



# **Financial Report Package**

**December 2024**

**Prepared for**

**3 CHERRY WAY HOA, INC.**

**By**

**Superior Association Management, LLC**

**Balance Sheet - Operating**

3 CHERRY WAY HOA, INC.

End Date: 12/31/2024

Date: 1/9/2025

Time: 12:32 pm

Page: 1

**Assets**

## Assets

10-1000-00 Operations - SouthState - X7105	\$65,068.36	
10-1020-00 Pre Reserve - SouthState - X7108	22,185.10	
10-1050-00 SA Stone - CD - X2874	1,214,490.86	
	<u>1,214,490.86</u>	
Total Assets:		<u>\$1,301,744.32</u>

## Accounts Receivable

12-1270-00 Accounts Receivable	638.25	
	<u>638.25</u>	
Total Accounts Receivable:		<u>\$638.25</u>

**Total Assets:****\$1,302,382.57****Liabilities & Equity**

## Liabilities

20-2070-00 Prepaid Dues	47,803.97	
	<u>47,803.97</u>	
Total Liabilities:		<u>\$47,803.97</u>

## Earnings

29-2900-00 Retained Earnings	1,057,224.14	
	<u>1,057,224.14</u>	
Total Earnings:		<u>\$1,057,224.14</u>

## Total Earnings:

Net Income Gain / Loss	197,354.46	
	<u>197,354.46</u>	
		<u>\$197,354.46</u>

**Total Liabilities & Equity:****\$1,302,382.57**



### Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: December 2024

Date: 1/9/2025  
Time: 12:32 pm  
Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
Income													
3010-00 Homeowner Assessment	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$540,000.00
3015-00 STORAGE ASSESSMENT	440.00	440.00	460.00	420.00	440.00	420.00	400.00	400.00	380.00	380.00	380.00	380.00	4,940.00
3020-00 Special Assessment	-	-	10,000.00	-	-	-	-	-	-	-	-	-	10,000.00
3040-00 Status Letter Fee	-	-	-	100.00	-	-	-	-	-	-	-	-	100.00
3085-00 NSF Fees	-	-	(6.00)	6.00	(6.00)	-	-	-	-	-	-	-	(6.00)
3100-00 Late Fee Income	325.00	225.00	575.00	60.00	525.00	240.00	375.00	(300.00)	(875.00)	(25.00)	75.00	102.25	1,302.25
3140-00 Clubhouse Rental	225.00	-	(100.00)	-	-	-	450.00	(100.00)	-	(75.00)	125.00	(100.00)	425.00
3310-00 Interest Income	6,736.66	1,209.09	1,105.22	29,925.98	3,010.88	3,646.97	3,078.36	3,315.49	3,440.25	9,308.63	4,138.18	4,147.37	73,063.08
3320-00 Gain / Loss - CD Market Value	2,127.81	(3,087.87)	(2,289.65)	(732.54)	(6,371.18)	(1,566.97)	4,694.81	21,396.70	5,841.74	(8,219.52)	(11,813.52)	4,757.52	4,737.13
<b>Total Income</b>	<b>54,854.47</b>	<b>43,786.22</b>	<b>54,744.37</b>	<b>74,779.44</b>	<b>42,598.70</b>	<b>47,740.00</b>	<b>53,998.17</b>	<b>69,712.19</b>	<b>53,786.99</b>	<b>46,369.11</b>	<b>37,904.66</b>	<b>54,287.14</b>	<b>634,561.46</b>
<b>Total OPERATING INCOME</b>	<b>54,854.47</b>	<b>43,786.22</b>	<b>54,744.37</b>	<b>74,779.44</b>	<b>42,598.70</b>	<b>47,740.00</b>	<b>53,998.17</b>	<b>69,712.19</b>	<b>53,786.99</b>	<b>46,369.11</b>	<b>37,904.66</b>	<b>54,287.14</b>	<b>634,561.46</b>
<b>OPERATING EXPENSE</b>													
Contract													
5010-00 Del Fee Split	93.75	225.00	75.00	487.50	18.75	378.75	382.50	165.00	-	-	-	-	1,826.25
5050-00 NSF Expense	-	-	-	-	-	-	-	4.20	-	-	-	-	4.20
5100-00 Admin Services	37.49	35.00	37.49	44.99	44.99	35.00	154.86	44.99	44.99	9.99	70.00	19.98	579.77
5110-00 Admin Supplies	18.17	177.17	-	-	126.26	57.45	105.80	121.97	54.45	-	15.00	100.46	776.73
5130-00 Bank Service Charge	-	-	16.00	-	16.00	-	-	-	-	-	-	35.00	67.00
5170-00 Postage	-	-	-	-	-	20.25	8.73	-	-	-	-	-	28.98
5190-00 Violation Letters	-	-	-	16.00	-	104.00	-	-	-	-	-	-	120.00
5200-00 Website	-	-	349.85	-	-	-	-	-	-	-	-	-	349.85
5220-00 Miscellaneous Expense	94.15	-	-	-	-	-	-	-	-	-	-	142.45	236.60
<b>Total Contract</b>	<b>243.56</b>	<b>437.17</b>	<b>478.34</b>	<b>548.49</b>	<b>206.00</b>	<b>595.45</b>	<b>651.89</b>	<b>336.16</b>	<b>99.44</b>	<b>9.99</b>	<b>85.00</b>	<b>297.89</b>	<b>3,989.38</b>
<b>Landscape</b>													
5300-00 Landscape Contract	18,500.00	32,600.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	176,100.00
5305-00 Drainage Repairs	-	7,792.50	4,191.85	7,495.05	-	5,493.15	-	-	-	-	-	-	24,912.55
5310-00 Ground Maintenance	188.17	336.56	-	-	246.75	-	743.98	-	3,494.36	3,533.50	-	48,297.75	56,841.07
<b>Total Landscape</b>	<b>18,688.17</b>	<b>40,669.06</b>	<b>16,691.85</b>	<b>19,995.05</b>	<b>12,746.75</b>	<b>17,993.15</b>	<b>13,243.98</b>	<b>12,500.00</b>	<b>15,994.36</b>	<b>16,033.50</b>	<b>12,500.00</b>	<b>60,797.75</b>	<b>257,853.62</b>



**Income Statement Summary - Operating**

3 CHERRY WAY HOA, INC.

Fiscal Period: December 2024

Date: 1/9/2025  
Time: 12:32 pm  
Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Building/Maintenance</b>													
5400-00 Bldg Maintenance	\$3,261.06	\$240.75	\$-	\$550.00	\$1,298.58	\$-	\$5,475.20	\$267.77	\$8,066.69	\$1,013.75	\$1,100.00	\$75.00	\$21,348.80
5420-00 Pest Control / Termite	-	-	8,000.00	-	168.00	-	-	-	-	183.96	-	-	8,351.96
Bond													
5460-00 Plumbing	535.00	3,424.00	-	-	64.01	-	-	-	-	-	-	-	4,023.01
Maintenance													
5470-00 Roof Maintenance	400.00	1,607.00	-	-	-	-	-	-	51.04	68.05	-	225.34	2,351.43
5480-00 Other Maintenance	-	-	9.95	-	-	-	2,795.58	-	-	41.69	-	-	2,847.22
<b>Total</b>	<b>4,196.06</b>	<b>5,271.75</b>	<b>8,009.95</b>	<b>550.00</b>	<b>1,530.59</b>	<b>-</b>	<b>8,270.78</b>	<b>267.77</b>	<b>8,117.73</b>	<b>1,307.45</b>	<b>1,100.00</b>	<b>300.34</b>	<b>38,922.42</b>
<b>Building/Maintenance</b>													
<b>Pool</b>													
5600-00 Pool Mgmt Contract	589.88	1,179.75	1,177.00	2,354.00	2,354.00	2,354.00	1,177.00	588.50	-	-	-	-	11,774.13
5610-00 Pool Maintenance	-	250.00	-	-	1,848.00	-	1,430.00	31.99	316.19	-	-	-	3,876.18
5620-00 Pool Supplies	-	-	-	-	80.60	-	-	-	-	-	-	-	80.60
5630-00 Pool Equipment	-	-	-	-	-	42.80	-	225.86	481.50	1,830.28	-	92.94	2,673.38
<b>Total Pool</b>	<b>589.88</b>	<b>1,429.75</b>	<b>1,177.00</b>	<b>2,354.00</b>	<b>4,282.60</b>	<b>2,396.80</b>	<b>2,607.00</b>	<b>846.35</b>	<b>797.69</b>	<b>1,830.28</b>	<b>-</b>	<b>92.94</b>	<b>18,404.29</b>
<b>Recreational</b>													
5700-00 Clubhouse Expense	127.98	49.03	58.04	122.48	800.14	-	2,226.90	149.96	-	136.05	79.54	1,125.76	4,875.88
5710-00 Clubhouse Cleaning	-	600.00	-	-	800.00	-	-	-	19.22	1,000.00	-	-	2,419.22
<b>Total Recreational</b>	<b>127.98</b>	<b>649.03</b>	<b>58.04</b>	<b>122.48</b>	<b>1,600.14</b>	<b>-</b>	<b>2,226.90</b>	<b>149.96</b>	<b>19.22</b>	<b>1,136.05</b>	<b>79.54</b>	<b>1,125.76</b>	<b>7,295.10</b>
<b>Utilities</b>													
6000-00 Electric	1,058.14	1,042.80	1,054.09	1,027.24	1,025.63	1,084.60	1,114.60	1,135.37	1,157.06	1,121.57	1,085.08	992.73	12,898.91
6010-00 Gas	194.15	252.12	162.59	125.35	50.95	24.60	23.54	23.54	24.66	23.54	57.62	123.84	1,086.50
6020-00 Phone/Internet	187.25	187.25	187.25	187.25	187.25	187.25	187.25	187.25	187.25	212.40	203.30	203.30	2,304.25
6030-00 Trash Removal	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	-	7,200.00	-	7,200.00	3,600.00	3,600.00	43,200.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	56.84	56.84	114.39	56.84	56.84	56.84	56.84	739.63
<b>Total Utilities</b>	<b>5,096.38</b>	<b>5,139.01</b>	<b>5,060.77</b>	<b>4,996.68</b>	<b>4,920.67</b>	<b>4,953.29</b>	<b>1,382.23</b>	<b>8,660.55</b>	<b>1,425.81</b>	<b>8,614.35</b>	<b>5,002.84</b>	<b>4,976.71</b>	<b>60,229.29</b>
<b>Administrative</b>													
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	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	33,600.00
6220-00 CPA Fees	-	-	-	-	-	-	550.00	-	-	-	-	-	550.00
6230-00 Insurance	-	-	-	-	5,164.00	-	-	-	-	-	-	-	5,164.00
6240-00 Legal Fees	-	561.50	350.00	350.00	137.50	647.50	332.50	262.50	332.50	297.50	262.50	175.00	3,709.00
6260-00 Taxes -	-	-	-	2,343.00	-	5,000.00	120.00	-	-	-	-	-	7,463.00
Income/Other													
<b>Total Administrative</b>	<b>2,800.00</b>	<b>3,361.50</b>	<b>3,150.00</b>	<b>5,493.00</b>	<b>8,101.50</b>	<b>8,447.50</b>	<b>3,802.50</b>	<b>3,062.50</b>	<b>3,132.50</b>	<b>3,097.50</b>	<b>3,062.50</b>	<b>2,975.00</b>	<b>50,486.00</b>
<b>Interest/Depreciation</b>													
6320-00 Interest - Other	-	-	-	-	-	-	-	-	-	-	-	26.90	26.90
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26.90</b>	<b>26.90</b>
<b>Interest/Depreciation</b>													
<b>Total OPERATING EXPENSE</b>	<b>31,742.03</b>	<b>56,957.27</b>	<b>34,625.95</b>	<b>34,059.70</b>	<b>33,388.25</b>	<b>34,386.19</b>	<b>32,185.28</b>	<b>25,823.29</b>	<b>29,586.75</b>	<b>32,029.12</b>	<b>21,829.88</b>	<b>70,593.29</b>	<b>437,207.00</b>
<b>Net Income:</b>	<b>23,112.44</b>	<b>(13,171.05)</b>	<b>20,118.42</b>	<b>40,719.74</b>	<b>9,210.45</b>	<b>13,353.81</b>	<b>21,812.89</b>	<b>43,888.90</b>	<b>24,200.24</b>	<b>14,339.99</b>	<b>16,074.78</b>	<b>(16,306.15)</b>	<b>197,354.46</b>





## Income Statement - Operating

3 CHERRY WAY HOA, INC.

12/31/2024

Date: 1/9/2025  
Time: 12:32 pm  
Page: 2

Description	Current Period			Year-to-date			Percent	Annual Budget	
	Actual	Budget	Variance	Percent	Actual	Budget			Variance
<b>Building/Maintenance</b>									
5400-00 Bldg Maintenance	\$75.00	\$833.37	\$758.37	91.00 %	\$21,348.80	\$10,000.00	(\$11,348.80)	(113.49)%	\$10,000.00
5410-00 Cleaning	-	833.37	833.37	100.00 %	-	10,000.00	10,000.00	100.00 %	10,000.00
5420-00 Pest Control / Termite Bond	-	833.37	833.37	100.00 %	8,351.96	10,000.00	1,648.04	16.48 %	10,000.00
5450-00 Paint Inter/Exterior	-	1,666.63	1,666.63	100.00 %	-	20,000.00	20,000.00	100.00 %	20,000.00
5460-00 Plumbing Maintenance	-	-	-	0.00 %	4,023.01	-	(4,023.01)	0.00 %	-
5470-00 Roof Maintenance	225.34	250.00	24.66	9.86 %	2,351.43	3,000.00	648.57	21.62 %	3,000.00
5480-00 Other Maintenance	-	-	-	0.00 %	2,847.22	-	(2,847.22)	0.00 %	-
<b>Total Building/Maintenance</b>	<b>\$300.34</b>	<b>\$4,416.74</b>	<b>\$4,116.40</b>	<b>93.20%</b>	<b>\$38,922.42</b>	<b>\$53,000.00</b>	<b>\$14,077.58</b>	<b>26.56 %</b>	<b>\$53,000.00</b>
<b>Pool</b>									
5600-00 Pool Mgmt Contract	-	875.00	875.00	100.00 %	11,774.13	10,500.00	(1,274.13)	(12.13)%	10,500.00
5610-00 Pool Maintenance	-	166.63	166.63	100.00 %	3,876.18	2,000.00	(1,876.18)	(93.81)%	2,000.00
5620-00 Pool Supplies	-	166.63	166.63	100.00 %	80.60	2,000.00	1,919.40	95.97 %	2,000.00
5630-00 Pool Equipment	92.94	166.63	73.69	44.22 %	2,673.38	2,000.00	(673.38)	(33.67)%	2,000.00
<b>Total Pool</b>	<b>\$92.94</b>	<b>\$1,374.89</b>	<b>\$1,281.95</b>	<b>93.24%</b>	<b>\$18,404.29</b>	<b>\$16,500.00</b>	<b>(\$1,904.29)</b>	<b>(11.54)%</b>	<b>\$16,500.00</b>
<b>Recreational</b>									
5700-00 Clubhouse Expense	1,125.76	166.63	(959.13)	(575.60)%	4,875.88	2,000.00	(2,875.88)	(143.79)%	2,000.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	100.00 %	2,419.22	2,400.00	(19.22)	(0.80)%	2,400.00
5720-00 Clubhouse Furnishings	-	83.37	83.37	100.00 %	-	1,000.00	1,000.00	100.00 %	1,000.00
<b>Total Recreational</b>	<b>\$1,125.76</b>	<b>\$450.00</b>	<b>(\$675.76)</b>	<b>(150.17)%</b>	<b>\$7,295.10</b>	<b>\$5,400.00</b>	<b>(\$1,895.10)</b>	<b>(35.09)%</b>	<b>\$5,400.00</b>
<b>Utilities</b>									
6000-00 Electric	992.73	1,375.00	382.27	27.80 %	12,898.91	16,500.00	3,601.09	21.82 %	16,500.00
6010-00 Gas	123.84	133.37	9.53	7.15 %	1,086.50	1,600.00	513.50	32.09 %	1,600.00
6020-00 Phone/Internet	203.30	175.00	(28.30)	(16.17)%	2,304.25	2,100.00	(204.25)	(9.73)%	2,100.00
6030-00 Trash Removal	3,600.00	3,750.00	150.00	4.00 %	43,200.00	45,000.00	1,800.00	4.00 %	45,000.00
6040-00 Water	56.84	58.37	1.53	2.62 %	739.63	700.00	(39.63)	(5.66)%	700.00
<b>Total Utilities</b>	<b>\$4,976.71</b>	<b>\$5,491.74</b>	<b>\$515.03</b>	<b>9.38%</b>	<b>\$60,229.29</b>	<b>\$65,900.00</b>	<b>\$5,670.71</b>	<b>8.61 %</b>	<b>\$65,900.00</b>
<b>Administrative</b>									
6200-00 Management Fees	2,800.00	3,333.37	533.37	16.00 %	33,600.00	40,000.00	6,400.00	16.00 %	40,000.00
6220-00 CPA Fees	-	-	-	0.00 %	550.00	1,000.00	450.00	45.00 %	1,000.00
6230-00 Insurance	-	-	-	0.00 %	5,164.00	4,500.00	(664.00)	(14.76)%	4,500.00
6240-00 Legal Fees	175.00	416.63	241.63	58.00 %	3,709.00	5,000.00	1,291.00	25.82 %	5,000.00
6260-00 Taxes - Income/Other	-	41.63	41.63	100.00 %	7,463.00	500.00	(6,963.00)	(1392.60)%	500.00
6280-00 Other Professional Fees	-	625.00	625.00	100.00 %	-	7,500.00	7,500.00	100.00 %	7,500.00
<b>Total Administrative</b>	<b>\$2,975.00</b>	<b>\$4,416.63</b>	<b>\$1,441.63</b>	<b>32.64%</b>	<b>\$50,486.00</b>	<b>\$58,500.00</b>	<b>\$8,014.00</b>	<b>13.70 %</b>	<b>\$58,500.00</b>
<b>Interest/Depreciation</b>									
6320-00 Interest - Other	26.90	-	(26.90)	0.00 %	26.90	-	(26.90)	0.00 %	-
<b>Total Interest/Depreciation</b>	<b>\$26.90</b>	<b>\$-</b>	<b>(\$26.90)</b>	<b>0.00%</b>	<b>\$26.90</b>	<b>\$-</b>	<b>(\$26.90)</b>	<b>0.00 %</b>	<b>\$-</b>



**Income Statement - Operating**

3 CHERRY WAY HOA, INC.

12/31/2024

Date: 1/9/2025

Time: 12:32 pm

Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
6900-00 Misc/Cont Reserve Expense	\$-	\$10,354.62	\$10,354.62	\$-	\$124,255.00	\$124,255.00	100.00 %
<b>Total Reserve Expense</b>	\$-	\$10,354.62	\$10,354.62	\$-	\$124,255.00	\$124,255.00	100.00 %
<b>Total OPERATING EXPENSE</b>	\$70,593.29	\$46,123.37	(\$24,469.92)	\$437,207.00	\$558,980.00	\$121,773.00	21.78 %
<b>Net Income:</b>	<b>(\$16,306.15)</b>	<b>(\$375.00)</b>	<b>(\$15,931.15)</b>	<b>\$197,354.46</b>	<b>\$0.00</b>	<b>\$197,354.46</b>	



**Invoice List**  
 3 CHERRY WAY HOA, INC.  
 Invoice Status - Paid (12/1/2024 - 12/31/2024) By Invoice Date  
 Payment Type: All

Date: 1/9/2025  
 Time: 12:33 pm  
 Page: 1

Invoice Date	Invoice Number	Due Date	Status	Last Payment	Invoice Amount	Balance Due
<b>AT&amp;T(2)</b>						
12/04/2024	11-20-2024	12/11/2024	Paid		\$117.70	\$ -
	60-6020-00 - Phone/Internet : Phone/Internet			12/05/2024 #0 \$117.70	Payment Type: EFT	
12/04/2024	11-25-2024	12/16/2024	Paid		\$85.60	-
	60-6020-00 - Phone/Internet : Phone/Internet			12/05/2024 #0 \$85.60	Payment Type: EFT	
				<b>Total:</b>	<b>\$ 203.30</b>	<b>\$ 0.00</b>
<b>BEAN BROTHERS LANDSCAPING LLC</b>						
12/04/2024	9733	12/30/2024	Paid (ACH)		\$12,500.00	-
	53-5300-00 - Landscape Contract : Landscape Contract			12/05/2024 #0 \$12,500.00	Payment Type: ACH	
				<b>Total:</b>	<b>\$ 12,500.00</b>	<b>\$ 0.00</b>
<b>BP DRAINAGE WORKS INC.</b>						
12/19/2024	47871	12/31/2024	Paid (check)		\$44,216.00	-
	53-5310-00 - Ground Maintenance : Ground Maintenance			12/20/2024 #1209 \$44,216.00	Payment Type: Check	
				<b>Total:</b>	<b>\$ 44,216.00</b>	<b>\$ 0.00</b>
<b>BUSY BEES DISPOSAL INC.</b>						
12/02/2024	2024-18877	12/11/2024	Paid (check)		\$3,600.00	-
	60-6030-00 - Trash Removal : Trash Removal			12/03/2024 #1204 \$3,600.00	Payment Type: Check	
				<b>Total:</b>	<b>\$ 3,600.00</b>	<b>\$ 0.00</b>
<b>CARD SERVICES CENTER</b>						
12/03/2024	11-10-2024	12/04/2024	Paid (check)		\$1,163.46	-
	56-5630-00 - Pool Equipment : Pool Equipment (Lowes & Walmart)			12/04/2024 #1205 \$92.94	Payment Type: Check	
	54-5470-00 - Roof Maintenance : Roof Maintenance			\$225.34		
	57-5700-00 - Clubhouse Expense : Clubhouse Expense			\$592.28		
	50-5220-00 - Miscellaneous Expense : Miscellaneous Expense			\$142.45		
	50-5100-00 - Admin Services : Admin Services			\$9.99		
	50-5110-00 - Admin Supplies : Admin Supplies			\$100.46		
12/16/2024	1-4-2025	12/31/2024	Paid (check)		\$605.37	-
	50-5100-00 - Admin Services : GOOGLE ONE			12/17/2024 #1207 \$9.99	Payment Type: Check	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE ITEMS			\$520.52		
	50-5130-00 - Bank Service Charge : LATE FEE			\$35.00		
	63-6320-00 - Interest - Other : CC INTEREST ON PURCHASES			\$26.90		
	57-5700-00 - Clubhouse Expense : Clubhouse Expense - TAPE			\$12.96		
				<b>Total:</b>	<b>\$ 1,768.83</b>	<b>\$ 0.00</b>
<b>DARWIN Y HERNANDEZ</b>						
12/02/2024	11-15-2024	11/15/2024	Paid (check)		\$2,450.00	-
	53-5310-00 - Ground Maintenance : Ground Maintenance			12/02/2024 #1202 \$2,450.00	Payment Type: Check	
				<b>Total:</b>	<b>\$ 2,450.00</b>	<b>\$ 0.00</b>
<b>ENERGY UNITED</b>						
12/11/2024		12/16/2024	Paid		\$237.26	-
	60-6000-00 - Electric : Electric			12/12/2024 #0 \$237.26	Payment Type: EFT	



**Invoice List**  
 3 CHERRY WAY HOA, INC.  
 Invoice Status - Paid (12/1/2024 - 12/31/2024) By Invoice Date  
 Payment Type: All

Date:	1/9/2025
Time:	12:33 pm
Page:	2

Invoice Date	Invoice Number	Due Date	Status	Last Payment	Invoice Amount	Balance Due
12/20/2024		12/23/2024	Paid		\$618.68	\$ -
	60-6000-00 - Electric : Electric			12/23/2024 #0 \$618.68	Payment Type: EFT	
12/20/2024		12/23/2024	Paid		\$75.56	-
	60-6000-00 - Electric : Electric			12/23/2024 #0 \$75.56	Payment Type: EFT	
12/20/2024		12/23/2024	Paid		\$61.23	-
	60-6000-00 - Electric : Electric			12/23/2024 #0 \$61.23	Payment Type: EFT	
<b>Total:</b>					<b>\$ 992.73</b>	<b>\$ 0.00</b>
<b>JOHN GABOR</b>						
12/02/2024	11-18-2024 JG	11/19/2024	Paid (check)		\$100.00	-
	30-3140-00 - Clubhouse Rental : Clubhouse Rental			12/02/2024 #1201 \$100.00	Payment Type: Check	
<b>Total:</b>					<b>\$ 100.00</b>	<b>\$ 0.00</b>
<b>LINCOLN COUNTY DEPT OF FINANCE</b>						
12/10/2024		12/20/2024	Paid		\$56.84	-
	60-6040-00 - Water : Water			12/12/2024 #0 \$56.84	Payment Type: EFT	
12/17/2024	3904	12/31/2024	Paid (check)		\$75.00	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance			12/17/2024 #1208 \$75.00	Payment Type: Check	
<b>Total:</b>					<b>\$ 131.84</b>	<b>\$ 0.00</b>
<b>MR. HANDYMAN OF MOORESVILLE</b>						
12/02/2024	121295	11/26/2024	Paid (check)		\$1,631.75	-
	53-5310-00 - Ground Maintenance : Ground Maintenance			12/02/2024 #1203 \$1,631.75	Payment Type: Check	
<b>Total:</b>					<b>\$ 1,631.75</b>	<b>\$ 0.00</b>
<b>PIEDMONT NATURAL GAS</b>						
12/11/2024		12/26/2024	Paid		\$123.84	-
	60-6010-00 - Gas : Gas			12/12/2024 #0 \$123.84	Payment Type: EFT	
<b>Total:</b>					<b>\$ 123.84</b>	<b>\$ 0.00</b>
<b>SUPERIOR ASSOCIATION MGMT</b>						
12/02/2024	86281		Paid (ACH)		\$2,800.00	-
	62-6200-00 - Management Fees : Management Fee			12/03/2024 #0 \$2,800.00	Payment Type: ACH	
<b>Total:</b>					<b>\$ 2,800.00</b>	<b>\$ 0.00</b>
<b>THURMAN, WILSON, BOUTWELL &amp; GALVIN, P.A.</b>						
12/06/2024	8138	12/06/2024	Paid (check)		\$175.00	-
	62-6240-00 - Legal Fees : Legal Fees			12/09/2024 #1206 \$175.00	Payment Type: Check	
<b>Total:</b>					<b>\$ 175.00</b>	<b>\$ 0.00</b>
<b>19 Invoice(s) Totaling:</b>					<b>\$ 70,693.29</b>	<b>\$ 0.00</b>