00
6230-00 Insurance	-	-	-	0.00 %	5,685.00	6,000.00	315.00	5.25 %	6,000.00
6240-00 Legal Fees	1,066.50	291.67	(774.83)	(265.65)%	3,246.25	2,041.69	(1,204.56)	(59.00)%	3,500.00
6250-00 Licenses - Software/Other	-	-	-	0.00 %	107.48	-	(107.48)	0.00 %	1,500.00
6260-00 Taxes - Income/Other	25,399.00	1,350.00	(24,049.00)	(1781.41)%	25,399.00	9,450.00	(15,949.00)	(168.77)%	16,200.00
6280-00 Other Professional Fees	-	107.50	107.50	100.00 %	-	752.50	752.50	100.00 %	1,290.00
Total Administrative	$29,265.50	$4,707.50	($24,558.00)	(521.68)%	$56,547.73	$38,952.50	($17,595.23)	(45.17)%	$63,990.00

SUPERIOR
Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

07/31/2026

	Current Period				Year-to-date				
Description	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Reserve Expense									
6900-00 Misc/Cont Reserve Expense	$-	$15,716.67	$15,716.67	100.00 %	$-	$110,016.69	$110,016.69	100.00 %	$188,600.00
6925-00 Exterior Residence Maintenance	-	1,250.00	1,250.00	100.00 %	13,580.00	8,750.00	(4,830.00)	(55.20)%	15,000.00
6930-00 Landscape Reserve Expense	-	3,695.75	3,695.75	100.00 %	-	25,870.25	25,870.25	100.00 %	44,349.00
6940-00 Pool Reserve Expense	-	1,316.42	1,316.42	100.00 %	-	9,214.94	9,214.94	100.00 %	15,797.00
6960-00 Road Asph/Sdwlk Reserve Expense	-	1,418.25	1,418.25	100.00 %	-	9,927.75	9,927.75	100.00 %	17,019.00
Total Reserve Expense	$-	$23,397.09	$23,397.09	100.00%	$13,580.00	$163,779.63	$150,199.63	91.71 %	$280,765.00
Total OPERATING EXPENSE	$61,455.08	$65,851.61	$4,396.53	6.68%	$331,915.24	$507,213.27	$175,298.03	34.56 %	$828,315.00
Net Income:	($2,371.25)	($4,505.78)	$2,134.53		$76,635.07	($77,792.46)	$154,427.53		($92,165.00)

Invoice List	Date:	8/26/2026
3 CHERRY WAY HOA, INC.	Time:	2:47 pm
Invoice Status - Paid	Page:	1
Paid Date: 7/1/2026 - 7/31/2026		

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)							
07/01/2026	329687565 062026	07/01/2026	06/26/2026 Sharon Meyers	Paid (EFT)	07/01/26 Pay From Acct:***7105/Check#0	$202.16 Payment Type: EFT	$ -
	60-6020-00 - Phone/Internet : Phone/Internet				$202.16		
07/01/2026	140591382 062526	07/01/2026	06/30/2026 Sharon Meyers	Paid (EFT)	07/01/26 Pay From Acct:***7105/Check#0	$107.00 Payment Type: EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				$107.00		
					AT&T(2) Total:	**$ 309.16**	**$ 0.00**
ATPM HOLDING COMPANY LLC							
07/02/2026	4607623	07/01/2026	07/02/2026 Laura Marx	Paid (ACH)	07/02/26 Pay From Acct:***7105/Check#0	$1,277.52 Payment Type: ACH	-
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract				$1,277.52		
					ATPM HOLDING COMPANY LLC Total:	**$ 1,277.52**	**$ 0.00**
BUSY BEES DISPOSAL INC.							
07/01/2026	2026-9647	07/01/2026	07/01/2026 Sharon Meyers	Paid (check)	07/01/26 Pay From Acct:***7105/Check#1391	$4,200.00 Payment Type: Check	-
	60-6030-00 - Trash Removal : Trash Removal				$4,200.00		
					BUSY BEES DISPOSAL INC. Total:	**$ 4,200.00**	**$ 0.00**
CARD SERVICES CENTER							
07/01/2026	JULY 2026	07/01/2026	06/16/2026 Laura Marx	Paid (EFT)	07/01/26 Pay From Acct:***7105/Check#0	$1,748.60 Payment Type: EFT	-
	50-5100-00 - Admin Services : GOOGLE ONE				$9.99		
	57-5700-00 - Clubhouse Expense : Clubhouse Expense - Printer Cartridge				$50.17		
	57-5700-00 - Clubhouse Expense : Clubhouse Expense - New HP Computer				$1,688.44		
					CARD SERVICES CENTER Total:	**$ 1,748.60**	**$ 0.00**
DAVID KOENDERS							
07/16/2026	REIMBURSE 071526	07/15/2026	07/16/2026 Laura Marx	Paid (check)	07/16/26 Pay From Acct:***7105/Check#1399	$641.91 Payment Type: Check	-
	57-5900-00 - Amenities : Amenities - Pickle Ball Court Materials				$641.91		
					DAVID KOENDERS Total:	**$ 641.91**	**$ 0.00**
DENVER PLUMBING CO							
07/10/2026	41871959	07/01/2026	07/08/2026 Laura Marx	Paid (check)	07/10/26 Pay From Acct:***7105/Check#1396	$428.00 Payment Type: Check	-
	54-5460-00 - Plumbing Maintenance : Plumbing Maintenance - Serviced 1/2 hp sewer pump and cleared all grease/debris in tank				$428.00		
					DENVER PLUMBING CO Total:	**$ 428.00**	**$ 0.00**
DEPARTMENT OF THE TREASURY							
07/06/2026	EIN 47-4181657 2026	07/01/2026	07/01/2026 Laura Marx	Paid (EFT)	07/06/26 Pay From Acct:***7105/Check#0	$7,640.00 Payment Type: EFT	-
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other - April				$3,820.00		
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other - June				$3,820.00		

SUPERIOR Association Management, LLC

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
07/14/2026	47-4181657 FORM112	07/06/2026	07/07/2026 Laura Marx	Paid (EFT)	07/14/26 Pay From Acct:***7105/Check#0 $15,704.00	$15,704.00 Payment Type: EFT	$ -
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other						
					DEPARTMENT OF THE TREASURY Total:	$ 23,344.00	$ 0.00
ENERGY UNITED							
07/08/2026	2708491 070726	07/07/2026	07/08/2026 Sharon Meyers	Paid (EFT)	07/08/26 Pay From Acct:***7105/Check#0 $337.49	$337.49 Payment Type: EFT	-
	60-6000-00 - Electric : Electric						
07/21/2026	2708536 072126	07/21/2026	07/23/2026 Sharon Meyers	Paid (EFT)	07/21/26 Pay From Acct:***7105/Check#0 $717.70	$717.70 Payment Type: EFT	-
	60-6000-00 - Electric : Electric						
07/21/2026	2708553 072126	07/21/2026	07/23/2026 Sharon Meyers	Paid (EFT)	07/21/26 Pay From Acct:***7105/Check#0 $73.43	$73.43 Payment Type: EFT	-
	60-6000-00 - Electric : Electric						
07/21/2026	2708554 072126	07/21/2026	07/23/2026 Sharon Meyers	Paid (EFT)	07/21/26 Pay From Acct:***7105/Check#0 $60.82	$60.82 Payment Type: EFT	-
	60-6000-00 - Electric : Electric						
					ENERGY UNITED Total:	$ 1,189.44	$ 0.00
HEATH EDLER							
07/07/2026	1256	07/03/2026	07/07/2026 Laura Marx	Paid (check)	07/07/26 Pay From Acct:***7105/Check#1395 $500.00	$500.00 Payment Type: Check	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior - Front & Side Door Painting						
07/10/2026	1258	07/07/2026	07/09/2026 Laura Marx	Paid (check)	07/10/26 Pay From Acct:***7105/Check#1397 $250.00	$250.00 Payment Type: Check	-
	57-5700-00 - Clubhouse Expense : Clubhouse Expense - Furnish and install one battery-operated LED floodlight at the community poo						
07/21/2026	1262	07/16/2026	07/20/2026 Laura Marx	Paid (check)	07/21/26 Pay From Acct:***7105/Check#1402 $100.00	$100.00 Payment Type: Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance - Shutter Adjustment						
07/21/2026	1261	07/16/2026	07/20/2026 Laura Marx	Paid (check)	07/21/26 Pay From Acct:***7105/Check#1403 $617.98	$617.98 Payment Type: Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance - Furnish & Install 2 ADA/Handicap Parking Signs						
					HEATH EDLER Total:	$ 1,467.98	$ 0.00
JLUGOSERVICELLC							
07/02/2026	10172641	07/01/2026	07/01/2026 Laura Marx	Paid (ACH)	07/02/26 Pay From Acct:***7105/Check#0 $2,280.00	$2,280.00 Payment Type: ACH	-
	54-5470-00 - Roof Maintenance : Roof Maintenance - Roof Repair						

SUPERIOR Association Management, LLC

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
07/17/2026	10172652	07/15/2026	07/16/2026 Laura Marx	Paid (ACH)	07/17/26 Pay From Acct:***7105/Check#0	$320.00 Payment Type: ACH	$ -
	54-5470-00 - Roof Maintenance : Roof Maintenance - Roof leak investigation and temporary repairs				$320.00		
07/17/2026	10172651	07/15/2026	07/16/2026 Laura Marx	Paid (ACH)	07/17/26 Pay From Acct:***7105/Check#0	$250.00 Payment Type: ACH	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance - Crown Molding Repair				$250.00		
07/23/2026	10172657	07/21/2026	07/22/2026 Laura Marx	Paid (ACH)	07/23/26 Pay From Acct:***7105/Check#0	$980.00 Payment Type: ACH	-
	54-5470-00 - Roof Maintenance : Roof Maintenance - Roof and Vent Repair				$980.00		
07/23/2026	10172655	07/21/2026	07/22/2026 Laura Marx	Paid (ACH)	07/23/26 Pay From Acct:***7105/Check#0	$380.00 Payment Type: ACH	-
	54-5470-00 - Roof Maintenance : Roof Maintenance - Repair Roof Leaks at 8276 Merchant Ct.				$380.00		
					JLUGOSERVICELLC Total:	$ 4,210.00	$ 0.00

LINCOLN COUNTY DEPT OF FINANCE

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
07/01/2026	1223900148292 0630	07/01/2026	07/10/2026 Sharon Meyers	Paid (EFT)	07/01/26 Pay From Acct:***7105/Check#0	$61.39 Payment Type: EFT	-
	60-6040-00 - Water : Water				$61.39		
					LINCOLN COUNTY DEPT OF FINANCE Total:	$ 61.39	$ 0.00

LINCOLN COUNTY TAX DEPARTMENT

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
07/23/2026	3860084	07/10/2026	07/21/2026 Laura Marx	Paid (check)	07/23/26 Pay From Acct:***7105/Check#1404	$140.00 Payment Type: Check	-
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other				$140.00		
					LINCOLN COUNTY TAX DEPARTMENT Total:	$ 140.00	$ 0.00

LINCOLN LANDSCAPE LLC

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
07/06/2026	2952	07/01/2026	07/06/2026 Sharon Meyers	Paid (check)	07/06/26 Pay From Acct:***7105/Check#1394	$14,555.00 Payment Type: Check	-
	53-5300-00 - Landscape Contract : Landscape Contract				$14,555.00		
					LINCOLN LANDSCAPE LLC Total:	$ 14,555.00	$ 0.00

NCDOR

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
07/02/2026	47-4181657 CD-405 25	07/01/2026	07/01/2026 Laura Marx	Paid (check)	07/02/26 Pay From Acct:***7105/Check#1392	$1,320.00 Payment Type: Check	-
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other				$1,320.00		
07/02/2026	47-4181657 CD-429 26	07/01/2026	07/01/2026 Laura Marx	Paid (check)	07/02/26 Pay From Acct:***7105/Check#1393	$595.00 Payment Type: Check	-
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other - 04.15.26 Payment				$298.00		
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other - 06.15.26 Payment				$297.00		
					NCDOR Total:	$ 1,915.00	$ 0.00

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
PIEDMONT NATURAL GAS							
07/09/2026	610011027060 070926	07/09/2026	07/09/2026 Sharon Meyers	Paid (EFT)	07/09/26 Pay From Acct:***7105/Check#0	$23.54 Payment Type: EFT	$ -
	60-6010-00 - Gas : Gas				$23.54		
					PIEDMONT NATURAL GAS Total:	**$ 23.54**	**$ 0.00**
PROLINE PARKING LOT MAINTENANCE, INC							
07/17/2026	INV-002106	07/02/2026	07/08/2026 Laura Marx	Paid (check)	07/17/26 Pay From Acct:***7105/Check#1401	$1,750.00 Payment Type: Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance - Sealcoat, Crack Seal, and Restripe				$1,750.00		
					PROLINE PARKING LOT MAINTENANCE, INC Total:	**$ 1,750.00**	**$ 0.00**
SKY WINDOWS CLEANING							
07/13/2026	001	07/08/2026	07/10/2026 Laura Marx	Paid (check)	07/13/26 Pay From Acct:***7105/Check#1398	$250.00 Payment Type: Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance - Power Washing Brick Walls & Sidewalks				$250.00		
					SKY WINDOWS CLEANING Total:	**$ 250.00**	**$ 0.00**
SUPERIOR ASSOCIATION MGMT							
07/01/2026	117121	07/01/2026	07/01/2026 Sharon Meyers	Paid (ACH)	07/01/26 Pay From Acct:***7105/Check#0	$2,800.00 Payment Type: ACH	-
	62-6200-00 - Management Fees : Management Fee				$2,800.00		
07/07/2026	117512	07/07/2026		Paid (ACH)	07/07/26 Pay From Acct:***7105/Check#0	$77.04 Payment Type: ACH	-
	50-5050-00 - NSF Expense : NSF Fee - Account - 4300R8220				$14.00		
	50-5050-00 - NSF Expense : NSF Fee - Account - 4300R8220				$10.50		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300SC8909				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8195				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300ER2484				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8766				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8766				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300I2310				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300C2229				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300BC8409				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8766				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8766				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8144				$18.75		
					SUPERIOR ASSOCIATION MGMT Total:	**$ 2,877.04**	**$ 0.00**
THURMAN, WILSON, BOUTWELL & GALVIN, P.A.							
07/17/2026	9800	07/08/2026	07/09/2026 Laura Marx	Paid (check)	07/17/26 Pay From Acct:***7105/Check#1400	$1,066.50 Payment Type: Check	-
	62-6240-00 - Legal Fees : Legal Fees				$1,066.50		
					THURMAN, WILSON, BOUTWELL & GALVIN, P.A. Total:	**$ 1,066.50**	**$ 0.00**
					3 CHERRY WAY HOA, INC. 33 Invoice(s) Totaling:	**$ 61,455.08**	**$ 0.00**

SUPERIOR
Association Management, LLC

Invoice List

3 CHERRY WAY HOA, INC.

Invoice Status - Paid

Paid Date: 7/1/2026 - 7/31/2026

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
					GRAND 33 Invoice(s) Totaling:	$61,455.08	$ 0.00