



Financial Report Package

February 2026

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management



Balance Sheet - Operating
3 CHERRY WAY HOA, INC.
End Date: 02/28/2026

Date: 3/6/2026
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Assets

Assets

10-1000-00 Operations - SouthState - X7105	\$35,855.39	
10-1020-00 Pre Reserve - SouthState - X7108	30,278.19	
10-1050-00 SA Stone - CD - X2874	1,492,799.79	
	<u>1,492,799.79</u>	
Total Assets:		<u>\$1,558,933.37</u>

Accounts Receivable

12-1270-00 Accounts Receivable	2,292.59	
	<u>2,292.59</u>	
Total Accounts Receivable:		<u>\$2,292.59</u>

Total Assets:

\$1,561,225.96

Liabilities & Equity

Liabilities

20-2070-00 Prepaid Dues	69,729.97	
	<u>69,729.97</u>	
Total Liabilities:		<u>\$69,729.97</u>

Earnings

29-2900-00 Retained Earnings	1,428,137.52	
	<u>1,428,137.52</u>	
Total Earnings:		<u>\$1,428,137.52</u>

Total Earnings:

Net Income Gain / Loss	63,358.47	
	<u>63,358.47</u>	
		<u>\$63,358.47</u>

Total Liabilities & Equity:

\$1,561,225.96



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: February 2026

Date: 3/6/2026

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
Income													
3010-00 Homeowner Assessment	\$56,000.00	\$56,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,000.00
3015-00 STORAGE ASSESSMENT	480.00	480.00	-	-	-	-	-	-	-	-	-	-	960.00
3085-00 NSF Fees	-	(6.00)	-	-	-	-	-	-	-	-	-	-	(6.00)
3100-00 Late Fee Income	(19.40)	229.78	-	-	-	-	-	-	-	-	-	-	210.38
3140-00 Clubhouse Rental	-	125.00	-	-	-	-	-	-	-	-	-	-	125.00
3310-00 Interest Income	4,715.10	5,009.81	-	-	-	-	-	-	-	-	-	-	9,724.91
3320-00 Gain / Loss - CD Market Value	1,219.24	(2,628.14)	-	-	-	-	-	-	-	-	-	-	(1,408.90)
Total Income	62,394.94	59,210.45	-	-	-	-	-	-	-	-	-	-	121,605.39
Total OPERATING INCOME	62,394.94	59,210.45	-	-	-	-	-	-	-	-	-	-	121,605.39
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	236.58	59.40	-	-	-	-	-	-	-	-	-	-	295.98
5100-00 Admin Services	44.99	35.00	-	-	-	-	-	-	-	-	-	-	79.99
5130-00 Bank Service Charge	25.00	-	-	-	-	-	-	-	-	-	-	-	25.00
5180-00 Social Expense	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00
Total Contract	806.57	94.40	-	-	-	-	-	-	-	-	-	-	900.97
Landscape													
5300-00 Landscape Contract	14,550.00	14,555.00	-	-	-	-	-	-	-	-	-	-	29,105.00
5310-00 Ground Maintenance	102.89	880.00	-	-	-	-	-	-	-	-	-	-	982.89
5330-00 Irrigation Maintenance	952.50	-	-	-	-	-	-	-	-	-	-	-	952.50
Total Landscape	15,605.39	15,435.00	-	-	-	-	-	-	-	-	-	-	31,040.39
Building/Maintenance													
5400-00 Bldg Maintenance	245.03	-	-	-	-	-	-	-	-	-	-	-	245.03
5460-00 Plumbing Maintenance	80.25	-	-	-	-	-	-	-	-	-	-	-	80.25
5470-00 Roof Maintenance	-	74.36	-	-	-	-	-	-	-	-	-	-	74.36
Total Building/Maintenance	325.28	74.36	-	-	-	-	-	-	-	-	-	-	399.64
Pool													
5600-00 Pool Mgmt Contract	607.76	1,215.52	-	-	-	-	-	-	-	-	-	-	1,823.28
5620-00 Pool Supplies	-	250.00	-	-	-	-	-	-	-	-	-	-	250.00
Total Pool	607.76	1,465.52	-	-	-	-	-	-	-	-	-	-	2,073.28
Recreational													
5700-00 Clubhouse Expense	227.27	201.15	-	-	-	-	-	-	-	-	-	-	428.42
5710-00 Clubhouse Cleaning	-	2,000.00	-	-	-	-	-	-	-	-	-	-	2,000.00
Total Recreational	227.27	2,201.15	-	-	-	-	-	-	-	-	-	-	2,428.42



Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: February 2026

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
Utilities													
6000-00 Electric	\$1,029.43	\$1,028.43	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$2,057.86
6010-00 Gas	264.41	341.64	-	-	-	-	-	-	-	-	-	-	606.05
6020-00 Phone/Internet	309.62	309.41	-	-	-	-	-	-	-	-	-	-	619.03
6030-00 Trash Removal	4,200.00	4,200.00	-	-	-	-	-	-	-	-	-	-	8,400.00
6040-00 Water	61.39	61.39	-	-	-	-	-	-	-	-	-	-	122.78
Total Utilities	5,864.85	5,940.87	-	-	-	-	-	-	-	-	-	-	11,805.72
Administrative													
6200-00 Management Fees	2,800.00	2,800.00	-	-	-	-	-	-	-	-	-	-	5,600.00
6240-00 Legal Fees	610.00	878.50	-	-	-	-	-	-	-	-	-	-	1,488.50
6260-00 Taxes - Income/Other	-	2,510.00	-	-	-	-	-	-	-	-	-	-	2,510.00
Total Administrative	3,410.00	6,188.50	-	-	-	-	-	-	-	-	-	-	9,598.50
Total OPERATING EXPENSE	26,947.12	31,399.80	-	-	-	-	-	-	-	-	-	-	58,246.92
Net Income:	35,547.82	27,810.65	-	-	-	-	-	-	-	-	-	-	63,358.47



Income Statement - Operating
3 CHERRY WAY HOA, INC.

02/28/2026

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Description	Current Period			Year-to-date			Percent	Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
OPERATING INCOME								
Income								
3010-00 Homeowner Assessment	\$ 56,000.00	\$ 56,000.00	\$ -	\$112,000.00	\$112,000.00	\$ -	0.00 %	\$672,000.00
3015-00 STORAGE ASSESSMENT	480.00	600.00	(120.00)	960.00	1,200.00	(240.00)	(20.00)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	-	33.34	(33.34)	(100.00)%	200.00
3085-00 NSF Fees	(6.00)	-	(6.00)	(6.00)	-	(6.00)	0.00 %	-
3100-00 Late Fee Income	229.78	208.33	21.45	210.38	416.66	(206.28)	(49.51)%	2,500.00
3140-00 Clubhouse Rental	125.00	20.83	104.17	125.00	41.66	83.34	200.05 %	250.00
3310-00 Interest Income	5,009.81	4,500.00	509.81	9,724.91	9,000.00	724.91	8.05 %	54,000.00
3320-00 Gain / Loss - CD Market Value	(2,628.14)	-	(2,628.14)	(1,408.90)	-	(1,408.90)	0.00 %	-
Total Income	\$ 59,210.45	\$ 61,345.83	(\$ 2,135.38)	\$121,605.39	\$122,691.66	(\$ 1,086.27)	(0.89)%	\$736,150.00
Total OPERATING INCOME	\$ 59,210.45	\$ 61,345.83	(\$ 2,135.38)	\$121,605.39	\$ 122,691.66	(\$ 1,086.27)	(0.89)%	\$736,150.00
OPERATING EXPENSE								
Contract								
5010-00 Del Fee Split	59.40	125.00	65.60	295.98	250.00	(45.98)	(18.39)%	1,500.00
5100-00 Admin Services	35.00	41.67	6.67	79.99	83.34	3.35	4.02 %	500.00
5110-00 Admin Supplies	-	62.50	62.50	-	125.00	125.00	100.00 %	750.00
5130-00 Bank Service Charge	-	4.17	4.17	25.00	8.34	(16.66)	(199.76)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	-	16.66	16.66	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	-	8.34	8.34	100.00 %	50.00
5180-00 Social Expense	-	125.00	125.00	500.00	250.00	(250.00)	(100.00)%	1,500.00
5200-00 Website	-	416.67	416.67	-	833.34	833.34	100.00 %	5,000.00
Total Contract	\$ 94.40	\$ 787.51	\$ 693.11	\$ 900.97	\$ 1,575.02	\$674.05	42.80 %	\$ 9,450.00
Landscape								
5300-00 Landscape Contract	14,555.00	17,166.67	2,611.67	29,105.00	34,333.34	5,228.34	15.23 %	206,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	-	7,500.00	7,500.00	100.00 %	45,000.00
5310-00 Ground Maintenance	880.00	2,166.67	1,286.67	982.89	4,333.34	3,350.45	77.32 %	26,000.00
5315-00 Ground Maintenance - Mulch	-	3,166.67	3,166.67	-	6,333.34	6,333.34	100.00 %	38,000.00
5320-00 Fence Maintenance	-	41.67	41.67	-	83.34	83.34	100.00 %	500.00
5330-00 Irrigation Maintenance	-	-	-	952.50	-	(952.50)	0.00 %	-
5350-00 Lighting Maintenance	-	83.33	83.33	-	166.66	166.66	100.00 %	1,000.00
5390-00 Landscape Other	-	1,041.67	1,041.67	-	2,083.34	2,083.34	100.00 %	12,500.00
Total Landscape	\$ 15,435.00	\$ 27,416.68	\$ 11,981.68	\$ 31,040.39	\$ 54,833.36	\$23,792.97	43.39 %	\$329,000.00



Income Statement - Operating
3 CHERRY WAY HOA, INC.
 02/28/2026

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
6920-00 Concrete Reserve Expense	\$-	\$2,566.42	\$2,566.42	\$-	\$5,132.84	\$5,132.84	100.00 %
6930-00 Landscape Reserve Expense	-	3,695.75	3,695.75	-	7,391.50	7,391.50	100.00 %
6960-00 Road Asph/Sdwik Reserve Expense	-	1,418.25	1,418.25	-	2,836.50	2,836.50	100.00 %
Total Reserve Expense	\$-	\$7,680.42	\$7,680.42	\$-	\$15,360.84	\$15,360.84	100.00 %
Total OPERATING EXPENSE	\$31,399.80	\$51,597.61	\$20,197.81	\$58,246.92	\$102,627.22	\$44,380.30	43.24 %
Net Income:	\$27,810.65	\$9,748.22	\$18,062.43	\$63,358.47	\$20,064.44	\$43,294.03	\$96,435.00



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
 Paid Date: 2/1/2026 - 2/28/2026

Payment Type: All

Date: 3/6/2026
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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)							
02/12/2026		02/09/2026	02/10/2026 Laura Marx	Paid (EFT)		\$202.41 \$ Payment Type: EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				02/12/26 Pay From Acct:***7105/Check#0 \$202.41		
02/17/2026	140591382 012526	02/01/2026	02/24/2026 Laura Marx	Paid (EFT)		\$107.00 Payment Type: EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet				02/17/26 Pay From Acct:***7105/Check#0 \$107.00		
AT&T(2) Total:						\$ 309.41	\$ 0.00
ATPM HOLDING COMPANY LLC							
02/01/2026	4467870	02/01/2026	01/27/2026 Laura Marx	Paid (ACH)		\$250.00 Payment Type: ACH	-
	56-5620-00 - Pool Supplies : Pool Supplies				02/01/26 Pay From Acct:***7105/Check#0 \$250.00		
02/12/2026	4482478	02/06/2026	02/09/2026 Laura Marx	Paid (ACH)		\$1,215.52 Payment Type: ACH	-
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract				02/12/26 Pay From Acct:***7105/Check#0 \$1,215.52		
ATPM HOLDING COMPANY LLC Total:						\$ 1,465.52	\$ 0.00
BUSY BEES DISPOSAL INC.							
02/10/2026	2026-1905	02/06/2026	02/09/2026 Laura Marx	Paid (check)		\$4,200.00 Payment Type: Check	-
	60-6030-00 - Trash Removal : Trash Removal				02/10/26 Pay From Acct:***7105/Check#1337 \$4,200.00		
BUSY BEES DISPOSAL INC. Total:						\$ 4,200.00	\$ 0.00
COFFEY, LOVINS & COMPANY, PLLC							
02/23/2026	6434	02/19/2026	02/20/2026 Laura Marx	Paid (check)		\$2,510.00 Payment Type: Check	-
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other				02/23/26 Pay From Acct:***7105/Check#1343 \$2,510.00		
COFFEY, LOVINS & COMPANY, PLLC Total:						\$ 2,510.00	\$ 0.00
DONNA KELLY							
02/10/2026	KELLY 01/30/2026	02/10/2026	02/10/2026 Katie Johnson	Paid (check)		\$201.15 Payment Type: Check	-
	57-5700-00 - Clubhouse Expense : SAM'S CLUB - CLUBHOUSE				02/10/26 Pay From Acct:***7105/Check#1336 \$158.43		
	57-5700-00 - Clubhouse Expense : WALMART - CLUBHOUSE				\$42.72		
DONNA KELLY Total:						\$ 201.15	\$ 0.00
ENERGY UNITED							
02/19/2026		02/18/2026	02/18/2026 Katie Johnson	Paid (EFT)		\$255.55 Payment Type: EFT	-
	60-6000-00 - Electric : Electric				02/19/26 Pay From Acct:***7105/Check#0 \$255.55		
02/23/2026	2708554 021326	02/13/2026	03/02/2026 Sharon Meyers	Paid (EFT)		\$63.37 Payment Type: EFT	-
	60-6000-00 - Electric : Electric				02/23/26 Pay From Acct:***7105/Check#0 \$63.37		



Invoice List
 3 CHERRY WAY HOA, INC.
 Invoice Status - Paid
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Payment Type: All

Date: 3/6/2026
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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
02/23/2026	2708536 021326	02/13/2026	03/02/2026 Sharon Meyers	Paid (EFT)	02/23/26 Pay From Acct:***7105/Check#0 \$709.51	\$709.51 Payment Type: EFT	\$ -
	60-6000-00 - Electric : Electric				\$709.51		
ENERGY UNITED Total:						\$ 1,028.43	\$ 0.00
KARRY BROCKMAN							
02/25/2026	02/16/2026 BROCKMA02/24/2026	02/24/2026	02/24/2026 Katie Johnson	Paid (check)	02/25/26 Pay From Acct:***7105/Check#1344 \$74.36	\$74.36 Payment Type: Check	-
	54-5470-00 - Roof Maintenance : Roof Maintenance				\$74.36		
KARRY BROCKMAN Total:						\$ 74.36	\$ 0.00
LINCOLN COUNTY DEPT OF FINANCE							
02/19/2026		02/18/2026	02/18/2026 Katie Johnson	Paid (EFT)	02/19/26 Pay From Acct:***7105/Check#0 \$61.39	\$61.39 Payment Type: EFT	-
	60-6040-00 - Water : Water				\$61.39		
LINCOLN COUNTY DEPT OF FINANCE Total:						\$ 61.39	\$ 0.00
LINCOLN LANDSCAPE LLC							
02/12/2026	2589	02/11/2026	02/11/2026 Laura Marx	Paid (check)	02/12/26 Pay From Acct:***7105/Check#1340 \$15,435.00	\$15,435.00 Payment Type: Check	-
	53-5300-00 - Landscape Contract : Landscape Contract				\$14,555.00		
	53-5310-00 - Ground Maintenance : TREE TRIMMING				\$280.00		
	53-5310-00 - Ground Maintenance : SNOW REMOVAL				\$600.00		
LINCOLN LANDSCAPE LLC Total:						\$ 15,435.00	\$ 0.00
PIEDMONT NATURAL GAS							
02/12/2026		02/10/2026	02/11/2026 Laura Marx	Paid (EFT)	02/12/26 Pay From Acct:***7105/Check#0 \$341.64	\$341.64 Payment Type: EFT	-
	60-6010-00 - Gas : Gas				\$341.64		
PIEDMONT NATURAL GAS Total:						\$ 341.64	\$ 0.00
RACE CITY ROOFING							
02/19/2026	1393	02/18/2026	02/19/2026 Laura Marx	Paid (check)	02/19/26 Pay From Acct:***7105/Check#1341 \$300.00	\$300.00 Payment Type: Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				\$300.00		
RACE CITY ROOFING Total:						\$ 300.00	\$ 0.00
SANTOS MILLIAM QUINTO GARCIA							
02/12/2026	6818	02/10/2026	02/11/2026 Laura Marx	Paid (check)	02/12/26 Pay From Acct:***7105/Check#1339 \$2,000.00	\$2,000.00 Payment Type: Check	-
	57-5710-00 - Clubhouse Cleaning : Clubhouse Cleaning				\$2,000.00		
SANTOS MILLIAM QUINTO GARCIA Total:						\$ 2,000.00	\$ 0.00
SUPERIOR ASSOCIATION MGMT							
02/10/2026	108881	02/03/2026	02/06/2026 Laura Marx	Paid (ACH)	02/10/26 Pay From Acct:***7105/Check#0 \$2,800.00	\$2,800.00 Payment Type: ACH	-
	62-6200-00 - Management Fees : Management Fee				\$2,800.00		



Invoice List
 3 CHERRY WAY HOA, INC.
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Payment Type: All

Date: 3/6/2026
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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
02/23/2026	109712	02/20/2026		Paid (ACH)		\$94.40 Payment Type: ACH	\$ -
					02/23/26 Pay From Acct:***7105/Check#0		
					50-5010-00 - Del Fee Split : Late Fees - Account - 4300S8443	\$18.75	
					50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8193	\$18.75	
					50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8213	\$18.75	
					50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300L8244	\$3.15	
					50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - JANUARY	\$35.00	
					SUPERIOR ASSOCIATION MGMT Total:	\$ 2,894.40	\$ 0.00
THURMAN, WILSON, BOUTWELL & GALVIN, P.A.							
02/12/2026	9360	02/10/2026	02/11/2026 Laura Marx	Paid (check)		\$878.50 Payment Type: Check	-
					02/12/26 Pay From Acct:***7105/Check#1338		
					62-6240-00 - Legal Fees : Legal Fees	\$878.50	
					THURMAN, WILSON, BOUTWELL & GALVIN, P.A. Total:	\$ 878.50	\$ 0.00
					3 CHERRY WAY HOA, INC. 19 Invoice(s) Totaling:	\$ 31,699.80	\$ 0.00
					GRAND 19 Invoice(s) Totaling:	\$31,699.80	\$ 0.00