



Financial Report Package

June 2025

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: June 2025

Date: 7/9/2025

Time: 7:40 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	\$-	\$-	\$-	\$-	\$-	\$-	\$306,000.00
3015-00 STORAGE ASSESSMENT	570.00	480.00	540.00	540.00	540.00	570.00	-	-	-	-	-	-	3,240.00
3085-00 NSF Fees	-	(6.00)	-	-	-	(6.00)	-	-	-	-	-	-	(12.00)
3100-00 Late Fee Income	128.38	50.45	150.00	104.80	5.25	154.35	-	-	-	-	-	-	593.23
3140-00 Clubhouse Rental	125.00	-	(75.00)	-	-	125.00	-	-	-	-	-	-	175.00
3310-00 Interest Income	4,267.56	4,489.33	4,119.28	4,561.57	4,359.66	4,441.38	-	-	-	-	-	-	26,238.78
3320-00 Gain / Loss - CD Market Value	(7,933.62)	(4,244.71)	8,609.22	4,987.71	(7,462.26)	(50.50)	-	-	-	-	-	-	(6,094.16)
Total Income	48,157.32	51,769.07	64,343.50	61,194.08	48,442.65	56,234.23	-	-	-	-	-	-	330,140.85
Total OPERATING INCOME	48,157.32	51,769.07	64,343.50	61,194.08	48,442.65	56,234.23	-	-	-	-	-	-	330,140.85
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	76.69	96.63	37.50	93.75	78.60	4.50	-	-	-	-	-	-	387.67
5050-00 NSF Expense	4.20	-	(4.20)	-	-	-	-	-	-	-	-	-	-
5100-00 Admin Services	44.99	35.00	54.98	35.00	44.99	44.99	-	-	-	-	-	-	259.95
5110-00 Admin Supplies	-	-	36.15	-	210.66	55.64	-	-	-	-	-	-	302.45
5130-00 Bank Service Charge	-	-	149.31	16.00	-	-	-	-	-	-	-	-	165.31
5190-00 Violation Letters	-	-	-	-	-	104.00	-	-	-	-	-	-	104.00
5200-00 Website	-	-	377.25	-	-	-	-	-	-	-	-	-	377.25
Total Contract	125.88	131.63	650.99	144.75	334.25	209.13	-	-	-	-	-	-	1,596.63
Landscape													
5300-00 Landscape Contract	-	14,550.00	14,550.00	-	54,420.00	14,550.00	-	-	-	-	-	-	98,070.00
5305-00 Drainage Repairs	-	18,890.00	-	6,920.00	-	-	-	-	-	-	-	-	25,810.00
5310-00 Ground Maintenance	348.29	2,607.50	-	6,230.82	10,967.44	8,868.20	-	-	-	-	-	-	29,022.25
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	-	-	-	-	-	-	154,655.36
Building/Maintenance													
5400-00 Bldg Maintenance	2,035.14	-	4,305.41	445.27	15,507.47	1,888.48	-	-	-	-	-	-	24,181.77
5420-00 Pest Control / Termit	-	-	-	-	183.96	8,000.00	-	-	-	-	-	-	8,183.96
Bond													
5460-00 Plumbing Maintenance	-	-	-	-	-	3,400.00	-	-	-	-	-	-	3,400.00
5470-00 Roof Maintenance	-	-	-	-	800.00	1,121.62	-	-	-	-	-	-	1,921.62
5480-00 Other Maintenance	-	-	32.09	-	-	-	-	-	-	-	-	-	32.09
Total Building/Maintenance	2,035.14	-	4,337.50	445.27	16,491.43	14,410.10	-	-	-	-	-	-	37,719.44



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

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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	\$1,552.57	\$2,431.04	\$2,431.04	\$2,431.04	\$-	\$-	\$-	\$-	\$-	\$-	\$10,668.97
5610-00 Pool Maintenance	-	250.00	-	4,686.60	-	-	-	-	-	-	-	-	4,936.60
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	-	-	-	-	-	-	15,918.00
Recreational													
5700-00 Clubhouse Expense	214.47	-	1,118.48	92.00	626.17	202.79	-	-	-	-	-	-	2,253.91
5710-00 Clubhouse Cleaning	-	-	-	-	800.00	680.00	-	-	-	-	-	-	1,480.00
Total Recreational	214.47	-	1,118.48	92.00	1,426.17	882.79	-	-	-	-	-	-	3,733.91
Utilities													
6000-00 Electric	1,061.91	1,072.12	1,099.52	1,081.60	1,229.79	1,085.77	-	-	-	-	-	-	6,630.71
6010-00 Gas	303.67	309.69	215.40	79.11	35.35	25.03	-	-	-	-	-	-	968.25
6020-00 Phone/Internet	203.30	203.30	203.30	203.30	203.30	203.30	-	-	-	-	-	-	1,219.80
6030-00 Trash Removal	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	-	-	-	-	-	-	21,600.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	56.84	-	-	-	-	-	-	341.04
Total Utilities	5,225.72	5,241.95	5,175.06	5,020.85	5,125.28	4,970.94	-	-	-	-	-	-	30,759.80
Administrative													
6200-00 Management Fees	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	-	-	-	-	-	-	17,004.00
6230-00 Insurance	-	-	-	-	1,280.00	-	-	-	-	-	-	-	1,280.00
6240-00 Legal Fees	297.50	-	393.75	112.50	112.50	-	-	-	-	-	-	-	916.25
6260-00 Taxes - Income/Other	(5,222.84)	-	-	25,141.00	-	-	-	-	-	-	-	-	19,918.16
Total Administrative	(2,091.34)	2,834.00	3,227.75	28,087.50	4,226.50	2,834.00	-	-	-	-	-	-	39,118.41
Total OPERATING EXPENSE	6,465.92	45,720.60	30,612.35	54,328.47	97,175.22	49,198.99	-	-	-	-	-	-	283,501.55
Net Income:	41,691.40	6,048.47	33,731.15	6,865.61	(48,732.57)	7,035.24	-	-	-	-	-	-	46,639.30



Income Statement - Operating

3 CHERRY WAY HOA, INC.

06/30/2025

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Description	Current Period			Year-to-date			Annual Budget	
	Actual	Budget	Variance	Percent	Actual	Budget		Variance
Pool								
5600-00 Pool Mgmt Contract	\$2,431.04	\$1,000.00	(\$1,431.04)	(143.10)%	\$10,668.97	\$6,000.00	(\$4,668.97)	(77.82)%
5610-00 Pool Maintenance	-	83.33	83.33	100.00%	4,936.60	499.98	(4,436.62)	(887.36)%
5620-00 Pool Supplies	-	66.67	66.67	100.00%	-	400.02	400.02	100.00%
5630-00 Pool Equipment	42.79	8.33	(34.46)	(413.69)%	312.43	49.98	(262.45)	(525.11)%
Total Pool	\$2,473.83	\$1,158.33	(\$1,315.50)	(113.57)%	\$15,918.00	\$6,949.98	(\$8,968.02)	(129.04)%
Recreational								
5700-00 Clubhouse Expense	202.79	83.33	(119.46)	(143.36)%	2,253.91	499.98	(1,753.93)	(350.80)%
5710-00 Clubhouse Cleaning	680.00	200.00	(480.00)	(240.00)%	1,480.00	1,200.00	(280.00)	(23.33)%
5720-00 Clubhouse Furnishings	-	83.33	83.33	100.00%	-	499.98	499.98	100.00%
Total Recreational	\$882.79	\$366.66	(\$516.13)	(140.77)%	\$3,733.91	\$2,199.96	(\$1,533.95)	(69.73)%
Utilities								
6000-00 Electric	1,085.77	1,083.33	(2.44)	(0.23)%	6,630.71	6,499.98	(130.73)	(2.01)%
6010-00 Gas	25.03	133.33	108.30	81.23%	968.25	799.98	(168.27)	(21.03)%
6020-00 Phone/Internet	203.30	291.67	88.37	30.30%	1,219.80	1,750.02	530.22	30.30%
6030-00 Trash Removal	3,600.00	3,750.00	150.00	4.00%	21,600.00	22,500.00	900.00	4.00%
6040-00 Water	56.84	83.33	26.49	31.79%	341.04	499.98	158.94	31.79%
Total Utilities	\$4,970.94	\$5,341.66	\$370.72	6.94%	\$30,759.80	\$32,049.96	\$1,290.16	4.03%
Administrative								
6200-00 Management Fees	2,834.00	2,833.33	(0.67)	(0.02)%	17,004.00	16,999.98	(4.02)	(0.02)%
6220-00 CPA Fees	-	-	-	0.00%	-	1,000.00	1,000.00	100.00%
6230-00 Insurance	-	-	-	0.00%	1,280.00	5,500.00	4,220.00	76.73%
6240-00 Legal Fees	-	416.67	416.67	100.00%	916.25	2,500.02	1,583.77	63.35%
6260-00 Taxes - Income/Other	-	-	-	0.00%	19,918.16	22,000.00	2,081.84	9.46%
6280-00 Other Professional Fees	-	208.33	208.33	100.00%	-	1,249.98	1,249.98	100.00%
Total Administrative	\$2,834.00	\$3,458.33	\$624.33	18.05%	\$39,118.41	\$49,249.98	\$10,131.57	20.57%
Reserve Expense								
6900-00 Misc/Cont Reserve Expense	-	12,858.33	12,858.33	100.00%	-	77,149.98	77,149.98	100.00%
Total Reserve Expense	\$-	\$12,858.33	\$12,858.33	100.00%	\$-	\$77,149.98	\$77,149.98	100.00%
Total OPERATING EXPENSE	\$49,198.99	\$53,954.15	\$4,755.16	8.81%	\$283,501.55	\$352,224.90	\$68,723.35	19.51%
Net Income:	\$7,035.24	\$2,375.02	\$4,660.22		\$46,639.30	(\$14,249.88)	\$60,889.18	
								\$0.00



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 6/1/2025 - 6/30/2025

Payment Type: All

Date: 7/9/2025
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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)							
06/02/2025		06/01/2025	05/30/2025 Kathryn Tedesco	Paid (EFT)		\$85.60 Payment Type: EFT	\$ -
	60-6020-00 - Phone/Internet : Phone/Internet				06/02/25 Pay From Acct:***7105/Check#0 \$85.60		
06/03/2025		06/03/2025	06/03/2025 Kathryn Tedesco	Paid (EFT)		\$117.70 Payment Type: EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				06/03/25 Pay From Acct:***7105/Check#0 \$117.70		
AT&T(2) Total:						\$ 203.30	\$ 0.00
ATPM HOLDING COMPANY LLC							
06/05/2025	4008951	06/04/2025	06/05/2025 Laura Marx	Paid (ACH)		\$2,431.04 Payment Type: ACH	-
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract				06/05/25 Pay From Acct:***7105/Check#0 \$2,431.04		
ATPM HOLDING COMPANY LLC Total:						\$ 2,431.04	\$ 0.00
BUSY BEES DISPOSAL INC.							
06/05/2025	2025-9206	06/03/2025	06/03/2025 Kathryn Tedesco	Paid (check)		\$3,600.00 Payment Type: Check	-
	60-6030-00 - Trash Removal : Trash Removal				06/05/25 Pay From Acct:***7105/Check#1256 \$3,600.00		
BUSY BEES DISPOSAL INC. Total:						\$ 3,600.00	\$ 0.00
CARD SERVICES CENTER							
06/03/2025	5-9-2025	06/01/2025	05/27/2025 Kathryn Tedesco 05/28/2025 Laura Marx	Paid (EFT)		\$978.55 Payment Type: EFT	-
	50-5100-00 - Admin Services : GOOGLE ONE				06/03/25 Pay From Acct:***7105/Check#0 \$9.99		
	50-5110-00 - Admin Supplies : PRINTING PRO				\$55.64		
	57-5700-00 - Clubhouse Expense : Clubhouse Expense - FLOWERS/PEDESTAL FAN				\$202.79		
	53-5310-00 - Ground Maintenance : LOWES - SAW & GAS CAN				\$407.65		
	54-5470-00 - Roof Maintenance : Roof Maintenance				\$209.62		
	53-5310-00 - Ground Maintenance : AMAZON - CAUTION TAPE/CONES				\$50.07		
	56-5630-00 - Pool Equipment : UMBRELLA STAND				\$42.79		
CARD SERVICES CENTER Total:						\$ 978.55	\$ 0.00
DELLINGER EXTERMINATING COMPANY							
06/02/2025	84870	06/01/2025	06/02/2025 Laura Marx	Paid (check)		\$8,000.00 Payment Type: Check	-
	54-5420-00 - Pest Control / Termite Bond : Pest Control / Termite Bond				06/02/25 Pay From Acct:***7105/Check#1255 \$8,000.00		
DELLINGER EXTERMINATING COMPANY Total:						\$ 8,000.00	\$ 0.00
DENVER PLUMBING CO							
06/17/2025	33768812	06/16/2025	06/16/2025 Kathryn Tedesco	Paid (check)		\$3,400.00 Payment Type: Check	-
	54-5460-00 - Plumbing Maintenance : Plumbing Maintenance				06/17/25 Pay From Acct:***7105/Check#1260 \$3,400.00		
DENVER PLUMBING CO Total:						\$ 3,400.00	\$ 0.00



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 6/1/2025 - 6/30/2025

Payment Type: All

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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
ENERGY UNITED							
06/10/2025		06/10/2025	06/10/2025 Katie Johnson	Paid (EFT)		\$244.54 Payment Type: EFT	\$ -
	60-6000-00 - Electric : Electric				06/10/25 Pay From Acct:***7105/Check#0	\$244.54	
06/17/2025		06/13/2025	06/16/2025 Kathryn Tedesc	Paid (EFT)		\$718.21 Payment Type: EFT	-
	60-6000-00 - Electric : Electric				06/17/25 Pay From Acct:***7105/Check#0	\$718.21	
06/17/2025		06/13/2025	06/16/2025 Kathryn Tedesc	Paid (EFT)		\$62.32 Payment Type: EFT	-
	60-6000-00 - Electric : Electric				06/17/25 Pay From Acct:***7105/Check#0	\$62.32	
06/20/2025		06/19/2025	06/19/2025 Kathryn Tedesc	Paid (EFT)		\$60.70 Payment Type: EFT	-
	60-6000-00 - Electric : Electric				06/20/25 Pay From Acct:***7105/Check#0	\$60.70	
					ENERGY UNITED Total:	\$ 1,085.77	\$ 0.00
KARRY BROCKMAN							
06/02/2025	5-12-2025 KB	06/01/2025	06/02/2025 Laura Marx	Paid (check)		\$13.48 Payment Type: Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				06/02/25 Pay From Acct:***7105/Check#1254	\$13.48	
					KARRY BROCKMAN Total:	\$ 13.48	\$ 0.00
LINCOLN COUNTY DEPT OF FINANCE							
06/05/2025		06/04/2025	06/04/2025 Katie Johnson	Paid (EFT)		\$56.84 Payment Type: EFT	-
	60-6040-00 - Water : Water				06/05/25 Pay From Acct:***7105/Check#0	\$56.84	
					LINCOLN COUNTY DEPT OF FINANCE Total:	\$ 56.84	\$ 0.00
LINCOLN LANDSCAPE LLC							
06/05/2025	1845	06/03/2025	06/03/2025 Kathryn Tedesc	Paid (check)		\$14,550.00 Payment Type: Check	-
	53-5300-00 - Landscape Contract : Landscape Contract		06/04/2025 Laura Marx		06/05/25 Pay From Acct:***7105/Check#1258	\$14,550.00	
06/24/2025	1877	06/19/2025	06/19/2025 Laura Marx	Paid (check)		\$8,410.48 Payment Type: Check	-
	53-5310-00 - Ground Maintenance : Ground Maintenance				06/24/25 Pay From Acct:***7105/Check#1262	\$8,410.48	
					LINCOLN LANDSCAPE LLC Total:	\$ 22,960.48	\$ 0.00
PIEDMONT NATURAL GAS							
06/10/2025		06/10/2025	06/10/2025 Katie Johnson	Paid (EFT)		\$25.03 Payment Type: EFT	-
	60-6010-00 - Gas : Gas				06/10/25 Pay From Acct:***7105/Check#0	\$25.03	
					PIEDMONT NATURAL GAS Total:	\$ 25.03	\$ 0.00
RICK EARNHARDT BUILDERS							



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 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
06/05/2025	5-30-2025	06/03/2025	06/03/2025 Kathryn Tedescr 06/04/2025 Laura Marx	Paid (check)		\$1,375.00 Payment Type: Check	\$ -
					06/05/25 Pay From Acct:***7105/Check#1257	\$1,375.00	
06/12/2025	54-5400-00 - Bldg Maintenance : Bldg Maintenance	06/10/2025	06/10/2025 Kathryn Tedescr 06/10/2025 Laura Marx	Paid (check)		\$500.00 Payment Type: Check	-
					06/12/25 Pay From Acct:***7105/Check#1259	\$500.00	
06/26/2025	6-18-2025	06/23/2025	06/24/2025 Laura Marx	Paid (check)		\$912.00 Payment Type: Check	-
					06/26/25 Pay From Acct:***7105/Check#1263	\$912.00	
	54-5470-00 - Roof Maintenance : Roof Maintenance						
RICK EARNHARDT BUILDERS Total:						\$ 2,787.00	\$ 0.00
SANTOS MILLIAM QUINTO GARCIA							
06/17/2025	6689	06/13/2025	06/16/2025 Kathryn Tedescr	Paid (check)		\$680.00 Payment Type: Check	-
					06/17/25 Pay From Acct:***7105/Check#1261	\$680.00	
	57-5710-00 - Clubhouse Cleaning : Clubhouse Cleaning						
SANTOS MILLIAM QUINTO GARCIA Total:						\$ 680.00	\$ 0.00
SUPERIOR ASSOCIATION MGMT							
06/02/2025	96446	06/02/2025	06/02/2025 Kathryn Tedescr	Paid (ACH)		\$2,834.00 Payment Type: ACH	-
					06/02/25 Pay From Acct:***7105/Check#0	\$2,834.00	
	62-6200-00 - Management Fees : Management Fee						
06/13/2025	97186	06/13/2025		Paid (ACH)		\$143.50 Payment Type: ACH	-
					06/13/25 Pay From Acct:***7105/Check#0		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2367					\$18.75	
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2367					\$18.75	
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2367					\$3.15	
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300G8382					\$0.56	
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300G8382					\$0.45	
	50-5190-00 - Violation Letters : Violation Letters					\$104.00	
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - May					\$35.00	
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300C8519					\$18.75	
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300C8519					\$18.75	
SUPERIOR ASSOCIATION MGMT Total:						\$ 2,977.50	\$ 0.00
3 CHERRY WAY HOA, INC. 22 Invoice(s) Totaling:						\$ 49,198.99	\$ 0.00
GRAND 22 Invoice(s) Totaling:						\$49,198.99	\$ 0.00