3 CW HOA BOD NEWSLETTER 2026

May 2026

Financials:

Operating Account X7105 balance as of 4-30-2026: $33,520.36
Pre-Reserve Account X7108 balance as of 4-30-2026: $25,861.00
S. A. Stone Account as of 4-30-2026: $1,478,800.56

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

Old Business:

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. Actual Cost - $1380.00**

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. Scheduled June 9, 2026, weather permitting. Not Completed.**

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. Completed. Actual cost - $4,405.00**

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. Completed. Actual cost -$1,280.00**

New Business:

1. Motion to approve the repair/replacement of the pool pump. Cost not to exceed $2000. **Approved unanimously during the 3CW HOA BOD Working Meeting of May 19, 2026.**
   - On 5/18/26, the pool pump stopped working and the pool closed. On 5/20/26, the pump began working and the pool was reopened. AquaTech has ordered a new pump. Once the pump is received, an electrician will come on site and inspect the pump to determine whether or not it can be repaired or if it needs to be replaced.

2. Motion to approve the movement of $10,000 from the Operating Account to the Reserve Account. **Approved unanimously during the 3CW HOA BOD Working Meeting of May 19, 2026.**
    - Money in the Operating Account does not accrue interest. Monies in the Reserve Account earn 4% interest (annual rate).
3. Motion to approve the purchase of a $30,000 CD. **Approved unanimously during the 3CW HOA BOD Working Meeting of May 19, 2026.**
    - In 2026, the recommended Reserve Fund deposit is $188,600. We have purchased two (2) CDs at $60,000 each and purchased a $30,000 CD. To date, the HOA has deposited $150,000 into the 2026 Reserve Fund. We are on target to achieve the 2026 goal of $188,600.
4. Motion to approve the purchase of a new laptop and printer. Cost not to exceed $1800. **Approved unanimously during the 3CW HOA BOD Working Meeting of May 19, 2026. Completed. The new laptop, printer and ink cartridge were received on 5/23/26. The cost of these items was $1,688.44.**
    - The laptop and printer purchased were on sale. The sale price was $700 cheaper.
    - The existing laptop and printer came from the declarant. The exact age is unknown. Technical support for both devices has expired. Both devices are slow and lock-up regularly.
    - The new printer will pay for itself in less than one year because printing costs for ballots is now approximately $600 per general meeting.

3 CHERRY WAY HOA APRIL 2026 OPERATING INCOME SUMMARY

	APRIL 2026 YTD ACTUALS	YTD BUDGET	% of INCOME	ANNUAL BUDGET
OPERATING INCOME				
Total Operating Income	**$236,147.80**	**$245,383.32**		**$736,150.00**
OPERATING EXPENSES				
Contracts	**$4,484.41**	**$3,150.04**	**1.90%**	**$9,450.00**
Landscape	**$108,510.29**	**$135,000.04**	**45.95%**	**$329,000.00**
Building Maintenance	**$17,719.58**	**$12,700.00**	**7.50%**	**$46,600.00**
Pool	**$5,719.84**	**$4,723.36**	**2.42%**	**$17,010.00**
Recreational	**$2,689.76**	**$3,466.68**	**1.14%**	**$10,400.00**
Utilities	**$23,885.04**	**$23,699.96**	**10.11%**	**$71,100.00**
Administrative	**$21,682.23**	**$18,830.00**	**9.18%**	**$63,990.00**
Total Operating Expenses	**$184,691.15**	**$201,570.08**	**78.21%**	**$547,550.00**
NET INCOME	**$51,456.65**	**$43,813.24**	**21.79%**	**$188,600.00**
Reserve Expenses				
Exterior Residence	**$13,580.00**	**$1,250.00**		**$15,000.00**
Total Reserve Expense	**$13,580.00**			
Pre-Reserves - SouthState, X7108	**$25,861.00**			
SA Stone - CD-X2874	**$1,478,800.56**			
Total Assets	**$1,504,661.56**			

$50,000 transferred from X7108 to SA Stone on January 14, 2025
Purchsed $60,000.00 CD, Interest Rate 4.10% maturity 1/24/30

$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

Prepared by : Curt Hendricks
Source: Superior Financial Reports April 2026

Financial Report Package

April 2026

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

Balance Sheet - Operating	Date:	5/27/2026
3 CHERRY WAY HOA, INC.	Time:	2:01 pm
End Date: 04/30/2026	Page:	1

SUPERIOR
Association Management, LLC

Assets		
Assets		
10-1000-00 Operations - SouthState - X7105	$33,520.36	
10-1020-00 Pre Reserve - SouthState - X7108	25,861.00	
10-1050-00 SA Stone - CD - X2874	1,478,800.56	
Total Assets:		$1,538,181.92
Accounts Receivable		
12-1270-00 Accounts Receivable	1,255.34	
Total Accounts Receivable:		$1,255.34
Total Assets:		**$1,539,437.26**
Liabilities & Equity		
Liabilities		
20-2070-00 Prepaid Dues	73,223.09	
Total Liabilities:		$73,223.09
Earnings		
29-2900-00 Retained Earnings	1,428,137.52	
Total Earnings:		$1,428,137.52
Net Income Gain / Loss	38,076.65	
		$38,076.65
Total Liabilities & Equity:		**$1,539,437.26**

SUPERIOR Association Management, LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: April 2026

Date: 5/27/2026
Time: 2:01 pm
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	$56,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 224,000.00
3015-00 STORAGE ASSESSMENT	480.00	480.00	480.00	425.00	-	-	-	-	-	-	-	-	1,865.00
3085-00 NSF Fees	-	(6.00)	-	(6.00)	-	-	-	-	-	-	-	-	(12.00)
3100-00 Late Fee Income	(19.40)	229.78	369.80	126.62	-	-	-	-	-	-	-	-	706.80
3140-00 Clubhouse Rental	-	125.00	(250.00)	300.00	-	-	-	-	-	-	-	-	175.00
3310-00 Interest Income	4,715.10	5,009.81	4,610.34	4,940.94	-	-	-	-	-	-	-	-	19,276.19
3320-00 Gain / Loss - CD Market Value	1,219.24	(2,628.14)	(3,440.41)	(5,013.88)	-	-	-	-	-	-	-	-	(9,863.19)
Total Income	**62,394.94**	**59,210.45**	**57,769.73**	**56,772.68**	-	-	-	-	-	-	-	-	**236,147.80**
Total OPERATING INCOME	**62,394.94**	**59,210.45**	**57,769.73**	**56,772.68**	-	-	-	-	-	-	-	-	**236,147.80**
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	236.58	59.40	192.22	169.96	-	-	-	-	-	-	-	-	658.16
5100-00 Admin Services	44.99	35.00	54.98	44.99	-	-	-	-	-	-	-	-	179.96
5110-00 Admin Supplies	-	-	73.23	-	-	-	-	-	-	-	-	-	73.23
5130-00 Bank Service Charge	25.00	-	48.41	41.00	-	-	-	-	-	-	-	-	114.41
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**	**255.95**	-	-	-	-	-	-	-	-	**4,484.41**
Landscape													
5300-00 Landscape Contract	14,550.00	14,555.00	14,555.00	14,555.00	-	-	-	-	-	-	-	-	58,215.00
5310-00 Ground Maintenance	102.89	880.00	10,950.00	42.79	-	-	-	-	-	-	-	-	11,975.68
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**	**14,597.79**	-	-	-	-	-	-	-	-	**108,510.29**
Building/Maintenance													
5400-00 Bldg Maintenance	245.03	-	250.00	250.00	-	-	-	-	-	-	-	-	745.03
5420-00 Pest Control / Termite Bond	-	-	8,000.00	-	-	-	-	-	-	-	-	-	8,000.00
5450-00 Paint Inter/Exterior	-	-	-	1,250.00	-	-	-	-	-	-	-	-	1,250.00
5460-00 Plumbing Maintenance	80.25	-	2,529.94	-	-	-	-	-	-	-	-	-	2,610.19
5470-00 Roof Maintenance	-	74.36	2,500.00	2,420.00	-	-	-	-	-	-	-	-	4,994.36
5480-00 Other Maintenance	-	-	120.00	-	-	-	-	-	-	-	-	-	120.00
Total Building/Maintenance	**325.28**	**74.36**	**13,399.94**	**3,920.00**	-	-	-	-	-	-	-	-	**17,719.58**
Pool													
5600-00 Pool Mgmt Contract	607.76	1,215.52	1,215.52	2,431.04	-	-	-	-	-	-	-	-	5,469.84
5620-00 Pool Supplies	-	250.00	-	-	-	-	-	-	-	-	-	-	250.00
Total Pool	**607.76**	**1,465.52**	**1,215.52**	**2,431.04**	-	-	-	-	-	-	-	-	**5,719.84**

SUPERIOR
Association Management, LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: April 2026

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	$119.76	$-	$-	$-	$-	$-	$-	$-	$-	$689.76
5710-00 Clubhouse Cleaning	-	2,000.00	-	-	-	-	-	-	-	-	-	-	2,000.00
Total Recreational	**227.27**	**2,201.15**	**141.58**	**119.76**	-	-	-	-	-	-	-	-	**2,689.76**
Utilities													
6000-00 Electric	1,029.43	1,028.43	1,249.21	1,116.68	-	-	-	-	-	-	-	-	4,423.75
6010-00 Gas	264.41	341.64	192.23	72.60	-	-	-	-	-	-	-	-	870.88
6020-00 Phone/Internet	309.62	309.41	309.41	416.41	-	-	-	-	-	-	-	-	1,344.85
6030-00 Trash Removal	4,200.00	4,200.00	4,200.00	4,200.00	-	-	-	-	-	-	-	-	16,800.00
6040-00 Water	61.39	61.39	61.39	61.39	-	-	-	-	-	-	-	-	245.56
Total Utilities	**5,864.85**	**5,940.87**	**6,012.24**	**5,867.08**	-	-	-	-	-	-	-	-	**23,685.04**
Administrative													
6200-00 Management Fees	2,800.00	2,800.00	2,800.00	2,800.00	-	-	-	-	-	-	-	-	11,200.00
6230-00 Insurance	-	-	-	5,685.00	-	-	-	-	-	-	-	-	5,685.00
6240-00 Legal Fees	610.00	878.50	691.25	-	-	-	-	-	-	-	-	-	2,179.75
6250-00 Licenses - Software/Other	-	-	-	107.48	-	-	-	-	-	-	-	-	107.48
6260-00 Taxes - Income/Other	-	2,510.00	-	-	-	-	-	-	-	-	-	-	2,510.00
Total Administrative	**3,410.00**	**6,188.50**	**3,491.25**	**8,592.48**	-	-	-	-	-	-	-	-	**21,682.23**
Reserve Expense													
6925-00 Exterior Residence Maintenance	-	-	-	13,580.00	-	-	-	-	-	-	-	-	13,580.00
Total Reserve Expense	-	-	-	**13,580.00**	-	-	-	-	-	-	-	-	**13,580.00**
Total OPERATING EXPENSE	**26,847.12**	**31,399.80**	**90,460.13**	**49,364.10**	-	-	-	-	-	-	-	-	**198,071.15**
Net Income:	**35,547.82**	**27,810.65**	**(32,690.40)**	**7,408.58**	-	-	-	-	-	-	-	-	**38,076.65**

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

04/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	$ 56,000.00	$ 56,000.00	$ -	0.00 %	$224,000.00	$224,000.00	$ -	0.00 %	$672,000.00
3015-00 STORAGE ASSESSMENT	425.00	600.00	(175.00)	(29.17)%	1,865.00	2,400.00	(535.00)	(22.29)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	(100.00)%	-	66.68	(66.68)	(100.00)%	200.00
3085-00 NSF Fees	(6.00)	-	(6.00)	0.00 %	(12.00)	-	(12.00)	0.00 %	-
3100-00 Late Fee Income	126.62	208.33	(81.71)	(39.22)%	706.80	833.32	(126.52)	(15.18)%	2,500.00
3140-00 Clubhouse Rental	300.00	20.83	279.17	1340.23 %	175.00	83.32	91.68	110.03 %	250.00
3310-00 Interest Income	4,940.94	4,500.00	440.94	9.80 %	19,276.19	18,000.00	1,276.19	7.09 %	54,000.00
3320-00 Gain / Loss - CD Market Value	(5,013.88)	-	(5,013.88)	0.00 %	(9,863.19)	-	(9,863.19)	0.00 %	-
Total Income	$ 56,772.68	$ 61,345.83	($ 4,573.15)	(7.45)%	$236,147.80	$245,383.32	($9,235.52)	(3.76)%	$736,150.00
Total OPERATING INCOME	**$ 56,772.68**	**$ 61,345.83**	**($ 4,573.15)**	**(7.45)%**	**$236,147.80**	**$ 245,383.32**	**($ 9,235.52)**	**(3.76)%**	**$736,150.00**
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	169.96	125.00	(44.96)	(35.97)%	658.16	500.00	(158.16)	(31.63)%	1,500.00
5100-00 Admin Services	44.99	41.67	(3.32)	(7.97)%	179.96	166.68	(13.28)	(7.97)%	500.00
5110-00 Admin Supplies	-	62.50	62.50	100.00 %	73.23	250.00	176.77	70.71 %	750.00
5130-00 Bank Service Charge	41.00	4.17	(36.83)	(883.21)%	114.41	16.68	(97.73)	(585.91)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	33.32	33.32	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	100.00 %	-	16.68	16.68	100.00 %	50.00
5180-00 Social Expense	-	125.00	125.00	100.00 %	500.00	500.00	-	0.00 %	1,500.00
5200-00 Website	-	416.67	416.67	100.00 %	2,958.65	1,666.68	(1,291.97)	(77.52)%	5,000.00
Total Contract	$ 255.95	$ 787.51	$ 531.56	67.50%	$ 4,484.41	$ 3,150.04	($1,334.37)	(42.36)%	$ 9,450.00
Landscape									
5300-00 Landscape Contract	14,555.00	17,166.67	2,611.67	15.21 %	58,215.00	68,666.68	10,451.68	15.22 %	206,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	100.00 %	-	15,000.00	15,000.00	100.00 %	45,000.00
5310-00 Ground Maintenance	42.79	2,166.67	2,123.88	98.03 %	11,975.68	8,666.68	(3,309.00)	(38.18)%	26,000.00
5315-00 Ground Maintenance - Mulch	-	-	-	0.00 %	37,350.00	38,000.00	650.00	1.71 %	38,000.00
5320-00 Fence Maintenance	-	41.67	41.67	100.00 %	-	166.68	166.68	100.00 %	500.00
5330-00 Irrigation Maintenance	-	-	-	0.00 %	969.61	-	(969.61)	0.00 %	-
5350-00 Lighting Maintenance	-	83.33	83.33	100.00 %	-	333.32	333.32	100.00 %	1,000.00
5390-00 Landscape Other	-	1,041.67	1,041.67	100.00 %	-	4,166.68	4,166.68	100.00 %	12,500.00
Total Landscape	$ 14,597.79	$ 24,250.01	$ 9,652.22	39.80%	$108,510.29	$135,000.04	$26,489.75	19.62 %	$329,000.00

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

04/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
Building/Maintenance									
5400-00 Bldg Maintenance	$250.00	$2,125.00	$1,875.00	88.24 %	$745.03	$8,500.00	$7,754.97	91.23 %	$25,500.00
5420-00 Pest Control / Termite Bond	-	-	-	0.00 %	8,000.00	-	(8,000.00)	0.00 %	8,500.00
5450-00 Paint Inter/Exterior	1,250.00	416.67	(833.33)	(200.00)%	1,250.00	1,666.68	416.68	25.00 %	5,000.00
5460-00 Plumbing Maintenance	-	208.33	208.33	100.00 %	2,610.19	833.32	(1,776.87)	(213.23)%	2,500.00
5470-00 Roof Maintenance	2,420.00	416.67	(2,003.33)	(480.80)%	4,994.36	1,666.68	(3,327.68)	(199.66)%	5,000.00
5480-00 Other Maintenance	-	8.33	8.33	100.00 %	120.00	33.32	(86.68)	(260.14)%	100.00
Total Building/Maintenance	$3,920.00	$3,175.00	($745.00)	(23.46)%	$17,719.58	$12,700.00	($5,019.58)	(39.52)%	$46,600.00
Pool									
5600-00 Pool Mgmt Contract	2,431.04	1,136.00	(1,295.04)	(114.00)%	5,469.84	2,840.00	(2,629.84)	(92.60)%	11,360.00
5610-00 Pool Maintenance	-	250.00	250.00	100.00 %	-	1,000.00	1,000.00	100.00 %	3,000.00
5620-00 Pool Supplies	-	41.67	41.67	100.00 %	250.00	166.68	(83.32)	(49.99)%	500.00
5630-00 Pool Equipment	-	12.50	12.50	100.00 %	-	50.00	50.00	100.00 %	150.00
5640-00 Pool Furniture	-	166.67	166.67	100.00 %	-	666.68	666.68	100.00 %	2,000.00
Total Pool	$2,431.04	$1,606.84	($824.20)	(51.29)%	$5,719.84	$4,723.36	($996.48)	(21.10)%	$17,010.00
Recreational									
5700-00 Clubhouse Expense	119.76	208.33	88.57	42.51 %	689.76	833.32	143.56	17.23 %	2,500.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	100.00 %	2,000.00	800.00	(1,200.00)	(150.00)%	2,400.00
5720-00 Clubhouse Furnishings	-	41.67	41.67	100.00 %	-	166.68	166.68	100.00 %	500.00
5900-00 Amenities	-	416.67	416.67	100.00 %	-	1,666.68	1,666.68	100.00 %	5,000.00
Total Recreational	$119.76	$866.67	$746.91	86.18%	$2,689.76	$3,466.68	$776.92	22.41 %	$10,400.00
Utilities									
6000-00 Electric	1,116.68	1,083.33	(33.35)	(3.08)%	4,423.75	4,333.32	(90.43)	(2.09)%	13,000.00
6010-00 Gas	72.60	133.33	60.73	45.55 %	870.88	533.32	(337.56)	(63.29)%	1,600.00
6020-00 Phone/Internet	416.41	291.67	(124.74)	(42.77)%	1,344.85	1,166.68	(178.17)	(15.27)%	3,500.00
6030-00 Trash Removal	4,200.00	4,333.33	133.33	3.08 %	16,800.00	17,333.32	533.32	3.08 %	52,000.00
6040-00 Water	61.39	83.33	21.94	26.33 %	245.56	333.32	87.76	26.33 %	1,000.00
Total Utilities	$5,867.08	$5,924.99	$57.91	0.98%	$23,685.04	$23,699.96	$14.92	0.06 %	$71,100.00
Administrative									
6200-00 Management Fees	2,800.00	2,833.33	33.33	1.18 %	11,200.00	11,333.32	133.32	1.18 %	34,000.00
6220-00 CPA Fees	-	125.00	125.00	100.00 %	-	500.00	500.00	100.00 %	1,500.00
6230-00 Insurance	5,685.00	-	(5,685.00)	0.00 %	5,685.00	-	(5,685.00)	0.00 %	6,000.00
6240-00 Legal Fees	-	291.67	291.67	100.00 %	2,179.75	1,166.68	(1,013.07)	(86.83)%	3,500.00
6250-00 Licenses - Software/Other	107.48	-	(107.48)	0.00 %	107.48	-	(107.48)	0.00 %	1,500.00
6260-00 Taxes - Income/Other	-	1,350.00	1,350.00	100.00 %	2,510.00	5,400.00	2,890.00	53.52 %	16,200.00
6280-00 Other Professional Fees	-	107.50	107.50	100.00 %	-	430.00	430.00	100.00 %	1,290.00
Total Administrative	$8,592.48	$4,707.50	($3,884.98)	(82.53)%	$21,682.23	$18,830.00	($2,852.23)	(15.15)%	$63,990.00

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

04/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Current Period Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Year-to-date Percent	Annual Budget
Reserve Expense									
6900-00 Misc/Cont Reserve Expense	$-	$15,716.67	$15,716.67	100.00 %	$-	$62,866.68	$62,866.68	100.00 %	$188,600.00
6920-00 Concrete Reserve Expense	-	1,316.42	1,316.42	100.00 %	-	5,265.68	5,265.68	100.00 %	15,797.00
6925-00 Exterior Residence Maintenance	13,580.00	1,250.00	(12,330.00)	(986.40)%	13,580.00	5,000.00	(8,580.00)	(171.60)%	15,000.00
6930-00 Landscape Reserve Expense	-	3,695.75	3,695.75	100.00 %	-	14,783.00	14,783.00	100.00 %	44,349.00
6960-00 Road Asph/Sdwlk Reserve Expense	-	1,418.25	1,418.25	100.00 %	-	5,673.00	5,673.00	100.00 %	17,019.00
Total Reserve Expense	$13,580.00	$23,397.09	$9,817.09	41.96%	$13,580.00	$93,588.36	$80,008.36	85.49 %	$280,765.00
Total OPERATING EXPENSE	**$49,364.10**	**$64,715.61**	**$15,351.51**	**23.72%**	**$198,071.15**	**$295,158.44**	**$97,087.29**	**32.89 %**	**$828,315.00**
Net Income:	**$7,408.58**	**($3,369.78)**	**$10,778.36**		**$38,076.65**	**($49,775.12)**	**$87,851.77**		**($92,165.00)**

SUPERIOR Association Management, LLC

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 4/1/2026 - 4/30/2026

Payment Type: All

Date:	5/27/2026
Time:	2:02 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)							
04/10/2026	329687565 032026	04/01/2026	03/27/2026 Sharon Meyers	Paid (EFT)	04/10/26 Pay From Acct:***7105/Check#0	$202.41 **Payment Type:** EFT	$ -
	60-6020-00 - Phone/Internet : Phone/Internet				$202.41		
04/14/2026	140591382	04/01/2025	03/30/2026 Sharon Meyers	Paid (EFT)	04/14/26 Pay From Acct:***7105/Check#0	$107.00 **Payment Type:** EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				$107.00		
04/14/2026	140591382 032526	04/01/2026	03/31/2026 Sharon Meyers	Paid (EFT)	04/14/26 Pay From Acct:***7105/Check#0	$107.00 **Payment Type:** EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				$107.00		
					AT&T(2) Total:	**$ 416.41**	**$ 0.00**
ATPM HOLDING COMPANY LLC							
04/07/2026	4586050	04/01/2026	04/03/2026 Laura Marx	Paid (ACH)	04/07/26 Pay From Acct:***7105/Check#0	$2,431.04 **Payment Type:** ACH	-
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract				$2,431.04		
					ATPM HOLDING COMPANY LLC Total:	**$ 2,431.04**	**$ 0.00**
BUSY BEES DISPOSAL INC.							
04/01/2026	2026-5785	04/01/2026	04/01/2026 Sharon Meyers	Paid (check)	04/01/26 Pay From Acct:***7105/Check#1364	$4,200.00 **Payment Type:** Check	-
	60-6030-00 - Trash Removal : Trash Removal				$4,200.00		
					BUSY BEES DISPOSAL INC. Total:	**$ 4,200.00**	**$ 0.00**
CARD SERVICES CENTER							
04/28/2026	APRIL 2026	04/23/2026	04/24/2026 Laura Marx	Paid (check)	04/28/26 Pay From Acct:***7105/Check#1369	$305.02 **Payment Type:** Check	-
	50-5100-00 - Admin Services : GOOGLE ONE				$9.99		
	53-5310-00 - Ground Maintenance : Ground Maintenance - Flag combo				$42.79		
	57-5700-00 - Clubhouse Expense : Clubhouse Expense - Picnic Table Covers, Plastic Cutlery				$119.76		
	62-6250-00 - Licenses - Software/Other : Licenses - Software/Other - Drop Box				$71.01		
	62-6250-00 - Licenses - Software/Other : Licenses - Software/Other - Microsoft				$106.99		
	50-5130-00 - Bank Service Charge : Bank Service Charge - They did not waive late fee as promised				$25.00		
					CARD SERVICES CENTER Total:	**$ 305.02**	**$ 0.00**
ENERGY UNITED							
04/10/2026	2708491 040226	04/02/2026	04/08/2026 Sharon Meyers	Paid (EFT)	04/10/26 Pay From Acct:***7105/Check#0	$230.53 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric				$230.53		
04/23/2026	2708536 041526	04/15/2026	04/16/2026 Sharon Meyers	Paid (EFT)	04/23/26 Pay From Acct:***7105/Check#0	$717.70 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric				$717.70		

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
04/23/2026	2708554 041526	04/15/2026	04/16/2026 Sharon Meyers	Paid (EFT)	04/23/26 Pay From Acct:***7105/Check#0 $62.88	$62.88 Payment Type: EFT	$ -
	60-6000-00 - Electric : Electric						
04/27/2026	2708553 041726	04/17/2026	04/28/2026 Sharon Meyers	Paid (EFT)	04/27/26 Pay From Acct:***7105/Check#0 $105.57	$105.57 Payment Type: EFT	-
	60-6000-00 - Electric : Electric						
					ENERGY UNITED Total:	**$ 1,116.68**	**$ 0.00**
ERIE INSURANCE							
04/17/2026	Q610193444 6.26-6.27	04/01/2026	04/15/2026 Laura Marx	Paid (check)	04/17/26 Pay From Acct:***7105/Check#1367 $4,405.00	$4,405.00 Payment Type: Check	-
	62-6230-00 - Insurance : Insurance						
04/23/2026	Q30 0173392CH 26-27	04/15/2026	04/21/2026 Laura Marx	Paid (check)	04/23/26 Pay From Acct:***7105/Check#1368 $1,280.00	$1,280.00 Payment Type: Check	-
	62-6230-00 - Insurance : Insurance						
					ERIE INSURANCE Total:	**$ 5,685.00**	**$ 0.00**
GLORIA JENKINS							
04/09/2026	040226 REIMBURSEM	04/02/2026	04/08/2026 Laura Marx	Paid (check)	04/09/26 Pay From Acct:***7105/Check#1366 $250.00	$250.00 Payment Type: Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance						
					GLORIA JENKINS Total:	**$ 250.00**	**$ 0.00**
HEATH EDLER							
04/07/2026	1205	03/25/2026	04/03/2026 Laura Marx	Paid (ACH)	04/07/26 Pay From Acct:***7108/Check#0 $10,080.00	$10,080.00 Payment Type: ACH	-
	69-6925-00 - Exterior Residence Maintenance : Exterior Residence Maintenance						
04/07/2026	1204	03/25/2026	04/03/2026 Laura Marx	Paid (ACH)	04/07/26 Pay From Acct:***7108/Check#0 $3,500.00	$3,500.00 Payment Type: ACH	-
	69-6925-00 - Exterior Residence Maintenance : Exterior Residence Maintenance						
04/15/2026	1193	02/25/2026	04/15/2026 Sharon Meyers	Paid (ACH)	04/15/26 Pay From Acct:***7105/Check#0 $300.00	$300.00 Payment Type: ACH	-
	53-5310-00 - Ground Maintenance : Ground Maintenance						
04/27/2026	1216	04/16/2026	04/27/2026 Laura Marx 04/27/2026 Sharon Meyers	Paid (ACH)	04/27/26 Pay From Acct:***7105/Check#0 $1,250.00	$1,250.00 Payment Type: ACH	-
	54-5450-00 - Paint Inter/Exterior : Paint Inter/Exterior						
					HEATH EDLER Total:	**$ 15,130.00**	**$ 0.00**

JLUGOSERVICELLC

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
04/07/2026	10172570	04/03/2026	04/03/2026 Laura Marx	Paid (ACH)	04/07/26 Pay From Acct:***7105/Check#0 $1,380.00	$1,380.00 **Payment Type:** ACH	$ -
	54-5470-00 - Roof Maintenance : Roof Maintenance						
04/23/2026	10172578	04/16/2026	04/17/2026 Sharon Meyers	Paid (ACH)	04/23/26 Pay From Acct:***7105/Check#0 $320.00	$320.00 **Payment Type:** ACH	-
	54-5470-00 - Roof Maintenance : Roof Maintenance						
04/23/2026	10172577	04/16/2026	04/17/2026 Sharon Meyers	Paid (ACH)	04/23/26 Pay From Acct:***7105/Check#0 $720.00	$720.00 **Payment Type:** ACH	-
	54-5470-00 - Roof Maintenance : Roof Maintenance						
					JLUGOSERVICELLC Total:	**$ 2,420.00**	**$ 0.00**
LINCOLN COUNTY DEPT OF FINANCE							
04/10/2026	12239001-48292	04/01/2026	04/09/2026 Sharon Meyers	Paid (EFT)	04/10/26 Pay From Acct:***7105/Check#0 $61.39	$61.39 **Payment Type:** EFT	-
	60-6040-00 - Water : Water						
					LINCOLN COUNTY DEPT OF FINANCE Total:	**$ 61.39**	**$ 0.00**
LINCOLN LANDSCAPE LLC							
04/01/2026	2682	03/26/2026	03/30/2026 Sharon Meyers	Paid (check)	04/01/26 Pay From Acct:***7105/Check#1363 $14,555.00	$14,555.00 **Payment Type:** Check	-
	53-5300-00 - Landscape Contract : Landscape Contract						
					LINCOLN LANDSCAPE LLC Total:	**$ 14,555.00**	**$ 0.00**
PIEDMONT NATURAL GAS							
04/09/2026	610011027060 040926	04/09/2026	04/09/2026 Sharon Meyers	Paid (EFT)	04/09/26 Pay From Acct:***7105/Check#0 $72.60	$72.60 **Payment Type:** EFT	-
	60-6010-00 - Gas : Gas						
					PIEDMONT NATURAL GAS Total:	**$ 72.60**	**$ 0.00**
SUPERIOR ASSOCIATION MGMT							
04/01/2026	112176	04/01/2026	04/01/2026 Andrea Reichar	Paid (ACH)	04/01/26 Pay From Acct:***7105/Check#0 $2,800.00	$2,800.00 **Payment Type:** ACH	-
	62-6200-00 - Management Fees : Management Fee						

Invoice List 3 CHERRY WAY HOA, INC. Invoice Status - Paid Paid Date: 4/1/2026 - 4/30/2026 Payment Type: All	**Date:** 5/27/2026 **Time:** 2:02 pm **Page:** 4	

Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
04/09/2026	112683	04/08/2026		Paid (ACH)		$204.96 **Payment Type:** ACH	$ -
					04/09/26 Pay From Acct:***7105/Check#0		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8766				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300V8142				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300B8464				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300RA2409				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8337				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8337				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2367				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2334				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8213				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300BC8409				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8111				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R2521				$18.75		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300V8142				$0.08		
	50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300B8464				$1.13		
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - MARCH				$35.00		
					SUPERIOR ASSOCIATION MGMT Total:	**$ 3,004.96**	**$ 0.00**
					3 CHERRY WAY HOA, INC. 25 Invoice(s) Totaling:	**$ 49,648.10**	**$ 0.00**
					GRAND 25 Invoice(s) Totaling:	**$49,648.10**	**$ 0.00**