Financial Report Package

July 2026

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

SUPERIOR Association Management, LLC

Balance Sheet - Operating	
3 CHERRY WAY HOA, INC.	
End Date: 07/31/2026	

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
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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	$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**

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

Date: 8/26/2026
Time: 2:47 pm

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

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
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

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
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)**