

3 CW HOA BOD NEWSLETTER 2026

April 2026

Financials:

Operating Account X7105 balance as of 4-30-2026: \$24,291.68
Pre-Reserve Account X7108 balance as of 4-30-2026: \$25,839.28
S. A. Stone Account as of 4-30-2026: \$1,477,365.51

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

Old Business: Contractual

1. Motion to approve the repairing of the roofs at 8348 and 8350 Ulster Ct. by J Lugo Services, LLC, Charlotte, NC at a cost not to exceed \$1,450.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 24, 2026. Completed.**
2. Motion to approve Lincoln Landscape to replace the storage lot gravel at a cost not to exceed \$6,070.00 and replace white river stone and remove the junipers around the pool at a cost not to exceed \$3,250.00 with a surcharge for fuel of \$110.00. Total cost not to exceed \$9,600.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 24, 2026. Schedule TBD.**
3. Motion to approve the renewal of the HOA insurance from Erie Insurance at a cost of \$4,405.00. This is a \$300.00 increase from 2025 to 2026. The BOD agreed to begin to check cost of policies with other insurance companies. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 31, 2026.**
4. Motion to approve payment for Erie Insurance Umbrella Liability Policy for \$2M at a cost of \$1,280.00. The BOD agreed to begin to check cost of policies with other insurance companies. **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026. Payment pending.**

New Business: Contractual

1. Motion to approve to have 3 of the 6 door painting request be completed by Mountain Ridge after their evaluation of the original 6 doors at a cost not to exceed \$1,000.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026. Completed.**

New Business: Motions Approved

1. Motion to approve the Ballot for the General Membership Meeting scheduled for May 12, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026.**

3 CW HOA BOD NEWSLETTER 2026

April 2026

2. Motion to approve the Tabulation Sheet prepared for the General Membership Meeting to be held on May 12, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026.**
3. Motion to approve the updated Petition Process Policy and Procedure effective April 21, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting held on April 21, 2026.**
4. Motion to obtain legal opinion regarding using official email to announce candidacy for BOD positions. **Approved unanimously via RWM signed by all directors on April 26, 2026.**

Miscellaneous:

3 CHERRY WAY HOA MARCH 2026 OPERATING INCOME SUMMARY

	<u>MARCH 2026 YTD ACTUALS</u>	<u>YTD BUDGET</u>	<u>% of INCOME</u>	<u>ANNUAL BUDGET</u>
<u>OPERATING INCOME</u>				
Total Operating Income	\$184,224.43	\$184,037.49		\$736,150.00
<u>OPERATING EXPENSES</u>				
Contracts	\$4,228.46	\$2,362.23	2.30%	\$8,450.00
Landscape	\$93,912.50	\$110,750.00	50.98%	\$329,000.00
Building Maintenance	\$13,799.58	\$9,525.00	7.49%	\$46,600.00
Pool	\$3,288.80	\$3,116.52	1.79%	\$17,010.00
Recreational	\$2,570.00	\$2,600.01	1.40%	\$10,400.00
Utilities	\$17,817.96	\$17,774.97	9.67%	\$71,100.00
Administrative	\$13,088.75	\$14,122.50	7.10%	\$63,990.00
Total Operating Expenses	\$148,706.05	\$160,251.23	80.72%	\$546,550.00
<u>NET INCOME</u>	\$35,518.38		19.28%	
<u>ASSETS</u>				
Operations - SouthState, X7105	\$31,890.86			
Pre-Reserves - SouthState, X7108	\$23,702.61			
SA Stone - CD-X2874	\$1,478,911.49			
Total Assets	\$1,534,504.96			
<p>\$50,000 transferred from X7108 to SA Stone on January 14, 2025 Purchased \$60,000.00 CD, Interest Rate 4.10% maturity 1/24/30</p> <p>\$50,000 transferred from X7108 to SA Stone on August 29, 2025 Purchased \$60,000.00 CD, Interest Rate 3.90% maturity 10/09/26</p>				
<p>Prepared by : Curt Hendricks Source: Superior Financial Reports March 2025</p>				



Financial Report Package

March 2026

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management



Balance Sheet - Operating
3 CHERRY WAY HOA, INC.
End Date: 03/31/2026

Date: 4/15/2026
Time: 10:49 am
Page: 1

Assets

Assets		
10-1000-00 Operations - SouthState - X7105	\$31,890.86	
10-1020-00 Pre Reserve - SouthState - X7108	23,702.61	
10-1050-00 SA Stone - CD - X2874	1,478,911.49	
Total Assets:		<u>\$1,534,504.96</u>
Accounts Receivable		
12-1270-00 Accounts Receivable	112.06	
Total Accounts Receivable:		<u>\$112.06</u>
Total Assets:		<u>\$1,534,617.02</u>

Liabilities & Equity

Liabilities		
20-2070-00 Prepaid Dues	75,811.43	
Total Liabilities:		<u>\$75,811.43</u>
Earnings		
29-2900-00 Retained Earnings	1,428,137.52	
Total Earnings:		<u>\$1,428,137.52</u>
Net Income Gain / Loss	30,668.07	
		<u>\$30,668.07</u>
Total Liabilities & Equity:		<u>\$1,534,617.02</u>



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.
Fiscal Period: March 2026

Date: 4/15/2026
Time: 10:50 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,000.00
3015-00 STORAGE ASSESSMENT	480.00	480.00	480.00	-	-	-	-	-	-	-	-	-	1,440.00
3085-00 NSF Fees	-	(6.00)	-	-	-	-	-	-	-	-	-	-	(6.00)
3100-00 Late Fee Income	(19.40)	229.78	369.80	-	-	-	-	-	-	-	-	-	580.18
3140-00 Clubhouse Rental	-	125.00	(250.00)	-	-	-	-	-	-	-	-	-	(125.00)
3310-00 Interest Income	4,715.10	5,009.81	4,610.34	-	-	-	-	-	-	-	-	-	14,335.25
3320-00 Gain / Loss - CD Market Value	1,219.24	(2,628.14)	(3,440.41)	-	-	-	-	-	-	-	-	-	(4,849.31)
Total Income	62,394.94	59,210.45	57,769.73	-	-	-	-	-	-	-	-	-	179,375.12
Total OPERATING INCOME	62,394.94	59,210.45	57,769.73	-	-	-	-	-	-	-	-	-	179,375.12
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	236.58	59.40	192.22	-	-	-	-	-	-	-	-	-	488.20
5100-00 Admin Services	44.99	35.00	54.98	-	-	-	-	-	-	-	-	-	134.97
5110-00 Admin Supplies	-	-	73.23	-	-	-	-	-	-	-	-	-	73.23
5130-00 Bank Service Charge	25.00	-	48.41	-	-	-	-	-	-	-	-	-	73.41
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	-	-	-	-	-	-	-	-	-	4,228.46
Landscape													
5300-00 Landscape Contract	14,550.00	14,555.00	14,555.00	-	-	-	-	-	-	-	-	-	43,660.00
5310-00 Ground Maintenance	102.89	880.00	10,950.00	-	-	-	-	-	-	-	-	-	11,932.89
5315-00 Ground Maintenance - Mulch	-	-	37,350.00	-	-	-	-	-	-	-	-	-	37,350.00
5330-00 Irrigation Maintenance	952.50	-	17.11	-	-	-	-	-	-	-	-	-	969.61
Total Landscape	15,605.39	15,435.00	62,872.11	-	-	-	-	-	-	-	-	-	93,912.50
Building/Maintenance													
5400-00 Bldg Maintenance	245.03	-	250.00	-	-	-	-	-	-	-	-	-	495.03
5420-00 Pest Control / Termite Bond	-	-	8,000.00	-	-	-	-	-	-	-	-	-	8,000.00
5460-00 Plumbing Maintenance	80.25	-	2,529.94	-	-	-	-	-	-	-	-	-	2,610.19
5470-00 Roof Maintenance	-	74.36	2,500.00	-	-	-	-	-	-	-	-	-	2,574.36
5480-00 Other Maintenance	-	-	120.00	-	-	-	-	-	-	-	-	-	120.00
Total Building/Maintenance	325.28	74.36	13,399.94	-	-	-	-	-	-	-	-	-	13,799.58
Pool													
5600-00 Pool Mgmt Contract	607.76	1,215.52	1,215.52	-	-	-	-	-	-	-	-	-	3,038.80
5620-00 Pool Supplies	-	250.00	-	-	-	-	-	-	-	-	-	-	250.00
Total Pool	607.76	1,465.52	1,215.52	-	-	-	-	-	-	-	-	-	3,288.80



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.
Fiscal Period: March 2026

Date: 4/15/2026
Time: 10:50 am
Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Recreational													
5700-00 Clubhouse Expense	\$227.27	\$201.15	\$141.58	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$570.00
5710-00 Clubhouse Cleaning	-	2,000.00	-	-	-	-	-	-	-	-	-	-	2,000.00
Total Recreational	227.27	2,201.15	141.58	-	-	-	-	-	-	-	-	-	2,570.00
Utilities													
6000-00 Electric	1,029.43	1,028.43	1,249.21	-	-	-	-	-	-	-	-	-	3,307.07
6010-00 Gas	284.41	341.64	192.23	-	-	-	-	-	-	-	-	-	798.28
6020-00 Phone/Internet	309.62	309.41	309.41	-	-	-	-	-	-	-	-	-	928.44
6030-00 Trash Removal	4,200.00	4,200.00	4,200.00	-	-	-	-	-	-	-	-	-	12,600.00
6040-00 Water	61.39	61.39	61.39	-	-	-	-	-	-	-	-	-	184.17
Total Utilities	5,864.85	5,940.87	6,012.24	-	-	-	-	-	-	-	-	-	17,817.96
Administrative													
6200-00 Management Fees	2,800.00	2,800.00	2,800.00	-	-	-	-	-	-	-	-	-	8,400.00
6240-00 Legal Fees	610.00	878.50	691.25	-	-	-	-	-	-	-	-	-	2,179.75
6260-00 Taxes - Income/Other	-	2,510.00	-	-	-	-	-	-	-	-	-	-	2,510.00
Total Administrative	3,410.00	6,188.50	3,491.25	-	-	-	-	-	-	-	-	-	13,089.75
Total OPERATING EXPENSE	26,847.12	31,399.80	90,460.13	-	-	-	-	-	-	-	-	-	148,707.05
Net Income:	35,547.82	27,810.65	(32,690.40)	-	-	-	-	-	-	-	-	-	30,668.07



Income Statement - Operating
3 CHERRY WAY HOA, INC.
 03/31/2026

Date: 4/15/2026
 Time: 10:50 am
 Page: 1

Description	Current Period			Year-to-date			Percent	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
3010-00 Homeowner Assessment	\$ 56,000.00	\$ 56,000.00	\$ -	\$168,000.00	\$168,000.00	\$ -	0.00 %	\$672,000.00
3015-00 STORAGE ASSESSMENT	480.00	600.00	(120.00)	1,440.00	1,800.00	(360.00)	(20.00)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	-	50.01	(50.01)	(100.00)%	200.00
3085-00 NSF Fees	-	-	-	(6.00)	-	(6.00)	0.00 %	-
3100-00 Late Fee Income	369.80	208.33	161.47	580.18	624.99	(44.81)	(7.17)%	2,500.00
3140-00 Clubhouse Rental	(250.00)	20.83	(270.83)	(125.00)	62.49	(187.49)	(300.03)%	250.00
3310-00 Interest Income	4,610.34	4,500.00	110.34	14,335.25	13,500.00	835.25	6.19 %	54,000.00
3320-00 Gain / Loss - CD Market Value	(3,440.41)	-	(3,440.41)	(4,849.31)	-	(4,849.31)	0.00 %	-
Total Income	\$ 57,769.73	\$ 61,345.83	(\$ 3,576.10)	\$179,375.12	\$184,037.49	(\$4,662.37)	(2.53)%	\$736,150.00
Total OPERATING INCOME	\$ 57,769.73	\$ 61,345.83	(\$ 3,576.10)	\$179,375.12	\$ 184,037.49	(\$ 4,662.37)	(2.53)%	\$736,150.00
OPERATING EXPENSE								
Contract								
5010-00 Del Fee Split	192.22	125.00	(67.22)	488.20	375.00	(113.20)	(30.19)%	1,500.00
5100-00 Admin Services	54.98	41.67	(13.31)	134.97	125.01	(9.96)	(7.97)%	500.00
5110-00 Admin Supplies	73.23	62.50	(10.73)	73.23	187.50	114.27	60.94 %	750.00
5130-00 Bank Service Charge	48.41	4.17	(44.24)	73.41	12.51	(60.90)	(486.81)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	-	24.99	24.99	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	-	12.51	12.51	100.00 %	50.00
5180-00 Social Expense	-	125.00	125.00	500.00	375.00	(125.00)	(33.33)%	1,500.00
5200-00 Website	2,958.65	416.67	(2,541.98)	2,958.65	1,250.01	(1,708.64)	(136.69)%	5,000.00
Total Contract	\$ 3,327.49	\$ 787.51	(\$ 2,539.98)	\$ 4,228.46	\$ 2,362.53	(\$1,865.93)	(78.98)%	\$ 9,450.00
Landscaping								
5300-00 Landscaping Contract	14,555.00	17,166.67	2,611.67	43,660.00	51,500.01	7,840.01	15.22 %	206,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	-	11,250.00	11,250.00	100.00 %	45,000.00
5310-00 Ground Maintenance	10,950.00	2,166.67	(8,783.33)	11,932.89	6,500.01	(5,432.88)	(83.58)%	26,000.00
5315-00 Ground Maintenance - Mulch	37,350.00	31,866.66	(5,483.34)	37,350.00	38,000.00	650.00	1.71 %	38,000.00
5320-00 Fence Maintenance	-	41.67	41.67	-	125.01	125.01	100.00 %	500.00
5330-00 Irrigation Maintenance	17.11	-	(17.11)	969.61	-	(969.61)	0.00 %	-
5350-00 Lighting Maintenance	-	83.33	83.33	-	249.99	249.99	100.00 %	1,000.00
5390-00 Landscaping Other	-	1,041.67	1,041.67	-	3,125.01	3,125.01	100.00 %	12,500.00
Total Landscaping	\$ 62,872.11	\$ 55,916.67	(\$ 6,955.44)	\$ 93,912.50	\$110,750.03	\$16,837.53	15.20 %	\$329,000.00



Income Statement - Operating
3 CHERRY WAY HOA, INC.

03/31/2026

Date: 4/15/2026
Time: 10:50 am
Page: 2

Description	Current Period			Year-to-date			Percent	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Building/Maintenance								
5400-00 Bldg Maintenance	\$250.00	\$2,125.00	\$1,875.00	\$495.03	\$6,375.00	\$5,879.97	92.23 %	\$25,500.00
5420-00 Pest Control / Termite Bond	8,000.00	-	(8,000.00)	8,000.00	-	(8,000.00)	0.00 %	8,500.00
5450-00 Paint Inter/Exterior	-	416.67	416.67	-	1,250.01	1,250.01	100.00 %	5,000.00
5460-00 Plumbing Maintenance	2,529.94	208.33	(2,321.61)	2,610.19	624.99	(1,985.20)	(317.64)%	2,500.00
5470-00 Roof Maintenance	2,500.00	416.67	(2,083.33)	2,574.36	1,250.01	(1,324.35)	(105.95)%	5,000.00
5480-00 Other Maintenance	120.00	8.33	(111.67)	120.00	24.99	(95.01)	(380.19)%	100.00
Total Building/Maintenance	\$13,399.94	\$3,175.00	(\$10,224.94)	\$13,799.58	\$9,525.00	(\$4,274.58)	(44.88)%	\$46,600.00
Pool								
5600-00 Pool Mgmt Contract	1,215.52	1,136.00	(79.52)	3,038.80	1,704.00	(1,334.80)	(78.33)%	11,360.00
5610-00 Pool Maintenance	-	250.00	250.00	-	750.00	750.00	100.00 %	3,000.00
5620-00 Pool Supplies	-	41.67	41.67	250.00	125.01	(124.99)	(99.98)%	500.00
5630-00 Pool Equipment	-	12.50	12.50	-	37.50	37.50	100.00 %	150.00
5640-00 Pool Furniture	-	166.67	166.67	-	500.01	500.01	100.00 %	2,000.00
Total Pool	\$1,215.52	\$1,606.84	\$391.32	\$3,288.80	\$3,116.52	(\$172.28)	(5.53)%	\$17,010.00
Recreational								
5700-00 Clubhouse Expense	141.58	208.33	66.75	570.00	624.99	54.99	8.80 %	2,500.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	2,000.00	600.00	(1,400.00)	(233.33)%	2,400.00
5720-00 Clubhouse Furnishings	-	41.67	41.67	-	125.01	125.01	100.00 %	500.00
5900-00 Amenities	-	416.67	416.67	-	1,250.01	1,250.01	100.00 %	5,000.00
Total Recreational	\$141.58	\$866.67	\$725.09	\$2,570.00	\$2,600.01	\$30.01	1.15 %	\$10,400.00
Utilities								
6000-00 Electric	1,249.21	1,083.33	(165.88)	3,307.07	3,249.99	(57.08)	(1.76)%	13,000.00
6010-00 Gas	192.23	133.33	(58.90)	798.28	399.99	(398.29)	(99.57)%	1,600.00
6020-00 Phone/Internet	309.41	291.67	(17.74)	928.44	875.01	(53.43)	(6.11)%	3,500.00
6030-00 Trash Removal	4,200.00	4,333.33	133.33	12,600.00	12,999.99	399.99	3.08 %	52,000.00
6040-00 Water	61.39	83.33	21.94	184.17	249.99	65.82	26.33 %	1,000.00
Total Utilities	\$6,012.24	\$5,924.99	(\$87.25)	\$17,817.96	\$17,774.97	(\$42.99)	(0.24)%	\$71,100.00
Administrative								
6200-00 Management Fees	2,800.00	2,833.33	33.33	8,400.00	8,499.99	99.99	1.18 %	34,000.00
6220-00 CPA Fees	-	125.00	125.00	-	375.00	375.00	100.00 %	1,500.00
6230-00 Insurance	-	-	-	-	-	-	0.00 %	6,000.00
6240-00 Legal Fees	691.25	291.67	(399.58)	2,179.75	875.01	(1,304.74)	(149.11)%	3,500.00
6250-00 Licenses - Software/Other	-	-	-	-	-	-	0.00 %	1,500.00
6260-00 Taxes - Income/Other	-	1,350.00	1,350.00	2,510.00	4,050.00	1,540.00	38.02 %	16,200.00
6280-00 Other Professional Fees	-	107.50	107.50	-	322.50	322.50	100.00 %	1,290.00
Total Administrative	\$3,491.25	\$4,707.50	\$1,216.25	\$13,089.75	\$14,122.50	\$1,032.75	7.31 %	\$63,990.00



Income Statement - Operating
3 CHERRY WAY HOA, INC.

03/31/2026

Date: 4/15/2026
 Time: 10:50 am
 Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
6920-00 Concrete Reserve Expense	\$-	\$1,316.42	\$1,316.42	\$-	\$3,949.26	\$3,949.26	\$15,797.00
6925-00 Exterior Residence Maintenance	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
6930-00 Landscape Reserve Expense	-	3,695.75	3,695.75	-	11,087.25	11,087.25	44,349.00
6960-00 Road Asph/Sidwalk Reserve Expense	-	1,418.25	1,418.25	-	4,254.75	4,254.75	17,019.00
Total Reserve Expense	\$-	\$7,680.42	\$7,680.42	\$-	\$23,041.26	\$23,041.26	\$92,165.00
Total OPERATING EXPENSE	\$90,460.13	\$80,665.60	(\$9,794.53)	\$148,707.05	\$183,292.82	\$34,585.77	\$639,715.00
Net Income:	(\$32,690.40)	(\$19,319.77)	(\$13,370.63)	\$30,668.07	\$744.67	\$29,923.40	\$96,435.00



Invoice List
3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 3/1/2026 - 3/31/2026

Date: 4/15/2026
 Time: 10:50 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
AT&T(2)							
03/01/2026	329687565 022026	02/20/2026	03/10/2026 Sharon Meyers	Paid (EFT)		\$202.41 \$ Payment Type: EFT	-
				Voided 03/01/26 Pay From Acct:***7105/Check#0			
				60-6020-00 - Phone/Internet : Phone/Internet	\$117.70		
				60-6020-00 - Phone/Internet : Phone/Internet	\$202.41		
03/18/2026	140591382	02/25/2026	03/24/2026 Sharon Meyers	Paid (EFT)		\$107.00 Payment Type: EFT	-
				03/18/26 Pay From Acct:***7105/Check#0			
				60-6020-00 - Phone/Internet : Phone/Internet	\$107.00		
				AT&T(2) Total:		\$ 309.41 \$	0.00
ATPM HOLDING COMPANY LLC							
03/24/2026	4509152	03/01/2026	03/11/2026 Laura Marx	Paid (ACH)		\$1,215.52 Payment Type: ACH	-
				03/24/26 Pay From Acct:***7105/Check#0			
				56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract	\$1,215.52		
				ATPM HOLDING COMPANY LLC Total:		\$ 1,215.52 \$	0.00
BP DRAINAGE WORKS INC.							
03/09/2026	48372	03/03/2026	03/04/2026 Laura Marx	Paid (check)		\$2,400.00 Payment Type: Check	-
				03/09/26 Pay From Acct:***7105/Check#1346			
				53-5310-00 - Ground Maintenance : Ground Maintenance	\$2,400.00		
03/09/2026	48373	03/03/2026	03/04/2026 Laura Marx	Paid (check)		\$8,250.00 Payment Type: Check	-
				03/09/26 Pay From Acct:***7105/Check#1346			
				53-5310-00 - Ground Maintenance : Ground Maintenance	\$8,250.00		
				BP DRAINAGE WORKS INC. Total:		\$ 10,650.00 \$	0.00
BUSY BEES DISPOSAL INC.							
03/01/2026	2026-4561	03/06/2026	03/09/2026 Laura Marx	Paid (check)		\$4,200.00 Payment Type: Check	-
				03/01/26 Pay From Acct:***7105/Check#1347			
				60-6030-00 - Trash Removal : Trash Removal	\$4,200.00		
				BUSY BEES DISPOSAL INC. Total:		\$ 4,200.00 \$	0.00
CARD SERVICES CENTER							
03/19/2026	FEBRUARY 2026	02/06/2026	03/18/2026 Laura Marx	Paid (check)		\$168.37 Payment Type: Check	-
				03/19/26 Pay From Acct:***7105/Check#1358			
				50-5100-00 - Admin Services : Admin Services - Google One	\$9.99		
				53-5330-00 - Irrigation Maintenance : Irrigation Maintenance - Sprinkler Valve Round Box Lid	\$17.11		
				57-5700-00 - Clubhouse Expense : Clubhouse Expense - Wooden Blind 34 x 60	\$118.05		
				50-5130-00 - Bank Service Charge : Bank Service Charge	\$10.27		
				50-5130-00 - Bank Service Charge : Bank Service Charge	\$12.95		



Invoice List
3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 3/1/2026 - 3/31/2026

Date: 4/15/2026
 Time: 10:50 am
 Page: 2

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
03/19/2026	MARCH 2026	03/10/2026	03/18/2026 Laura Marx	Paid (check)		\$3,472.40 Payment Type: Check	\$ -
					03/19/26 Pay From Acct:***7105/Check#1359		
					50-5100-00 - Admin Services : Admin Services - Google one	\$9.99	
					50-5110-00 - Admin Supplies : Admin Supplies - Amazon Batteries and Duct Tape	\$22.23	
					50-5200-00 - Website : Website - American Hub Design - Website Redesign & Dev	\$2,579.40	
					54-5460-00 - Plumbing Maintenance : Plumbing Maintenance - Denver Plumbing Co Clean outs on Rainier Dr	\$376.09	
					54-5460-00 - Plumbing Maintenance : Plumbing Maintenance - Denver Plumbing Co Trip fee	\$80.25	
					50-5200-00 - Website : Website - Wix - Website Hosting	\$31.25	
					50-5200-00 - Website : Website - Wix - Yearly Plan	\$348.00	
					50-5130-00 - Bank Service Charge : Bank Service Charge - Interest and Late Fee	\$25.19	
					CARD SERVICES CENTER Total:	\$ 3,640.77	\$ 0.00
DELLINGER EXTERMINATING COMPANY							
03/19/2026	92514	03/09/2026	03/13/2026 Laura Marx	Paid (check)		\$8,000.00 Payment Type: Check	-
					03/19/26 Pay From Acct:***7105/Check#1357		
					54-5420-00 - Pest Control / Termite Bond : Pest Control / Termite Bond	\$8,000.00	
					DELLINGER EXTERMINATING COMPANY Total:	\$ 8,000.00	\$ 0.00
DENVER PLUMBING CO							
03/19/2026	39405787	03/10/2026	03/11/2026 Laura Marx	Paid (check)		\$2,073.60 Payment Type: Check	-
					03/19/26 Pay From Acct:***7105/Check#1356		
					54-5460-00 - Plumbing Maintenance : Plumbing Maintenance	\$2,073.60	
					DENVER PLUMBING CO Total:	\$ 2,073.60	\$ 0.00
DIANE BORMAN							
03/13/2026	BORMAN 02/25/2026	03/03/2026	03/04/2026 Laura Marx	Paid (check)		\$2,500.00 Payment Type: Check	-
					03/13/26 Pay From Acct:***7105/Check#1350		
					54-5470-00 - Roof Maintenance : Roof Maintenance	\$2,500.00	
					DIANE BORMAN Total:	\$ 2,500.00	\$ 0.00
ENERGY UNITED							
03/01/2026	2708553 021826	02/18/2026	03/09/2026 Sharon Meyers	Paid (EFT)		\$112.18 Payment Type: EFT	-
					03/01/26 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$112.18	
03/01/2026	2708491 030426	03/04/2026	03/11/2026 Sharon Meyers	Paid (EFT)		\$246.86 Payment Type: EFT	-
					03/01/26 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$246.86	
03/26/2026	2708536 031726	03/17/2026	03/26/2026 Sharon Meyers	Paid (EFT)		\$717.70 Payment Type: EFT	-
					03/26/26 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$717.70	



Invoice List
3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 3/1/2026 - 3/31/2026

Date: 4/15/2026
 Time: 10:50 am
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Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
03/26/2026	2708554 031726	03/17/2026	03/26/2026	Paid (EFT)		\$63.93	\$ -
			Sharon Meyers				
					03/26/26 Pay From Acct:***7105/Check#0	\$63.93	
	60-6000-00 - Electric : Electric						
03/30/2026	2708553 031926	03/19/2026	03/30/2026	Paid (EFT)		\$108.54	-
			Sharon Meyers				
					03/30/26 Pay From Acct:***7105/Check#0	\$108.54	
	60-6000-00 - Electric : Electric						
ENERGY UNITED Total:						\$ 1,249.21	\$ 0.00

HEATH EDLER

03/13/2026	1199	03/06/2026	03/11/2026	Paid (check)		\$120.00	-
			Laura Marx				
					03/13/26 Pay From Acct:***7105/Check#1354	\$120.00	
	54-5480-00 - Other Maintenance : Other Maintenance						
HEATH EDLER Total:						\$ 120.00	\$ 0.00

KARRY BROCKMAN

03/13/2026	BROCKMAN 02/23/2026	03/06/2026	03/09/2026	Paid (check)		\$23.53	-
			Laura Marx				
					03/13/26 Pay From Acct:***7105/Check#1351	\$23.53	
	57-5700-00 - Clubhouse Expense : Clubhouse Expense						
KARRY BROCKMAN Total:						\$ 23.53	\$ 0.00

LINCOLN COUNTY DEPT OF FINANCE

03/01/2026	1613144	02/28/2026	03/13/2026	Paid (EFT)		\$61.39	-
			Sharon Meyers				
					03/01/26 Pay From Acct:***7105/Check#0	\$61.39	
	60-6040-00 - Water : Water						
LINCOLN COUNTY DEPT OF FINANCE Total:						\$ 61.39	\$ 0.00

LINCOLN LANDSCAPE LLC

03/01/2026	2640	03/09/2026	03/10/2026	Paid (check)		\$14,555.00	-
			Laura Marx				
					03/01/26 Pay From Acct:***7105/Check#1348	\$14,555.00	
	53-5300-00 - Landscape Contract : Landscape Contract						
03/24/2026	2641	03/09/2026	03/10/2026	Paid (check)		\$37,350.00	-
			Laura Marx				
					03/24/26 Pay From Acct:***7105/Check#1362	\$37,350.00	
	53-5315-00 - Ground Maintenance - Mulch : Ground Maintenance - Mulch						
LINCOLN LANDSCAPE LLC Total:						\$ 51,905.00	\$ 0.00

LINDA MORGAN

03/16/2026	MORGAN 02252026	03/06/2026	03/09/2026	Paid (check)		\$150.00	-
			Laura Marx				
					Voided 03/16/26 Pay From Acct:***7105/Check#1352	\$150.00	
	30-3140-00 - Clubhouse Rental : Clubhouse Rental						
					Voided 03/31/26 Pay From Acct:***7105/Check#1355	\$150.00	
	30-3140-00 - Clubhouse Rental : Clubhouse Rental						
					03/31/26 Pay From Acct:***7105/Check#1365	\$150.00	
	30-3140-00 - Clubhouse Rental : Clubhouse Rental						
LINDA MORGAN Total:						\$ 150.00	\$ 0.00

PIEDMONT NATURAL GAS



Invoice List
3 CHERRY WAY HOA, INC.
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 Paid Date: 3/1/2026 - 3/31/2026

Date: 4/15/2026
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Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date	Status	Last Payment	Invoice Amount	Balance Due
03/01/2026	610011027060	030926	03/10/2026	Paid (EFT)		\$192.23	\$ -
			Auth User Laura Marx			Payment Type: EFT	
	60-6010-00 - Gas : Gas				03/01/26 Pay From Acct:***7105/Check#0 \$192.23		
PIEDMONT NATURAL GAS Total:						\$ 192.23	\$ 0.00

SUPERIOR ASSOCIATION MGMT

03/02/2026	110212	03/02/2026	03/02/2026	Paid (ACH)		\$2,800.00	-
			Andrea Reichar			Payment Type: ACH	
					03/02/26 Pay From Acct:***7105/Check#0 \$2,800.00		
03/09/2026	110614	03/09/2026		Paid (ACH)		\$278.22	-
					03/09/26 Pay From Acct:***7105/Check#0		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142				\$13.18		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$3.15		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300B8464				\$0.29		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2367				\$1.19		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$8.83		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$11.70		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$11.70		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$3.15		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$0.22		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$3.09		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$5.96		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$11.70		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300R8232				\$2.98		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2334				\$3.15		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2334				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8337				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300B8464				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142				\$5.57		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8232				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300ER2282				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2367				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8232				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8232				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8232				\$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8232				\$18.75		
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - FEBRUARY				\$35.00		
	50-5110-00 - Admin Supplies : 1099 Forms				\$51.00		



Invoice List
 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
SUPERIOR ASSOCIATION MGMT Total:						\$ 3,078.22	\$ 0.00
THURMAN, WILSON, BOUTWELL & GALVIN, P.A.							
03/24/2026	9451	03/10/2026	03/11/2026 Laura Marx	Paid (check)		\$691.25 Payment Type: Check	\$ -
					03/24/26 Pay From Acct:***7105/Check#1360	\$691.25	
					62-6240-00 - Legal Fees : Legal Fees		
THURMAN, WILSON, BOUTWELL & GALVIN, P.A. Total:						\$ 691.25	\$ 0.00
WILLIAM KING							
03/13/2026	KING 031026	03/11/2026	03/11/2026 Laura Marx	Paid (check)		\$250.00 Payment Type: Check	-
					03/13/26 Pay From Acct:***7105/Check#1353	\$250.00	
					54-5400-00 - Bldg Maintenance : Bldg Maintenance		
WILLIAM KING Total:						\$ 250.00	\$ 0.00
3 CHERRY WAY HOA, INC. 27 Invoice(s) Totaling:						\$ 90,310.13	\$ 0.00
GRAND 27 Invoice(s) Totaling:						\$90,310.13	\$ 0.00