



Financial Report Package

September 2025

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

**Balance Sheet - Operating**

3 CHERRY WAY HOA, INC.

End Date: 09/30/2025

Date: 10/9/2025

Time: 1:42 pm

Page: 1

Assets

Assets

| | | |
|---|---------------------|-----------------------|
| 10-1000-00 Operations - SouthState - X7105 | \$38,046.92 | |
| 10-1020-00 Pre Reserve - SouthState - X7108 | 28,524.91 | |
| 10-1050-00 SA Stone - CD - X2874 | 1,347,973.57 | |
| | <u>1,347,973.57</u> | |
| Total Assets: | | <u>\$1,414,545.40</u> |

Accounts Receivable

| | | |
|--------------------------------|---------------|-----------------|
| 12-1270-00 Accounts Receivable | 566.05 | |
| | <u>566.05</u> | |
| Total Accounts Receivable: | | <u>\$566.05</u> |

Total Assets:**\$1,415,111.45****Liabilities & Equity**

Liabilities

| | | |
|-------------------------|------------------|--------------------|
| 20-2070-00 Prepaid Dues | 47,596.55 | |
| | <u>47,596.55</u> | |
| Total Liabilities: | | <u>\$47,596.55</u> |

Earnings

| | | |
|------------------------------|---------------------|-----------------------|
| 29-2900-00 Retained Earnings | 1,254,578.60 | |
| | <u>1,254,578.60</u> | |
| Total Earnings: | | <u>\$1,254,578.60</u> |

Total Earnings:

Net Income Gain / Loss

112,936.30\$112,936.30**Total Liabilities & Equity:****\$1,415,111.45**



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: September 2025

Date: 10/9/2025
Time: 1:42 pm
Page: 1

| 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 | \$- | \$- | \$- | \$459,000.00 |
| Assessment | 570.00 | 480.00 | 540.00 | 540.00 | 540.00 | 570.00 | 540.00 | 510.00 | 450.00 | - | - | - | 4,740.00 |
| 3015-00 STORAGE ASSESSMENT | - | (6.00) | - | - | - | (6.00) | - | - | - | - | - | - | (12.00) |
| 3085-00 NSF Fees | 128.38 | 50.45 | 150.00 | 104.80 | 5.25 | 154.35 | 134.63 | 207.91 | 154.52 | - | - | - | 1,090.29 |
| 3100-00 Late Fee Income | 125.00 | - | (75.00) | - | - | 125.00 | (100.00) | - | - | - | - | - | 75.00 |
| 3140-00 Clubhouse Rental | 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 | - | - | - | 39,545.43 |
| 3320-00 Interest Income | (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 | - | - | - | 15,281.24 |
| 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 | - | - | - | 519,719.96 |
| 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 | - | - | - | 519,719.96 |
| 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 | - | - | - | 685.08 |
| 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 | - | - | - | 394.92 |
| 5110-00 Admin Supplies | - | - | 36.15 | - | 210.66 | 55.64 | - | - | 114.37 | - | - | - | 416.82 |
| 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 | - | - | - | 2,039.38 |
| Landscape | | | | | | | | | | | | | |
| 5300-00 Landscape Contract | - | 14,550.00 | 14,550.00 | - | 54,420.00 | 14,550.00 | - | 29,100.00 | 14,555.00 | - | - | - | 141,725.00 |
| 5305-00 Drainage Repairs | - | 18,890.00 | - | 6,920.00 | - | - | 13,010.00 | 3,450.00 | 2,300.00 | - | - | - | 44,570.00 |
| 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 | - | - | - | 37,809.29 |
| 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 | - | - | - | 226,307.40 |
| 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 | - | - | - | - | 34,396.80 |
| 5420-00 Pest Control / Termite Bond | - | - | - | - | 183.96 | 8,000.00 | - | - | - | - | - | - | 8,183.96 |
| 5450-00 Paint Inter/Exterior | - | - | - | - | - | - | - | 4,151.60 | 944.01 | - | - | - | 5,095.61 |
| 5460-00 Plumbing Maintenance | - | - | - | - | - | 3,400.00 | - | - | - | - | - | - | 3,400.00 |
| 5470-00 Roof Maintenance | - | - | - | - | 800.00 | 1,121.62 | - | 1,165.00 | 712.00 | - | - | - | 3,798.62 |
| 5480-00 Other Maintenance | - | - | 32.09 | - | - | - | 29.05 | - | - | - | - | - | 61.14 |
| 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 | - | - | - | 54,936.13 |



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: September 2025

Date: 10/9/2025
Time: 1:42 pm
Page: 2

| 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 | \$1,215.52 | \$607.76 | \$- | \$- | \$- | \$- | \$12,492.25 |
| 5610-00 Pool Maintenance | - | 250.00 | - | 4,686.60 | - | - | 723.58 | - | - | - | - | - | 5,660.18 |
| 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 | - | - | - | - | 18,577.83 |
| Recreational | | | | | | | | | | | | | |
| 5700-00 Clubhouse Expense | 214.47 | - | 1,118.48 | 92.00 | 626.17 | 202.79 | 54.54 | (107.88) | 1,174.66 | - | - | - | 3,375.23 |
| 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 | - | - | - | 5,855.23 |
| 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 | - | - | - | 10,107.44 |
| 6010-00 Gas | 303.67 | 309.69 | 215.40 | 79.11 | 35.35 | 25.03 | 23.54 | 23.54 | 25.03 | - | - | - | 1,040.36 |
| 6020-00 Phone/Internet | 203.30 | 203.30 | 203.30 | 203.30 | 203.30 | 203.30 | 203.30 | 508.39 | 255.24 | - | - | - | 2,186.73 |
| 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 | - | - | - | 32,400.00 |
| 6040-00 Water | 56.84 | 56.84 | 56.84 | 56.84 | 56.84 | 56.84 | 56.84 | 140.80 | 61.39 | - | - | - | 600.07 |
| 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 | - | - | - | 46,334.60 |
| 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 | - | - | - | 25,506.00 |
| 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 | - | - | - | - | 1,489.00 |
| 6260-00 Taxes - | (5,222.84) | - | - | 25,141.00 | - | - | - | 140.00 | - | - | - | - | 20,058.16 |
| Income/Other | - | - | - | - | - | - | - | - | 212.93 | - | - | - | 212.93 |
| 6280-00 Other Professional Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 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 | - | - | - | 52,733.09 |
| 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 | - | - | - | 406,783.66 |
| 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 | - | - | - | 112,936.30 |



Income Statement - Operating
3 CHERRY WAY HOA, INC.
 09/30/2025

Date: 10/9/2025
 Time: 1:42 pm
 Page: 2

| Description | Current Period | | | Year-to-date | | | Annual Budget | | |
|-------------------------------------|--------------------|--------------------|---------------------|------------------|---------------------|---------------------|----------------------|-----------------|---------------------|
| | Actual | Budget | Variance | Percent | Actual | Budget | | Variance | |
| Building/Maintenance | | | | | | | | | |
| 5400-00 Bldg Maintenance | \$- | \$833.33 | \$833.33 | 100.00 % | \$34,396.80 | \$7,499.97 | (\$26,896.83) | (358.63)% | \$10,000.00 |
| 5410-00 Cleaning | - | 416.67 | 416.67 | 100.00 % | - | 3,750.03 | 3,750.03 | 100.00 % | 5,000.00 |
| 5420-00 Pest Control / Termite Bond | - | 666.67 | 666.67 | 100.00 % | 8,183.96 | 6,000.03 | (2,183.93) | (36.40)% | 8,000.00 |
| 5450-00 Paint Inter/Exterior | 944.01 | 500.00 | (444.01) | (88.80)% | 5,095.61 | 4,500.00 | (595.61) | (13.24)% | 6,000.00 |
| 5460-00 Plumbing Maintenance | - | 208.33 | 208.33 | 100.00 % | 3,400.00 | 1,874.97 | (1,525.03) | (81.34)% | 2,500.00 |
| 5470-00 Roof Maintenance | 712.00 | 500.00 | (212.00) | (42.40)% | 3,798.62 | 4,500.00 | 701.38 | 15.59 % | 6,000.00 |
| 5480-00 Other Maintenance | - | - | - | 0.00 % | 61.14 | - | (61.14) | 0.00 % | - |
| Total Building/Maintenance | \$1,656.01 | \$3,125.00 | \$1,468.99 | 47.01% | \$54,936.13 | \$28,125.00 | (\$26,811.13) | (95.33)% | \$37,500.00 |
| Pool | | | | | | | | | |
| 5600-00 Pool Mgmt Contract | - | 1,000.00 | 1,000.00 | 100.00 % | 12,492.25 | 9,000.00 | (3,492.25) | (38.80)% | 12,000.00 |
| 5610-00 Pool Maintenance | - | 83.33 | 83.33 | 100.00 % | 5,660.18 | 749.97 | (4,910.21) | (654.72)% | 1,000.00 |
| 5620-00 Pool Supplies | - | 66.67 | 66.67 | 100.00 % | 112.97 | 600.03 | 487.06 | 81.17 % | 800.00 |
| 5630-00 Pool Equipment | - | 8.33 | 8.33 | 100.00 % | 312.43 | 74.97 | (237.46) | (316.74)% | 100.00 |
| Total Pool | \$- | \$1,158.33 | \$1,158.33 | 100.00% | \$18,577.83 | \$10,424.97 | (\$8,152.86) | (78.21)% | \$13,900.00 |
| Recreational | | | | | | | | | |
| 5700-00 Clubhouse Expense | 1,174.66 | 83.33 | (1,091.33) | (1309.65)% | 3,375.23 | 749.97 | (2,625.26) | (350.05)% | 1,000.00 |
| 5710-00 Clubhouse Cleaning | 1,000.00 | 200.00 | (800.00) | (400.00)% | 2,480.00 | 1,800.00 | (680.00) | (37.78)% | 2,400.00 |
| 5720-00 Clubhouse Furnishings | - | 83.33 | 83.33 | 100.00 % | - | 749.97 | 749.97 | 100.00 % | 1,000.00 |
| Total Recreational | \$2,174.66 | \$366.66 | (\$1,808.00) | (493.10)% | \$5,855.23 | \$3,299.94 | (\$2,555.29) | (77.43)% | \$4,400.00 |
| Utilities | | | | | | | | | |
| 6000-00 Electric | 1,130.49 | 1,083.33 | (47.16) | (4.35)% | 10,107.44 | 9,749.97 | (357.47) | (3.67)% | 13,000.00 |
| 6010-00 Gas | 25.03 | 133.33 | 108.30 | 81.23 % | 1,040.36 | 1,199.97 | 159.61 | 13.30 % | 1,600.00 |
| 6020-00 Phone/Internet | 255.24 | 291.67 | 36.43 | 12.49 % | 2,186.73 | 2,625.03 | 438.30 | 16.70 % | 3,500.00 |
| 6030-00 Trash Removal | 3,600.00 | 3,750.00 | 150.00 | 4.00 % | 32,400.00 | 33,750.00 | 1,350.00 | 4.00 % | 45,000.00 |
| 6040-00 Water | 61.39 | 83.33 | 21.94 | 26.33 % | 600.07 | 749.97 | 149.90 | 19.99 % | 1,000.00 |
| Total Utilities | \$5,072.15 | \$5,341.66 | \$269.51 | 5.05% | \$46,334.60 | \$48,074.94 | \$1,740.34 | 3.62 % | \$64,100.00 |
| Administrative | | | | | | | | | |
| 6200-00 Management Fees | 2,834.00 | 2,833.33 | (0.67) | (0.02)% | 25,506.00 | 25,499.97 | (6.03) | (0.02)% | 34,000.00 |
| 6220-00 CPA Fees | - | - | - | 0.00 % | - | 1,000.00 | 1,000.00 | 100.00 % | 1,000.00 |
| 6230-00 Insurance | - | - | - | 0.00 % | 5,467.00 | 5,500.00 | 33.00 | 0.60 % | 5,500.00 |
| 6240-00 Legal Fees | - | 416.67 | 416.67 | 100.00 % | 1,489.00 | 3,750.03 | 2,261.03 | 60.29 % | 5,000.00 |
| 6260-00 Taxes - Income/Other | - | - | - | 0.00 % | 20,058.16 | 22,000.00 | 1,941.84 | 8.83 % | 22,000.00 |
| 6280-00 Other Professional Fees | 212.93 | 208.33 | (4.60) | (2.21)% | 212.93 | 1,874.97 | 1,662.04 | 88.64 % | 2,500.00 |
| Total Administrative | \$3,046.93 | \$3,458.33 | \$411.40 | 11.90% | \$52,733.09 | \$59,624.97 | \$6,891.88 | 11.56 % | \$70,000.00 |
| Reserve Expense | | | | | | | | | |
| 6900-00 Misc/Cont Reserve Expense | - | 12,858.33 | 12,858.33 | 100.00 % | - | 115,724.97 | 115,724.97 | 100.00 % | 154,300.00 |
| Total Reserve Expense | \$- | \$12,858.33 | \$12,858.33 | 100.00% | \$- | \$115,724.97 | \$115,724.97 | 100.00 % | \$154,300.00 |
| Total OPERATING EXPENSE | \$29,323.45 | \$53,954.15 | \$24,630.70 | 45.65% | \$406,783.66 | \$514,087.35 | \$107,303.69 | 20.87 % | \$675,950.00 |



Income Statement - Operating

3 CHERRY WAY HOA, INC.

09/30/2025

Date: 10/9/2025

Time: 1:42 pm

Page: 3

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|-------------|----------------|------------|-------------|--------------|--------------|--------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Net Income: | \$39,209.99 | \$2,375.02 | \$36,834.97 | \$112,936.30 | (\$7,124.82) | \$120,061.12 | \$0.00 |



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 9/1/2025 - 9/30/2025

Payment Type: All

| | |
|-------|-----------|
| Date: | 10/9/2025 |
| Time: | 1:42 pm |
| Page: | 1 |

| Paid Date | Invoice Number | Invoice Date | Auth Date Auth User | Status | Last Payment | Invoice Amount Payment Type | Balance Due |
|---------------------------------------|--|--------------|-------------------------------|--------------|---|-----------------------------------|----------------|
| AT&T(2) | | | | | | | |
| 09/05/2025 | | 09/05/2025 | 09/05/2025 Kathryn Tedescx | Paid (EFT) | | \$169.64 Payment Type: EFT | \$ - |
| | 60-6020-00 - Phone/Internet : Phone/Internet | | | | Voided 09/05/25 Pay From Acct:***7105/Check#0 \$233.84 | | |
| | 60-6020-00 - Phone/Internet : Phone/Internet | | | | 09/12/25 Pay From Acct:***7105/Check#0 \$233.84 | | |
| 09/05/2025 | | 09/05/2025 | 09/05/2025 Kathryn Tedescx | Paid (EFT) | | \$85.60 Payment Type: EFT | - |
| | 60-6020-00 - Phone/Internet : Phone/Internet | | | | 09/05/25 Pay From Acct:***7105/Check#0 \$85.60 | | |
| AT&T(2) Total: | | | | | | \$ 255.24 | \$ 0.00 |
| BILLYE WEST | | | | | | | |
| 09/03/2025 | 8-27-2025 | 09/03/2025 | 09/03/2025 Kathryn Tedescx | Paid (check) | | \$250.00 Payment Type: Check | - |
| | 54-5470-00 - Roof Maintenance : Roof Maintenance | | | | 09/03/25 Pay From Acct:***7105/Check#1290 \$250.00 | | |
| BILLYE WEST Total: | | | | | | \$ 250.00 | \$ 0.00 |
| BP DRAINAGE WORKS INC. | | | | | | | |
| 09/15/2025 | 48241 | 09/08/2025 | 09/12/2025 Kathryn Tedescx | Paid (check) | | \$1,800.00 Payment Type: Check | - |
| | 53-5305-00 - Drainage Repairs : Drainage Repairs | | 09/11/2025 Laura Marx | | 09/15/25 Pay From Acct:***7105/Check#1294 \$1,800.00 | | |
| 09/15/2025 | 48240 | 09/08/2025 | 09/12/2025 Kathryn Tedescx | Paid (check) | | \$500.00 Payment Type: Check | - |
| | 53-5305-00 - Drainage Repairs : Drainage Repairs | | 09/11/2025 Laura Marx | | 09/15/25 Pay From Acct:***7105/Check#1294 \$500.00 | | |
| BP DRAINAGE WORKS INC. Total: | | | | | | \$ 2,300.00 | \$ 0.00 |
| BUSY BEES DISPOSAL INC. | | | | | | | |
| 09/03/2025 | 2025-14127 | 09/02/2025 | 09/03/2025 Kathryn Tedescx | Paid (check) | | \$3,600.00 Payment Type: Check | - |
| | 60-6030-00 - Trash Removal : Trash Removal | | | | 09/03/25 Pay From Acct:***7105/Check#1291 \$3,600.00 | | |
| BUSY BEES DISPOSAL INC. Total: | | | | | | \$ 3,600.00 | \$ 0.00 |
| CARD SERVICES CENTER | | | | | | | |
| 09/04/2025 | | 09/01/2025 | 08/22/2025 Kathryn Tedescx | Paid (EFT) | | \$194.20 Payment Type: EFT | - |
| | 50-5100-00 - Admin Services : GOOGLE ONE | | | | 09/04/25 Pay From Acct:***7105/Check#0 \$9.99 | | |
| | 50-5110-00 - Admin Supplies : HP INK | | | | \$114.37 | | |
| | 57-5700-00 - Clubhouse Expense : CLUBHOUSE FLAG | | | | \$42.79 | | |
| | 57-5700-00 - Clubhouse Expense : CLUBHOUSE - LOWES | | | | \$27.05 | | |
| CARD SERVICES CENTER Total: | | | | | | \$ 194.20 | \$ 0.00 |
| ENERGY UNITED | | | | | | | |



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 9/1/2025 - 9/30/2025

Payment Type: All

Date: 10/9/2025
 Time: 1:42 pm
 Page: 2

| Paid Date | Invoice Number | Invoice Date | Auth Date Auth User | Status | Last Payment | Invoice Amount Payment Type | Balance Due |
|--|--|--------------|--|--------------|--|------------------------------------|----------------|
| 09/09/2025 | | 09/08/2025 | 09/08/2025 Kathryn Tedesc | Paid (EFT) | | \$286.23 Payment Type: EFT | \$ - |
| | 60-6000-00 - Electric : Electric | | | | 09/09/25 Pay From Acct:***7105/Check#0 \$286.23 | | |
| 09/18/2025 | | 09/18/2025 | 09/18/2025 Kathryn Tedesc | Paid (EFT) | | \$718.21 Payment Type: EFT | - |
| | 60-6000-00 - Electric : Electric | | | | 09/18/25 Pay From Acct:***7105/Check#0 \$718.21 | | |
| 09/18/2025 | | 09/18/2025 | 09/18/2025 Kathryn Tedesc | Paid (EFT) | | \$62.80 Payment Type: EFT | - |
| | 60-6000-00 - Electric : Electric | | | | 09/18/25 Pay From Acct:***7105/Check#0 \$62.80 | | |
| 09/18/2025 | | 09/18/2025 | 09/18/2025 Kathryn Tedesc | Paid (EFT) | | \$63.25 Payment Type: EFT | - |
| | 60-6000-00 - Electric : Electric | | | | 09/18/25 Pay From Acct:***7105/Check#0 \$63.25 | | |
| ENERGY UNITED Total: | | | | | | \$ 1,130.49 | \$ 0.00 |
| LINCOLN COUNTY DEPT OF FINANCE | | | | | | | |
| 09/15/2025 | | 09/12/2025 | 09/12/2025 Katie Johnson | Paid (EFT) | | \$61.39 Payment Type: EFT | - |
| | 60-6040-00 - Water : Water | | | | 09/15/25 Pay From Acct:***7105/Check#0 \$61.39 | | |
| LINCOLN COUNTY DEPT OF FINANCE Total: | | | | | | \$ 61.39 | \$ 0.00 |
| LINCOLN LANDSCAPE LLC | | | | | | | |
| 09/08/2025 | 2155 | 09/04/2025 | 09/04/2025 Laura Marx | Paid (check) | | \$360.00 Payment Type: Check | - |
| | 53-5310-00 - Ground Maintenance : Ground Maintenance | | | | 09/08/25 Pay From Acct:***7105/Check#1292 \$360.00 | | |
| 09/08/2025 | 2168 | 09/04/2025 | 09/05/2025 Kathryn Tedesc 09/04/2025 Laura Marx | Paid (check) | | \$14,555.00 Payment Type: Check | - |
| | 53-5300-00 - Landscape Contract : Landscape Contract | | | | 09/08/25 Pay From Acct:***7105/Check#1292 \$14,555.00 | | |
| LINCOLN LANDSCAPE LLC Total: | | | | | | \$ 14,915.00 | \$ 0.00 |
| MR. HANDYMAN OF MOORESVILLE | | | | | | | |
| 09/19/2025 | 123970 | 09/16/2025 | 09/18/2025 Kathryn Tedesc 09/18/2025 Laura Marx | Paid (check) | | \$483.78 Payment Type: Check | - |
| | 54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior | | | | 09/19/25 Pay From Acct:***7105/Check#1295 \$483.78 | | |
| 09/19/2025 | 124119 | 09/16/2025 | 09/18/2025 Kathryn Tedesc 09/18/2025 Laura Marx | Paid (check) | | \$1,104.82 Payment Type: Check | - |
| | 57-5700-00 - Clubhouse Expense : Clubhouse Expense | | | | 09/19/25 Pay From Acct:***7105/Check#1295 \$1,104.82 | | |



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 9/1/2025 - 9/30/2025

Payment Type: All

Date: 10/9/2025
 Time: 1:42 pm
 Page: 3

| Paid Date | Invoice Number | Invoice Date | Auth Date Auth User | Status | Last Payment | Invoice Amount Payment Type | Balance Due |
|--|--|--------------|---|--------------|---|-----------------------------------|----------------|
| 09/19/2025 | 123817 | 09/16/2025 | 09/18/2025 Kathryn Tedescx 09/18/2025 Laura Marx | Paid (check) | | \$212.93 Payment Type: Check | \$ - |
| | | | | | 09/19/25 Pay From Acct:***7105/Check#1295 | | |
| | 62-6280-00 - Other Professional Fees : | | Other Professional Fees | | \$212.93 | | |
| 09/19/2025 | 123984 | 09/16/2025 | 09/18/2025 Kathryn Tedescx 09/18/2025 Laura Marx | Paid (check) | | \$460.23 Payment Type: Check | - |
| | | | | | 09/19/25 Pay From Acct:***7105/Check#1295 | | |
| | 54-5450-00 - Paint Inter/Exterior : | | Paint Inter/Exterior | | \$460.23 | | |
| MR. HANDYMAN OF MOORESVILLE Total: | | | | | | \$ 2,261.76 | \$ 0.00 |
| PIEDMONT NATURAL GAS | | | | | | | |
| 09/10/2025 | | 09/10/2025 | 09/10/2025 Kathryn Tedescx | Paid (EFT) | | \$25.03 Payment Type: EFT | - |
| | | | | | 09/10/25 Pay From Acct:***7105/Check#0 | | |
| | 60-6010-00 - Gas : | | Gas | | \$25.03 | | |
| PIEDMONT NATURAL GAS Total: | | | | | | \$ 25.03 | \$ 0.00 |
| RICK EARNHARDT BUILDERS | | | | | | | |
| 09/02/2025 | 8-19-2025 RE | 09/01/2025 | 08/29/2025 Laura Marx | Paid (check) | | \$462.00 Payment Type: Check | - |
| | | | | | 09/02/25 Pay From Acct:***7105/Check#1289 | | |
| | 54-5470-00 - Roof Maintenance : | | Roof Maintenance | | \$462.00 | | |
| RICK EARNHARDT BUILDERS Total: | | | | | | \$ 462.00 | \$ 0.00 |
| SANTOS MILLIAM QUINTO GARCIA | | | | | | | |
| 09/15/2025 | 6736 | 09/12/2025 | 09/12/2025 Kathryn Tedescx 09/12/2025 Laura Marx | Paid (check) | | \$1,000.00 Payment Type: Check | - |
| | | | | | 09/15/25 Pay From Acct:***7105/Check#1293 | | |
| | 57-5710-00 - Clubhouse Cleaning : | | Clubhouse Cleaning | | \$1,000.00 | | |
| SANTOS MILLIAM QUINTO GARCIA Total: | | | | | | \$ 1,000.00 | \$ 0.00 |
| SUPERIOR ASSOCIATION MGMT | | | | | | | |
| 09/02/2025 | 101111 | 09/02/2025 | 09/02/2025 Kathryn Tedescx | Paid (ACH) | | \$2,834.00 Payment Type: ACH | - |
| | | | | | 09/02/25 Pay From Acct:***7105/Check#0 | | |
| | 62-6200-00 - Management Fees : | | Management Fee | | \$2,834.00 | | |



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 9/1/2025 - 9/30/2025

Payment Type: All

Date: 10/9/2025
 Time: 1:42 pm
 Page: 4

| Paid Date | Invoice Number | Invoice Date | Auth Date Auth User | Status | Last Payment | Invoice Amount Payment Type | Balance Due |
|------------|----------------|--------------|------------------------|--|--------------|--------------------------------|----------------|
| 09/11/2025 | 101711 | 09/11/2025 | | Paid (ACH) | | \$34.34 Payment Type: ACH | \$ - |
| | | | | 09/11/25 Pay From Acct:***7105/Check#0 | | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2008 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300L8244 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300L8244 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2008 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300S8439 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300S8439 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2367 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300L8244 | \$0.68 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S8439 | \$2.87 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2367 | \$0.29 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300C8213 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142 | \$5.57 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300I2309 | \$18.75 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142 | \$13.18 | | |
| | | | | 50-5010-00 - Del Fee Split : Late Fees - Account - 4300BC8473 | \$18.75 | | |
| | | | | 50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - August | \$35.00 | | |
| | | | | SUPERIOR ASSOCIATION MGMT Total: | | \$ 2,868.34 | \$ 0.00 |
| | | | | 3 CHERRY WAY HOA, INC. 23 Invoice(s) Totaling: | | \$ 29,323.45 | \$ 0.00 |
| | | | | GRAND 23 Invoice(s) Totaling: | | \$29,323.45 | \$ 0.00 |