



Financial Report Package

November 2025

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management



Balance Sheet - Operating
3 CHERRY WAY HOA, INC.
End Date: 11/30/2025

Date: 12/5/2025
Time: 1:12 pm
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Assets

Assets

10-1000-00 Operations - SouthState - X7105	\$34,710.72
10-1020-00 Pre Reserve - SouthState - X7108	28,651.02
10-1050-00 SA Stone - CD - X2874	1,369,976.76

Total Assets: \$1,433,338.50

Accounts Receivable

12-1270-00 Accounts Receivable	1,045.62
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Total Accounts Receivable: \$1,045.62

Total Assets:

\$1,434,384.12

Liabilities & Equity

Liabilities

20-2070-00 Prepaid Dues	31,659.72
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Total Liabilities: \$31,659.72

Earnings

29-2900-00 Retained Earnings	1,254,578.60
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Total Earnings: \$1,254,578.60

Net Income Gain / Loss	148,145.80
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\$148,145.80

Total Liabilities & Equity:

\$1,434,384.12



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: November 2025

Date: 12/5/2025

Time: 1:12 pm

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$	\$ 561,000.00
Assessment	570.00	480.00	540.00	540.00	540.00	570.00	540.00	510.00	450.00	450.00	510.00	-	5,700.00
3015-00 STORAGE	-	(6.00)	-	-	-	(6.00)	-	-	-	(6.00)	35.00	-	17.00
ASSESSMENT	128.38	50.45	150.00	104.80	5.25	154.35	134.63	207.91	154.52	(101.08)	84.48	-	1,073.69
3085-00 NSF Fees	125.00	-	(75.00)	-	-	125.00	(100.00)	-	-	-	-	-	75.00
3100-00 Late Fee Income	4,267.56	4,489.33	4,119.28	4,561.57	4,359.66	4,441.38	4,335.13	4,525.81	4,445.71	4,278.36	4,738.45	-	48,562.24
3140-00 Clubhouse Rental	(7,933.62)	(4,244.71)	8,609.22	4,987.71	(7,462.26)	(50.50)	6,298.17	2,594.02	12,483.21	(3,764.41)	(3,122.35)	-	8,394.48
3320-00 Gain / Loss - CD Market Value													
Total Income	48,157.32	51,769.07	64,343.50	61,194.08	48,442.65	56,234.23	62,207.93	58,837.74	68,533.44	51,856.87	53,245.58	-	624,822.41
Total OPERATING INCOME	48,157.32	51,769.07	64,343.50	61,194.08	48,442.65	56,234.23	62,207.93	58,837.74	68,533.44	51,856.87	53,245.58	-	624,822.41
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	76.69	96.63	37.50	93.75	78.60	4.50	27.02	79.05	191.34	194.72	-	-	879.80
5050-00 NSF Expense	4.20	-	(4.20)	-	-	-	-	-	-	-	-	-	-
5100-00 Admin Services	44.99	35.00	54.98	35.00	44.99	44.99	44.99	44.99	44.99	44.99	9.99	-	449.90
5110-00 Admin Supplies	-	-	36.15	-	210.66	55.64	-	-	114.37	19.81	613.52	-	1,050.15
5130-00 Bank Service Charge	-	-	149.31	16.00	-	-	-	-	-	-	-	-	165.31
5190-00 Violation Letters	-	-	-	-	-	104.00	40.00	48.00	(192.00)	-	-	-	-
5200-00 Website	-	-	377.25	-	-	-	-	-	-	-	-	-	377.25
Total Contract	125.88	131.63	650.99	144.75	334.25	209.13	112.01	172.04	158.70	259.52	623.51	-	2,922.41
Landscape													
5300-00 Landscape Contract	-	14,550.00	14,550.00	-	54,420.00	14,550.00	-	29,100.00	14,555.00	14,550.00	14,550.00	-	170,825.00
5305-00 Drainage Repairs	18,890.00	-	-	6,920.00	-	-	13,010.00	3,450.00	2,300.00	11,700.00	-	-	56,270.00
5310-00 Ground Maintenance	348.29	2,607.50	-	6,230.82	10,967.44	8,868.20	1,597.96	6,829.08	360.00	657.16	9,200.00	-	47,666.45
5320-00 Fence Maintenance	-	-	-	-	-	-	450.00	-	-	-	-	-	450.00
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	15,057.96	39,379.08	17,215.00	26,907.16	23,750.00	-	276,964.56
Building/Maintenance													
5400-00 Bldg Maintenance	2,035.14	-	4,305.41	445.27	15,507.47	1,888.48	9,177.13	1,037.90	-	464.75	250.00	-	35,111.55
5420-00 Pest Control / Termite Bond	-	-	-	-	183.96	8,000.00	-	-	-	206.54	-	-	8,390.50
5460-00 Plumbing Maintenance	-	-	-	-	-	3,400.00	-	-	944.01	-	-	-	5,095.61
5470-00 Roof Maintenance	-	-	-	-	800.00	1,121.62	-	1,165.00	712.00	341.87	-	-	4,140.49
5480-00 Other Maintenance	-	-	32.09	-	-	-	29.05	-	-	28.55	-	-	89.69
Total Building/Maintenance	2,035.14	-	4,337.50	445.27	16,491.43	14,410.10	9,206.18	6,354.50	1,656.01	1,041.71	250.00	-	56,227.84
Pool													
5600-00 Pool Mgmt Contract	607.76	1,215.52	1,552.57	2,431.04	2,431.04	2,431.04	1,215.52	607.76	-	-	-	-	12,492.25
5610-00 Pool Maintenance	-	250.00	-	4,686.60	-	-	723.58	-	-	240.75	-	-	5,900.93
5620-00 Pool Supplies	-	-	-	-	-	-	112.97	-	-	-	-	-	112.97
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	2,052.07	607.76	-	240.75	-	-	18,818.58



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: November 2025

Date: 12/5/2025
Time: 1:12 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Recreational													
5700-00 Clubhouse Expense	\$214.47	\$-	\$1,118.48	\$92.00	\$626.17	\$202.79	\$54.54	(\$107.88)	\$1,174.66	\$298.78	\$195.89	\$-	\$3,869.90
5710-00 Clubhouse Cleaning	-	-	-	-	800.00	680.00	-	-	1,000.00	-	-	-	2,480.00
Total Recreational	214.47	-	1,118.48	92.00	1,426.17	882.79	54.54	(107.88)	2,174.66	298.78	195.89	-	6,349.90
Utilities													
6000-00 Electric	1,061.91	1,072.12	1,099.52	1,081.60	1,229.79	1,085.77	1,137.36	1,208.88	1,130.49	1,084.88	246.09	-	11,438.41
6010-00 Gas	303.67	309.69	215.40	79.11	35.35	25.03	23.54	23.54	25.03	23.54	45.95	-	1,109.85
6020-00 Phone/Internet	203.30	203.30	203.30	203.30	203.30	203.30	203.30	508.39	255.24	290.17	288.22	-	2,765.12
6030-00 Trash Removal	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	-	39,600.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	56.84	56.84	140.80	61.39	61.39	61.39	-	722.85
Total Utilities	5,225.72	5,241.95	5,175.06	5,020.85	5,125.28	4,970.94	5,021.04	5,481.61	5,072.15	5,059.98	4,241.65	-	55,636.23
Administrative													
6200-00 Management Fees	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	-	31,174.00
6230-00 Insurance	-	-	-	-	1,280.00	-	-	4,187.00	-	-	-	-	5,467.00
6240-00 Legal Fees	297.50	-	393.75	112.50	112.50	-	296.25	276.50	-	197.50	118.50	-	1,805.00
6250-00 Licenses - Software/Other	-	-	-	-	-	-	-	-	-	1,040.00	-	-	1,040.00
6260-00 Taxes - Income/Other	(5,222.84)	-	-	25,141.00	-	-	-	140.00	-	-	-	-	20,058.16
6280-00 Other Professional Fees	-	-	-	-	-	-	-	-	212.93	-	-	-	212.93
Total Administrative	(2,091.34)	2,834.00	3,227.75	28,087.50	4,226.50	2,834.00	3,130.25	7,437.50	3,046.93	4,071.50	2,952.50	-	59,757.09
Total OPERATING EXPENSE	6,465.92	45,720.60	30,612.35	54,328.47	97,175.22	49,198.99	34,634.05	59,324.61	29,323.45	37,879.40	32,013.55	-	476,676.61
Net Income:	41,691.40	6,048.47	33,731.15	6,865.61	(48,732.57)	7,035.24	27,573.88	(486.87)	39,209.99	13,977.47	21,232.03	-	148,145.80



Income Statement - Operating
3 CHERRY WAY HOA, INC.

11/30/2025

Date: 12/5/2025
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
3010-00 Homeowner Assessment	\$ 51,000.00	\$ 50,987.50	\$ 12.50	\$561,000.00	\$560,862.50	\$ 137.50	0.02 %
3015-00 STORAGE ASSESSMENT	510.00	600.00	(90.00)	5,700.00	6,600.00	(900.00)	(13.64)%
3040-00 Status Letter Fee	-	16.67	(16.67)	-	183.37	(183.37)	(100.00)%
3085-00 NSF Fees	35.00	-	35.00	17.00	-	17.00	0.00 %
3100-00 Late Fee Income	84.48	208.33	(123.85)	1,073.69	2,291.63	(1,217.94)	(53.15)%
3140-00 Clubhouse Rental	-	16.67	(16.67)	75.00	183.37	(108.37)	(59.10)%
3310-00 Interest Income	4,738.45	4,500.00	238.45	48,562.24	49,500.00	(937.76)	(1.89)%
3320-00 Gain / Loss - CD Market Value	(3,122.35)	-	(3,122.35)	8,394.48	-	8,394.48	0.00 %
Total Income	\$ 53,245.58	\$ 56,329.17	(\$ 3,083.59)	\$624,822.41	\$619,620.87	\$ 5,201.54	0.84 %
Total OPERATING INCOME	\$ 53,245.58	\$ 56,329.17	(\$ 3,083.59)	\$624,822.41	\$ 619,620.87	\$ 5,201.54	0.84 %
OPERATING EXPENSE							
Contract							
5010-00 Del Fee Split	-	166.67	166.67	879.80	1,833.37	953.57	52.01 %
5100-00 Admin Services	9.99	41.67	31.68	449.90	458.37	8.47	1.85 %
5110-00 Admin Supplies	613.52	83.33	(530.19)	1,050.15	916.63	(133.52)	(14.57)%
5130-00 Bank Service Charge	-	4.17	4.17	165.31	45.87	(119.44)	(260.39)%
5150-00 Meeting Expense	-	8.33	8.33	-	91.63	91.63	100.00 %
5170-00 Postage	-	4.17	4.17	-	45.87	45.87	100.00 %
5180-00 Social Expense	-	16.67	16.67	-	183.37	183.37	100.00 %
5190-00 Violation Letters	-	12.50	12.50	-	137.50	137.50	100.00 %
5200-00 Website	-	33.33	33.33	377.25	366.63	(10.62)	(2.90)%
5220-00 Miscellaneous Expense	-	25.00	25.00	-	275.00	275.00	100.00 %
Total Contract	\$ 623.51	\$ 395.84	(\$ 227.67)	\$ 2,922.41	\$ 4,354.24	\$ 1,431.83	32.88 %
Landscape							
5300-00 Landscape Contract	14,550.00	16,666.67	2,116.67	170,825.00	183,333.37	12,508.37	6.82 %
5305-00 Drainage Repairs	-	3,750.00	3,750.00	56,270.00	41,250.00	(15,020.00)	(36.41)%
5310-00 Ground Maintenance	9,200.00	6,750.00	(2,450.00)	47,666.45	74,250.00	26,583.55	35.80 %
5320-00 Fence Maintenance	-	-	-	450.00	-	(450.00)	0.00 %
5350-00 Lighting Maintenance	-	83.33	83.33	1,753.11	916.63	(836.48)	(91.26)%
Total Landscape	\$ 23,750.00	\$ 27,250.00	\$ 3,500.00	\$276,964.56	\$299,750.00	\$22,785.44	7.60 %
Total	\$ 77,000.00	\$ 83,600.00	(\$ 6,600.00)	\$1,301,786.97	\$1,289,370.87	\$ 12,416.10	0.96 %
Total Annual Budget	\$ 675,950.00	\$ 675,950.00	\$ -	\$675,950.00	\$675,950.00	\$ -	0.00 %



Income Statement - Operating
3 CHERRY WAY HOA, INC.
11/30/2025

Date: 12/5/2025
Time: 1:12 pm
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Description	Current Period			Year-to-date			Percent	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Building/Maintenance								
5400-00 Bldg Maintenance	\$250.00	\$833.33	\$583.33	\$35,111.55	\$9,166.63	(\$25,944.92)	(283.04)%	\$10,000.00
5410-00 Cleaning	-	416.67	416.67	-	4,583.37	4,583.37	100.00 %	5,000.00
5420-00 Pest Control / Termite Bond	-	666.67	666.67	8,390.50	7,333.37	(1,057.13)	(14.42)%	8,000.00
5450-00 Paint Inter/Exterior	-	500.00	500.00	5,095.61	5,500.00	404.39	7.35 %	6,000.00
5460-00 Plumbing Maintenance	-	208.33	208.33	3,400.00	2,291.63	(1,108.37)	(48.37)%	2,500.00
5470-00 Roof Maintenance	-	500.00	500.00	4,140.49	5,500.00	1,359.51	24.72 %	6,000.00
5480-00 Other Maintenance	-	-	-	89.69	-	(89.69)	0.00 %	-
Total Building/Maintenance	\$250.00	\$3,125.00	\$2,875.00	\$56,227.84	\$34,375.00	(\$21,852.84)	(63.57)%	\$37,500.00
Pool								
5600-00 Pool Mgmt Contract	-	1,000.00	1,000.00	12,492.25	11,000.00	(1,492.25)	(13.57)%	12,000.00
5610-00 Pool Maintenance	-	83.33	83.33	5,900.93	916.63	(4,984.30)	(543.76)%	1,000.00
5620-00 Pool Supplies	-	66.67	66.67	112.97	733.37	620.40	84.60 %	800.00
5630-00 Pool Equipment	-	8.33	8.33	312.43	91.63	(220.80)	(240.97)%	100.00
Total Pool	\$-	\$1,158.33	\$1,158.33	\$18,818.58	\$12,741.63	(\$6,076.95)	(47.69)%	\$13,900.00
Recreational								
5700-00 Clubhouse Expense	195.89	83.33	(112.56)	3,869.90	916.63	(2,953.27)	(322.19)%	1,000.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	2,480.00	2,200.00	(280.00)	(12.73)%	2,400.00
5720-00 Clubhouse Furnishings	-	83.33	83.33	-	916.63	916.63	100.00 %	1,000.00
Total Recreational	\$195.89	\$366.66	\$170.77	\$6,349.90	\$4,033.26	(\$2,316.64)	(57.44)%	\$4,400.00
Utilities								
6000-00 Electric	246.09	1,083.33	837.24	11,438.41	11,916.63	478.22	4.01 %	13,000.00
6010-00 Gas	45.95	133.33	87.38	1,109.85	1,466.63	356.78	24.33 %	1,600.00
6020-00 Phone/Internet	288.22	291.67	3.45	2,765.12	3,208.37	443.25	13.82 %	3,500.00
6030-00 Trash Removal	3,600.00	3,750.00	150.00	39,600.00	41,250.00	1,650.00	4.00 %	45,000.00
6040-00 Water	61.39	83.33	21.94	722.85	916.63	193.78	21.14 %	1,000.00
Total Utilities	\$4,241.65	\$5,341.66	\$1,100.01	\$55,636.23	\$58,768.26	\$3,122.03	5.31 %	\$64,100.00
Administrative								
6200-00 Management Fees	2,834.00	2,833.33	(0.67)	31,174.00	31,166.63	(7.37)	(0.02)%	34,000.00
6220-00 CPA Fees	-	-	-	-	1,000.00	1,000.00	100.00 %	1,000.00
6230-00 Insurance	-	-	-	5,467.00	5,500.00	33.00	0.60 %	5,500.00
6240-00 Legal Fees	118.50	416.67	298.17	1,805.00	4,583.37	2,778.37	60.62 %	5,000.00
6250-00 Licenses - Software/Other	-	-	-	1,040.00	-	(1,040.00)	0.00 %	-
6260-00 Taxes - Income/Other	-	-	-	20,058.16	22,000.00	1,941.84	8.83 %	22,000.00
6280-00 Other Professional Fees	-	208.33	208.33	212.93	2,291.63	2,078.70	90.71 %	2,500.00
Total Administrative	\$2,952.50	\$3,458.33	\$505.83	\$59,757.09	\$66,541.63	\$6,784.54	10.20 %	\$70,000.00
Reserve Expense								
6900-00 Misc/Cont Reserve Expense	-	12,858.33	12,858.33	-	141,441.63	141,441.63	100.00 %	154,300.00
Total Reserve Expense	\$-	\$12,858.33	\$12,858.33	\$-	\$141,441.63	\$141,441.63	100.00 %	\$154,300.00



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 11/1/2025 - 11/30/2025

Payment Type: All

Date: 12/5/2025
 Time: 1:12 pm
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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)							
11/03/2025		11/01/2025	10/28/2025 Kathryn Tedesc	Paid (EFT)		\$202.62 Payment Type: EFT	\$ -
	60-6020-00 - Phone/Internet : Phone/Internet				11/03/25 Pay From Acct:***7105/Check#0	\$202.62	
11/04/2025		11/04/2025	11/04/2025 Kathryn Tedesc	Paid (EFT)		\$85.60 Payment Type: EFT	\$ -
	60-6020-00 - Phone/Internet : Phone/Internet				11/04/25 Pay From Acct:***7105/Check#0	\$85.60	
AT&T(2) Total:						\$ 288.22	\$ 0.00
BUSY BEES DISPOSAL INC.							
11/06/2025	2025-17324	11/04/2025	11/05/2025 Laura Marx	Paid (check)		\$3,600.00 Payment Type: Check	\$ -
	60-6030-00 - Trash Removal : Trash Removal				11/06/25 Pay From Acct:***7105/Check#1305	\$3,600.00	
BUSY BEES DISPOSAL INC. Total:						\$ 3,600.00	\$ 0.00
CARD SERVICES CENTER							
11/03/2025	11-4-2025	11/01/2025	10/16/2025 Kathryn Tedesc 10/17/2025 Laura Marx	Paid (EFT)		\$819.40 Payment Type: EFT	\$ -
	50-5100-00 - Admin Services : GOOGLE ONE				11/03/25 Pay From Acct:***7105/Check#0	\$9.99	
	57-5700-00 - Clubhouse Expense : KEUREG					\$138.03	
	50-5110-00 - Admin Supplies : AMAZON					\$613.52	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE EXPENSE					\$57.86	
CARD SERVICES CENTER Total:						\$ 819.40	\$ 0.00
DAVID KILBOURN							
11/24/2025	8-27-2025 DK	11/20/2025	11/20/2025 Kathryn Tedesc 11/20/2025 Laura Marx	Paid (check)		\$250.00 Payment Type: Check	\$ -
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				11/24/25 Pay From Acct:***7105/Check#1307	\$250.00	
DAVID KILBOURN Total:						\$ 250.00	\$ 0.00
ENERGY UNITED							
11/06/2025		11/06/2025	11/06/2025 Kathryn Tedesc	Paid (EFT)		\$246.09 Payment Type: EFT	\$ -
	60-6000-00 - Electric : Electric				11/06/25 Pay From Acct:***7105/Check#0	\$246.09	
ENERGY UNITED Total:						\$ 246.09	\$ 0.00
LINCOLN COUNTY DEPT OF FINANCE							
11/20/2025		11/18/2025	11/18/2025 Katie Johnson	Paid (EFT)		\$61.39 Payment Type: EFT	\$ -
	60-6040-00 - Water : Water				11/20/25 Pay From Acct:***7105/Check#0	\$61.39	
LINCOLN COUNTY DEPT OF FINANCE Total:						\$ 61.39	\$ 0.00
LINCOLN LANDSCAPE LLC							



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 11/1/2025 - 11/30/2025

Payment Type: All

Date: 12/5/2025
 Time: 1:12 pm
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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
11/04/2025	2355	11/01/2025	10/31/2025 Kathryn Tedesc 10/31/2025 Laura Marx	Paid (check)		\$9,200.00 Payment Type: Check	\$ -
					11/04/25 Pay From Acct:***7105/Check#1304		
					53-5310-00 - Ground Maintenance : Ground Maintenance	\$9,200.00	
11/04/2025	2356	11/01/2025	10/30/2025 Kathryn Tedesc 10/31/2025 Laura Marx	Paid (check)		\$14,550.00 Payment Type: Check	-
					11/04/25 Pay From Acct:***7105/Check#1304		
					53-5300-00 - Landscape Contract : Landscape Contract	\$14,550.00	
LINCOLN LANDSCAPE LLC Total:						\$ 23,750.00	\$ 0.00
PIEDMONT NATURAL GAS							
11/12/2025		11/11/2025	11/11/2025 Kathryn Tedesc	Paid (EFT)		\$45.95 Payment Type: EFT	-
					11/12/25 Pay From Acct:***7105/Check#0		
					60-6010-00 - Gas : Gas	\$45.95	
PIEDMONT NATURAL GAS Total:						\$ 45.95	\$ 0.00
SUPERIOR ASSOCIATION MGMT							
11/03/2025	104436	11/01/2025	11/03/2025 Kathryn Tedesc	Paid (ACH)		\$2,834.00 Payment Type: ACH	-
					11/03/25 Pay From Acct:***7105/Check#0		
					62-6200-00 - Management Fees : Management Fee	\$2,834.00	
SUPERIOR ASSOCIATION MGMT Total:						\$ 2,834.00	\$ 0.00
THURMAN, WILSON, BOUTWELL & GALVIN, P.A.							
11/13/2025	9135	11/10/2025	11/12/2025 Kathryn Tedesc 11/11/2025 Laura Marx	Paid (check)		\$118.50 Payment Type: Check	-
					11/13/25 Pay From Acct:***7105/Check#1306		
					62-6240-00 - Legal Fees : Legal Fees	\$118.50	
THURMAN, WILSON, BOUTWELL & GALVIN, P.A. Total:						\$ 118.50	\$ 0.00
3 CHERRY WAY HOA, INC. 12 Invoice(s) Totaling:						\$ 32,013.55	\$ 0.00
GRAND 12 Invoice(s) Totaling:						\$32,013.55	\$ 0.00