3 CW HOA BOD BRIEFING 2026

July 2026

Financials:

Operating Account X7105 balance as of 6/30/2026: $36,001.79
Pre-Reserve Account X7108 balance as of 6/30/2026: $59,811.24
S. A. Stone Account as of 6/30/2026: $1,478,975.62

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

Old Business:

1. Motion to contract Nexus Aquatics to replace the chlorine generator for the pool at a cost not to exceed $3,000.00. **Approved unanimously during the 3CW BOD Working Meeting of July 2, 2026. Completed.**

    - AquaTech told the BOD that the chlorine generator did not need to be replaced. The second quote was from Nexus Aquatics who advised the BOD the chlorine generator needed to be replaced. The reason to replace the chlorine generator is that the pool is a salt water pool. A salt water pool minimizes skin and eye irritation and is less abrasive to the pool equipment and interior of the pool.

New Business:

1. Motion to change the Clubhouse exterminating company from Bug Out to Keep Out Pest Solution at an annual cost of $200.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 13, 2026**.

2. Motion to update the Reserve Study to obtain a Level 3 (i.e., financial review) update to the Reserve Study by Reserve Advisors at a cost not to exceed $2,000.00. **Approved unanimously during the #CW HOPA BOD Working Meeting of July 13, 2026. Completed.**

3. Motion to reimburse Dave Keonders and Jeff VonCannon $642.00 for materials purchased to paint /repair the Pickle Ball Court. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 13, 2026.**

4. Motion to **NOT** replace the pool pump because 2 our of 3 pool companies contacted said the pump did not need to be replaced. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 13, 2026.**

5. Motion to **NOT** fix the exterior lights around the pool. The approved repair cost was not to exceed $6,000.00. These monies will be used to install a security system in and around the Clubhouse. The repair costs of the pool's external lights will be budgeted in the 2027 Budget. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 13, 2026.**

6. Motion to install security camera and associated equipment at a cost not to exceed $3,200.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 13, 2026.**

7. Motion to install a French Drain by Lincoln Landscaping at 9278 Merchant Ct. at a cost not to exceed $700.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 13, 2026.**

Updated Governing Documents, Policies & Procedures and Forms:

1. Motion to approve the revisions to the Storage Lot Contract. The revisions were: 1) to use the lot, a resident must maintain a current Email Authorization Form; 2) Residents may rent multiple spaces when available; 3) Failure to pay the monthly storage Lot rental fees will result in late fees being charged to your HOA account. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 13, 2026.**

Home Sales:

1. One home sold in July 2026 for $419,000.00 for a 2-bedroom, 2-bath home on Stardust Ct.

3 CHERRY WAY HOA JUNE 2026 OPERATING INCOME SUMMARY

	JUNE 2026 YTD ACTUALS	YTD BUDGET	% of INCOME	ANNUAL BUDGET
OPERATING INCOME				
Total Operating Income	$368,800.50	$368,074.98		$736,150.00
OPERATING EXPENSES				
Contracts	$5,947.40	$4,725.06	1.61%	$9,450.00
Landscape	$148,958.47	$183,500.06	40.39%	$329,000.00
Building Maintenance	$23,511.31	$27,550.00	6.38%	$46,600.00
Pool	$11,382.70	$10,209.04	3.09%	$17,010.00
Recreational	$4,771.62	$5,200.02	1.29%	$10,400.00
Utilities	$35,026.43	$35,549.94	9.50%	$71,100.00
Administrative	$27,282.23	$34,245.00	7.40%	$63,990.00
Total Operating Expenses	$256,880.16	$300,979.12	69.65%	$547,550.00
NET INCOME	$111,920.34	$67,095.86	30.35%	$188,600.00
Reserve Expenses				
Exterior Residence	$13,580.00	$1,250.00		$15,000.00
Total Reserve Expense	$13,580.00			
Pre-Reserves - SouthState, X7108	$59,811.24			
Operating account SouthState, X7105	$36,001.79			
SA Stone - CD-X2874	$1,478,975.62			
Total Assets	$1,574,788.65			

$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 June 2026

SUPERIOR
Association Management, LLC

Financial Report Package

June 2026

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

Balance Sheet - Operating	Date:	7/14/2026
3 CHERRY WAY HOA, INC.	Time:	9:56 am
End Date: 06/30/2026	Page:	1

SUPERIOR Association Management, LLC

Assets		
Assets		
10-1000-00 Operations - SouthState - X7105	$59,811.24	
10-1020-00 Pre Reserve - SouthState - X7108	36,001.79	
10-1050-00 SA Stone - CD - X2874	1,478,975.62	
Total Assets:		$1,574,788.65
Accounts Receivable		
12-1270-00 Accounts Receivable	259.42	
Total Accounts Receivable:		$259.42
Total Assets:		**$1,575,048.07**
Liabilities & Equity		
Liabilities		
20-2070-00 Prepaid Dues	67,904.23	
Total Liabilities:		$67,904.23
Earnings		
29-2900-00 Retained Earnings	1,428,137.52	
Total Earnings:		$1,428,137.52
Net Income Gain / Loss	79,006.32	
		$79,006.32
Total Liabilities & Equity:		**$1,575,048.07**

SUPERIOR Association Management, LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: June 2026

Date: 7/14/2026
Time: 9:56 am
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	$ -	$ -	$ -	$ -	$ -	$ -	$ 336,000.00
3015-00 STORAGE ASSESSMENT	480.00	480.00	480.00	425.00	330.00	420.00	-	-	-	-	-	-	2,615.00
3085-00 NSF Fees	-	(6.00)	-	(6.00)	(6.00)	35.00	-	-	-	-	-	-	17.00
3100-00 Late Fee Income	(19.40)	229.78	369.80	126.62	48.11	275.00	-	-	-	-	-	-	1,029.91
3140-00 Clubhouse Rental	-	125.00	(250.00)	300.00	-	(100.00)	-	-	-	-	-	-	75.00
3310-00 Interest Income	4,715.10	5,009.81	4,610.34	4,940.94	4,805.57	4,981.83	-	-	-	-	-	-	29,063.59
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)	-	-	-	-	-	-	(19,334.02)
Total Income	**62,394.94**	**59,210.45**	**57,769.73**	**56,772.68**	**55,929.47**	**57,389.21**	-	-	-	-	-	-	**349,466.48**
Total OPERATING INCOME	**62,394.94**	**59,210.45**	**57,769.73**	**56,772.68**	**55,929.47**	**57,389.21**	-	-	-	-	-	-	**349,466.48**
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	236.58	59.40	192.22	169.96	56.25	132.98	-	-	-	-	-	-	847.39
5100-00 Admin Services	44.99	35.00	54.98	44.99	44.99	35.00	-	-	-	-	-	-	259.95
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**	-	-	-	-	-	-	**5,947.40**
Landscape													
5300-00 Landscape Contract	14,550.00	14,555.00	14,555.00	14,555.00	14,555.00	14,555.00	-	-	-	-	-	-	87,325.00
5310-00 Ground Maintenance	102.89	880.00	10,950.00	42.79	967.74	9,820.00	-	-	-	-	-	-	22,763.42
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**	-	-	-	-	-	-	**148,958.47**
Building/Maintenance													
5400-00 Bldg Maintenance	245.03	-	250.00	250.00	701.73	75.00	-	-	-	-	-	-	1,521.76
5420-00 Pest Control / Termite Bond	-	-	8,000.00	-	-	-	-	-	-	-	-	-	8,000.00
5450-00 Paint Inter/Exterior	-	-	-	1,250.00	-	-	-	-	-	-	-	-	1,250.00
5460-00 Plumbing Maintenance	80.25	-	2,529.94	-	380.00	-	-	-	-	-	-	-	2,990.19
5470-00 Roof Maintenance	-	74.36	2,500.00	2,420.00	-	4,635.00	-	-	-	-	-	-	9,629.36
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**	-	-	-	-	-	-	**23,511.31**

SUPERIOR
Association Management, LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: June 2026

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Pool													
5600-00 Pool Mgmt Contract	$607.76	$1215.52	$1,215.52	$2,431.04	$2,493.04	$2,491.04	$-	$-	$-	$-	$-	$-	$10,453.92
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**	-	-	-	-	-	-	**11,382.70**
Recreational													
5700-00 Clubhouse Expense	227.27	201.15	141.58	119.76	633.53	448.33	-	-	-	-	-	-	1,771.62
5710-00 Clubhouse Cleaning	-	2,000.00	-	-	1,000.00	-	-	-	-	-	-	-	3,000.00
Total Recreational	**227.27**	**2,201.15**	**141.58**	**119.76**	**1,633.53**	**448.33**	-	-	-	-	-	-	**4,771.62**
Utilities													
6000-00 Electric	1,029.43	1,028.43	1,249.21	1,116.68	1,138.14	1,120.65	-	-	-	-	-	-	6,682.54
6010-00 Gas	264.41	341.64	192.23	72.60	23.54	24.96	-	-	-	-	-	-	919.38
6020-00 Phone/Internet	309.62	309.41	309.41	416.41	202.16	309.16	-	-	-	-	-	-	1,856.17
6030-00 Trash Removal	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	-	-	-	-	-	-	25,200.00
6040-00 Water	61.39	61.39	61.39	61.39	61.39	61.39	-	-	-	-	-	-	368.34
Total Utilities	**5,864.85**	**5,940.87**	**6,012.24**	**5,867.08**	**5,625.23**	**5,716.16**	-	-	-	-	-	-	**35,026.43**
Administrative													
6200-00 Management Fees	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	-	-	-	-	-	-	16,800.00
6230-00 Insurance	-	-	-	5,685.00	-	-	-	-	-	-	-	-	5,685.00
6240-00 Legal Fees	610.00	878.50	691.25	-	-	-	-	-	-	-	-	-	2,179.75
6250-00 Licenses - Software/Other	-	-	-	107.48	-	-	-	-	-	-	-	-	107.48
6260-00 Taxes - Income/Other	-	2,510.00	-	-	-	-	-	-	-	-	-	-	2,510.00
Total Administrative	**3,410.00**	**6,188.50**	**3,491.25**	**8,592.48**	**2,800.00**	**2,800.00**	-	-	-	-	-	-	**27,282.23**
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**	-	-	-	-	-	-	**270,460.16**
Net Income:	**35,547.82**	**27,810.65**	**(32,690.40)**	**7,408.58**	**25,118.61**	**15,811.06**	-	-	-	-	-	-	**79,006.32**

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

06/30/2026

Date: 7/14/2026
Time: 9:56 am
Page: 1

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
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	$ 56,000.00	$ 56,000.00	$ -	0.00 %	$336,000.00	$336,000.00	$ -	0.00 %	$672,000.00
3015-00 STORAGE ASSESSMENT	420.00	600.00	(180.00)	(30.00)%	2,615.00	3,600.00	(985.00)	(27.36)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	(100.00)%	-	100.02	(100.02)	(100.00)%	200.00
3085-00 NSF Fees	35.00	-	35.00	0.00 %	17.00	-	17.00	0.00 %	-
3100-00 Late Fee Income	275.00	208.33	66.67	32.00 %	1,029.91	1,249.98	(220.07)	(17.61)%	2,500.00
3140-00 Clubhouse Rental	(100.00)	20.83	(120.83)	(580.08)%	75.00	124.98	(49.98)	(39.99)%	250.00
3310-00 Interest Income	4,981.83	4,500.00	481.83	10.71 %	29,063.59	27,000.00	2,063.59	7.64 %	54,000.00
3320-00 Gain / Loss - CD Market Value	(4,222.62)	-	(4,222.62)	0.00 %	(19,334.02)	-	(19,334.02)	0.00 %	-
Total Income	$ 57,389.21	$ 61,345.83	($ 3,956.62)	(6.45)%	$349,466.48	$368,074.98	($18,608.50)	(5.06)%	$736,150.00
Total OPERATING INCOME	**$ 57,389.21**	**$ 61,345.83**	**($ 3,956.62)**	**(6.45)%**	**$349,466.48**	**$ 368,074.98**	**($ 18,608.50)**	**(5.06)%**	**$736,150.00**
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	132.98	125.00	(7.98)	(6.38)%	847.39	750.00	(97.39)	(12.99)%	1,500.00
5100-00 Admin Services	35.00	41.67	6.67	16.01 %	259.95	250.02	(9.93)	(3.97)%	500.00
5110-00 Admin Supplies	-	62.50	62.50	100.00 %	1,267.00	375.00	(892.00)	(237.87)%	750.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	114.41	25.02	(89.39)	(357.27)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	49.98	49.98	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	100.00 %	-	25.02	25.02	100.00 %	50.00
5180-00 Social Expense	-	125.00	125.00	100.00 %	500.00	750.00	250.00	33.33 %	1,500.00
5200-00 Website	-	416.67	416.67	100.00 %	2,958.65	2,500.02	(458.63)	(18.35)%	5,000.00
Total Contract	$ 167.98	$ 787.51	$ 619.53	78.67%	$ 5,947.40	$ 4,725.06	($1,222.34)	(25.87)%	$ 9,450.00
Landscape									
5300-00 Landscape Contract	14,555.00	17,166.67	2,611.67	15.21 %	87,325.00	103,000.02	15,675.02	15.22 %	206,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	100.00 %	-	22,500.00	22,500.00	100.00 %	45,000.00
5310-00 Ground Maintenance	9,820.00	2,166.67	(7,653.33)	(353.23)%	22,763.42	13,000.02	(9,763.40)	(75.10)%	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 %	-	250.02	250.02	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 %	-	499.98	499.98	100.00 %	1,000.00
5370-00 Sign Maintenance	-	-	-	0.00 %	150.44	-	(150.44)	0.00 %	-
5390-00 Landscape Other	400.00	1,041.67	641.67	61.60 %	400.00	6,250.02	5,850.02	93.60 %	12,500.00
Total Landscape	$ 24,775.00	$ 24,250.01	($ 524.99)	(2.16)%	$148,958.47	$183,500.06	$34,541.59	18.82 %	$329,000.00

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	$75.00	$2,125.00	$2,050.00	96.47 %	$1,521.76	$12,750.00	$11,228.24	88.06 %	$25,500.00
5420-00 Pest Control / Termite Bond	-	8,500.00	8,500.00	100.00 %	8,000.00	8,500.00	500.00	5.88 %	8,500.00
5450-00 Paint Inter/Exterior	-	416.67	416.67	100.00 %	1,250.00	2,500.02	1,250.02	50.00 %	5,000.00
5460-00 Plumbing Maintenance	-	208.33	208.33	100.00 %	2,990.19	1,249.98	(1,740.21)	(139.22)%	2,500.00
5470-00 Roof Maintenance	4,635.00	416.67	(4,218.33)	(1012.39)%	9,629.36	2,500.02	(7,129.34)	(285.17)%	5,000.00
5480-00 Other Maintenance	-	8.33	8.33	100.00 %	120.00	49.98	(70.02)	(140.10)%	100.00
Total Building/Maintenance	$4,710.00	$11,675.00	$6,965.00	59.66%	$23,511.31	$27,550.00	$4,038.69	14.66 %	$46,600.00
Pool									
5600-00 Pool Mgmt Contract	2,491.04	2,272.00	(219.04)	(9.64)%	10,453.92	7,384.00	(3,069.92)	(41.58)%	11,360.00
5610-00 Pool Maintenance	294.25	250.00	(44.25)	(17.70)%	294.25	1,500.00	1,205.75	80.38 %	3,000.00
5620-00 Pool Supplies	-	41.67	41.67	100.00 %	459.14	250.02	(209.12)	(83.64)%	500.00
5630-00 Pool Equipment	175.39	12.50	(162.89)	(1303.12)%	175.39	75.00	(100.39)	(133.85)%	150.00
5640-00 Pool Furniture	-	166.67	166.67	100.00 %	-	1,000.02	1,000.02	100.00 %	2,000.00
Total Pool	$2,960.68	$2,742.84	($217.84)	(7.94)%	$11,382.70	$10,209.04	($1,173.66)	(11.50)%	$17,010.00
Recreational									
5700-00 Clubhouse Expense	448.33	208.33	(240.00)	(115.20)%	1,771.62	1,249.98	(521.64)	(41.73)%	2,500.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	100.00 %	3,000.00	1,200.00	(1,800.00)	(150.00)%	2,400.00
5720-00 Clubhouse Furnishings	-	41.67	41.67	100.00 %	-	250.02	250.02	100.00 %	500.00
5900-00 Amenities	-	416.67	416.67	100.00 %	-	2,500.02	2,500.02	100.00 %	5,000.00
Total Recreational	$448.33	$866.67	$418.34	48.27%	$4,771.62	$5,200.02	$428.40	8.24 %	$10,400.00
Utilities									
6000-00 Electric	1,120.65	1,083.33	(37.32)	(3.44)%	6,682.54	6,499.98	(182.56)	(2.81)%	13,000.00
6010-00 Gas	24.96	133.33	108.37	81.28 %	919.38	799.98	(119.40)	(14.93)%	1,600.00
6020-00 Phone/Internet	309.16	291.67	(17.49)	(6.00)%	1,856.17	1,750.02	(106.15)	(6.07)%	3,500.00
6030-00 Trash Removal	4,200.00	4,333.33	133.33	3.08 %	25,200.00	25,999.98	799.98	3.08 %	52,000.00
6040-00 Water	61.39	83.33	21.94	26.33 %	368.34	499.98	131.64	26.33 %	1,000.00
Total Utilities	$5,716.16	$5,924.99	$208.83	3.52%	$35,026.43	$35,549.94	$523.51	1.47 %	$71,100.00
Administrative									
6200-00 Management Fees	2,800.00	2,833.33	33.33	1.18 %	16,800.00	16,999.98	199.98	1.18 %	34,000.00
6220-00 CPA Fees	-	125.00	125.00	100.00 %	-	750.00	750.00	100.00 %	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	-	291.67	291.67	100.00 %	2,179.75	1,750.02	(429.73)	(24.56)%	3,500.00
6250-00 Licenses - Software/Other	-	-	-	0.00 %	107.48	-	(107.48)	0.00 %	1,500.00
6260-00 Taxes - Income/Other	-	1,350.00	1,350.00	100.00 %	2,510.00	8,100.00	5,590.00	69.01 %	16,200.00
6280-00 Other Professional Fees	-	107.50	107.50	100.00 %	-	645.00	645.00	100.00 %	1,290.00
Total Administrative	$2,800.00	$4,707.50	$1,907.50	40.52%	$27,282.23	$34,245.00	$6,962.77	20.33 %	$63,990.00

SUPERIOR
Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

06/30/2026

	Current Period				Year-to-date				Annual
Description	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Budget
Reserve Expense									
6900-00 Misc/Cont Reserve Expense	$-	$15,716.67	$15,716.67	100.00 %	$-	$94,300.02	$94,300.02	100.00 %	$188,600.00
6925-00 Exterior Residence Maintenance	-	1,250.00	1,250.00	100.00 %	13,580.00	7,500.00	(6,080.00)	(81.07)%	15,000.00
6930-00 Landscape Reserve Expense	-	3,695.75	3,695.75	100.00 %	-	22,174.50	22,174.50	100.00 %	44,349.00
6940-00 Pool Reserve Expense	-	1,316.42	1,316.42	100.00 %	-	7,898.52	7,898.52	100.00 %	15,797.00
6960-00 Road Asph/Sdwlk Reserve Expense	-	1,418.25	1,418.25	100.00 %	-	8,509.50	8,509.50	100.00 %	17,019.00
Total Reserve Expense	$-	$23,397.09	$23,397.09	100.00%	$13,580.00	$140,382.54	$126,802.54	90.33 %	$280,765.00
Total OPERATING EXPENSE	**$41,578.15**	**$74,351.61**	**$32,773.46**	**44.08%**	**$270,460.16**	**$441,361.66**	**$170,901.50**	**38.72 %**	**$828,315.00**
Net Income:	**$15,811.06**	**($13,005.78)**	**$28,816.84**		**$79,006.32**	**($73,286.68)**	**$152,293.00**		**($92,165.00)**

SUPERIOR Association Management, LLC

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 6/1/2026 - 6/30/2026

Date:	7/14/2026
Time:	9:57 am
Page:	1

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
ABOVE AVERAGE HEATING & AIR CONDITIONING							
06/05/2026	SVC AGREE & FILTER	06/03/2026	06/04/2026 Laura Marx	Paid (check)	06/05/26 Pay From Acct:***7105/Check#1378	$448.33 Payment Type: Check	$ -
	57-5700-00 - Clubhouse Expense : Clubhouse Expense				$448.33		
				ABOVE AVERAGE HEATING & AIR CONDITIONING Total:		$ 448.33	$ 0.00
AT&T(2)							
06/01/2026	329687565 052026	06/01/2026	05/27/2026 Sharon Meyers	Paid (EFT)	06/01/26 Pay From Acct:***7105/Check#0	$202.16 Payment Type: EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				$202.16		
06/01/2026	140591382 052526	06/01/2026	06/01/2026 Sharon Meyers	Paid (EFT)	06/01/26 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							
06/04/2026	4709544	06/01/2026	06/03/2026 Laura Marx	Paid (ACH)	06/04/26 Pay From Acct:***7105/Check#0	$2,491.04 Payment Type: ACH	-
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract				$2,491.04		
06/05/2026	4721053	06/03/2026	06/04/2026 Laura Marx	Paid (ACH)	06/05/26 Pay From Acct:***7105/Check#0	$294.25 Payment Type: ACH	-
	56-5610-00 - Pool Maintenance : Pool Maintenance - Salt System Diagnostic Trip Charge				$294.25		
06/19/2026	4745366	06/16/2026	06/18/2026 Laura Marx	Paid (ACH)	06/19/26 Pay From Acct:***7105/Check#0	$175.39 Payment Type: ACH	-
	56-5630-00 - Pool Equipment : Pool Equipment				$175.39		
				ATPM HOLDING COMPANY LLC Total:		$ 2,960.68	$ 0.00
BUSY BEES DISPOSAL INC.							
06/03/2026	2026-8334	06/01/2026	06/03/2026 Laura Marx	Paid (check)	06/03/26 Pay From Acct:***7105/Check#1377	$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
DELLINGER EXTERMINATING COMPANY							
06/26/2026	96597	06/22/2026	06/25/2026 Laura Marx	Paid (check)	06/26/26 Pay From Acct:***7105/Check#1390	$125.00 Payment Type: Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance - Wasp Control				$125.00		
				DELLINGER EXTERMINATING COMPANY Total:		$ 125.00	$ 0.00
ENERGY UNITED							
06/01/2026	2708491 060326	06/03/2026	06/04/2026 Sharon Meyers	Paid (EFT)	06/01/26 Pay From Acct:***7105/Check#0	$242.82 Payment Type: EFT	-
	60-6000-00 - Electric : Electric				$242.82		

SUPERIOR
Association Management, LLC

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 6/1/2026 - 6/30/2026

Payment Type: All

Date:	7/14/2026
Time:	9:57 am
Page:	2

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
06/19/2026	2708554 061826	06/18/2026	06/19/2026 Sharon Meyers	Paid (EFT)	06/19/26 Pay From Acct:***7105/Check#0	$61.11 **Payment Type:** EFT	$ -
	60-6000-00 - Electric : Electric				$61.11		
06/19/2026	2708536 061826	06/18/2026	06/19/2026 Sharon Meyers	Paid (EFT)	06/19/26 Pay From Acct:***7105/Check#0	$717.70 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric				$717.70		
06/19/2026	2708553 061826	06/18/2026	06/19/2026 Sharon Meyers	Paid (EFT)	06/19/26 Pay From Acct:***7105/Check#0	$99.02 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric				$99.02		
					ENERGY UNITED Total:	**$ 1,120.65**	**$ 0.00**
HEATH EDLER							
06/05/2026	1234	06/03/2026	06/04/2026 Laura Marx	Paid (check)	06/05/26 Pay From Acct:***7105/Check#1379	$225.00 **Payment Type:** Check	-
	54-5470-00 - Roof Maintenance : Roof Maintenance				$225.00		
06/10/2026	1241	06/08/2026	06/09/2026 Laura Marx	Paid (check)	06/10/26 Pay From Acct:***7105/Check#1382	$400.00 **Payment Type:** Check	-
	53-5390-00 - Landscape Other : Landscape Other				$400.00		
06/18/2026	1244	06/03/2026	06/16/2026 Laura Marx	Paid (check)	06/18/26 Pay From Acct:***7105/Check#1387	$375.00 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance - Concrete Grinding Estimate				$375.00		
06/19/2026	1250	06/17/2026	06/18/2026 Laura Marx	Paid (check)	06/19/26 Pay From Acct:***7105/Check#1388	$125.00 **Payment Type:** Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance - Install signage at mailbox bank				$125.00		
06/26/2026	1251	06/24/2026	06/25/2026 Laura Marx	Paid (check)	06/26/26 Pay From Acct:***7105/Check#1389	$75.00 **Payment Type:** Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance - Shutter repair				$75.00		
					HEATH EDLER Total:	**$ 1,200.00**	**$ 0.00**
JLUGOSERVICELLC							
06/26/2026	10172632	06/23/2026	06/25/2026 Laura Marx	Paid (ACH)	06/26/26 Pay From Acct:***7105/Check#0	$450.00 **Payment Type:** ACH	-
	54-5470-00 - Roof Maintenance : Roof Maintenance - Sealed two vent pipes				$450.00		
06/26/2026	10172633	06/23/2026	06/25/2026 Laura Marx	Paid (ACH)	06/26/26 Pay From Acct:***7105/Check#0	$1,480.00 **Payment Type:** ACH	-
	54-5470-00 - Roof Maintenance : Roof Maintenance - Roof Repair				$1,480.00		
06/26/2026	10172634	06/23/2026	06/25/2026 Laura Marx	Paid (ACH)	06/26/26 Pay From Acct:***7105/Check#0	$2,480.00 **Payment Type:** ACH	-
	54-5470-00 - Roof Maintenance : Roof Maintenance				$2,480.00		

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
					JLUGOSERVICELLC Total:	$ 4,410.00	$ 0.00
LINCOLN COUNTY DEPT OF FINANCE							
06/04/2026	1223900148292 053120	06/01/2026	06/04/2026 Sharon Meyers	Paid (EFT)		$61.39 Payment Type: EFT	$ -
					06/04/26 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							
06/05/2026	2882	06/01/2026	06/04/2026 Laura Marx	Paid (check)		$17,570.00 Payment Type: Check	-
					06/05/26 Pay From Acct:***7105/Check#1380		
	53-5300-00 - Landscape Contract : Landscape Contract				$14,555.00		
	53-5310-00 - Ground Maintenance : Ground Maintenance				$3,015.00		
06/15/2026	2913	06/10/2026	06/12/2026 Laura Marx	Paid (check)		$6,180.00 Payment Type: Check	-
					06/15/26 Pay From Acct:***7105/Check#1383		
	53-5310-00 - Ground Maintenance : Ground Maintenance - Gravel Installation inside storage lot				$6,180.00		
					LINCOLN LANDSCAPE LLC Total:	$ 23,750.00	$ 0.00
PIEDMONT NATURAL GAS							
06/08/2026	610011027060 060826	06/08/2026	06/08/2026 Sharon Meyers	Paid (EFT)		$24.96 Payment Type: EFT	-
					06/08/26 Pay From Acct:***7105/Check#0		
	60-6010-00 - Gas : Gas				$24.96		
					PIEDMONT NATURAL GAS Total:	$ 24.96	$ 0.00
SUPERIOR ASSOCIATION MGMT							
06/01/2026	115463	06/01/2026	06/01/2026 Andrea Reichar	Paid (ACH)		$2,800.00 Payment Type: ACH	-
					06/01/26 Pay From Acct:***7105/Check#0		
	62-6200-00 - Management Fees : Management Fee				$2,800.00		
06/05/2026	115832	06/02/2026		Paid (ACH)		$167.98 Payment Type: ACH	-
					06/05/26 Pay From Acct:***7105/Check#0		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8232				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8111				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8823				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8213				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300I2310				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300C8519				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300B8464				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2334				$18.75		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				$3.15		
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - MAY				$35.00		
					SUPERIOR ASSOCIATION MGMT Total:	$ 2,967.98	$ 0.00
					3 CHERRY WAY HOA, INC. 26 Invoice(s) Totaling:	$ 41,578.15	$ 0.00
					GRAND 26 Invoice(s) Totaling:	$41,578.15	$ 0.00