3 CW HOA BOD NEWSLETTER 2026

June 2026

Financials:

Operating Account X7105 balance as of 5/31/2026: $39,389.97
Pre-Reserve Account X7108 balance as of 5/31/2026: $35,921.48
S. A. Stone Account as of 5/31/2026: $1,478,297.16

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

Old Business:

1. 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. Completed. Actual cost - $6,180.00**

2. Motion to approve the repair/replacement of the pool pump. Cost not to exceed $2,000.00. **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. On 5/18/2026 AquaTech provided a quote to repair the circulation pump for $1,675.62. Then on 6/23/2026, AquaTech sent a second quote to replace the circulation pump for $5,194.33 stating that the pump is non-standard. AquaTech never provided details documenting why they thought the pool circulation pump is non-standard.

   - Motion made **NOT** to repair/replace the pool pump. The BOD contacted two (2) other pool servicing companies (Nexus Aquatics and Apex Pools) who both said the pump did not need to be replaced or repaired. **Approved unanimously during the 3CW HOA BOD Working Meeting Of July 2, 2026**

New Business:

1. Motion to approve the 3CW HOA BOD Meeting Minutes for June 9, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 2, 2026.**

   - The approved minutes are attached to this Newsletter.

2. Motion to approve contracting J Lugo Services LLC to repair the following roofs in the community: 2006 Surefire Ct. and 2008 Surefire Ct. ($2,280.00). **Approved unanimously during the 3CW HOA BOD Working Meeting of April 14, 2026. Completed.** Motion to approve contracting J Lugo Services LLC to repair the roofs at 8126 Attika Ct. ($1,480.00) and 8515 and 8518 Christalina Ln. ($2,400.00), **Approved unanimously during the 3CW HOA BOD Working Meeting of April 28, 2026. Completed.**

- The above roof repairs were accidently omitted from the May 2026 Newsletter. The BOD apologizes for this error.

3. Motion to approve Annie Taylor's and Marie Ricciardi's applications to be on the Clubhouse Committee. **Approved unanimously during the 3CW HOA BOD Working Meeting of June 2, 2026.**

3. Motion to approve the updated BOD Code of Conduct and the new Committee Code of Conduct Policies and Procedures. The Committee Code of Conduct was created to establish clear boundaries, roles and expectations for all committee members and to protect the Association from liability. **Approved unanimously during the 3CW HOA BOD Working Meeting of June 16, 2026.**

4. Motion to temporarily pause all non-safety concrete repairs for 2026. The associated $15,000.00 in concrete reserve funds was reallocated to pool maintenance to fund necessary repairs for the pool's tile and coping. **Approved unanimously during the 3CW HOA BOD Working Meeting of June 16, 2026.**

5. Motion to contract Nexus Aquatics to replace the chlorine generator for the pool at a cost not to exceed $3,000.00. **Approved unanimously during the 3CW BOD Working Meeting of July 2, 2026.**

   - AquaTech told the BOD that the chlorine generator did not need to be replaced. The second quote was from Nexus Aquatics who advised the BOD the chlorine generator needs to be replaced. The reason to replace the chlorine generator is that the pool is a salt water pool. A salt water pool minimizes skin and eye irritation and is less abrasive to the pool equipment and interior of the pool.

6. Motion to correct and publish the 2024-2026 Meeting Schedule. The August 11 meeting on the schedule was erroneously scheduled. The date for the next community 3CW HOA BOD Meeting is Thursday, September 10, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 2, 2026.**

7. Motion to move $30,000.00 from the Operating Account to the Reserve Account. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 2, 2026**.

   - Money in the Operating Account does not accrue interest. Monies in the Reserve Account earn 4% interest (annual rate).

8. Motion to approve John Gabor's application for the Audit/Investment Committee. **Approved unanimously during the 3CW HOA BOD Working Meeting of July 2, 2026.**

3 CHERRY WAY HOA MAY 2026 OPERATING INCOME SUMMARY

	MAY 2026 YTD ACTUALS	YTD BUDGET	% of INCOME	ANNUAL BUDGET
OPERATING INCOME				
Total Operating Income	$307,188.67	$306,729.15		$736,150.00
OPERATING EXPENSES				
Contracts	$5,779.42	$3,937.55	1.88%	$9,450.00
Landscape	$124,183.47	$159,250.05	40.43%	$329,000.00
Building Maintenance	$18,801.31	$15,875.00	6.12%	$46,600.00
Pool	$8,422.02	$7,466.20	2.74%	$17,010.00
Recreational	$4,323.29	$4,333.35	1.41%	$10,400.00
Utilities	$29,310.27	$29,624.95	9.54%	$71,100.00
Administrative	$24,482.23	$29,537.50	7.97%	$63,990.00
Total Operating Expenses	$215,302.01	$250,024.60	70.09%	$547,550.00
NET INCOME	$91,886.66	$56,704.55	29.91%	$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	$35,921.48			
Operating account SouthState, X7105	$39,389.97			
SA Stone - CD-X2874	$1,478,297.16			
Total Assets	$1,553,608.61			

$50,000 transferred from X7108 to SA Stone on January 8, 2026
Purchsed $60,000.00 CD, Interest Rate 4.10% maturity 1/24/30

$50,000 transferred from X7108 to SA Stone on January 21, 2026
Purchased $60,000.00 CD, Interest Rate 3.90% maturity 10/09/26

$10,000 transferred from X7108 to SA Stone on May 20, 2026
Purchased $30,000.00 CD, Interest Rate 4.00% maturity 6/5/2028

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

Financial Report Package

May 2026

Prepared for

3 CHERRY WAY HOA, INC.

By

Superior Association Management

SUPERIOR Association Management, LLC

Balance Sheet - Operating

3 CHERRY WAY HOA, INC.

End Date: 05/31/2026

Assets		
Assets		
10-1000-00 Operations - SouthState - X7105	$39,389.97	
10-1020-00 Pre Reserve - SouthState - X7108	35,921.48	
10-1050-00 SA Stone - CD - X2874	1,478,297.16	
Total Assets:		$1,553,608.61
Accounts Receivable		
12-1270-00 Accounts Receivable	(109.95)	
Total Accounts Receivable:		($109.95)
Total Assets:		**$1,553,498.66**
Liabilities & Equity		
Liabilities		
20-2070-00 Prepaid Dues	62,165.88	
Total Liabilities:		$62,165.88
Earnings		
29-2900-00 Retained Earnings	1,428,137.52	
Total Earnings:		$1,428,137.52
Net Income Gain / Loss	63,195.26	$63,195.26
Total Liabilities & Equity:		**$1,553,498.66**

SUPERIOR Association Management, LLC

Income Statement Summary - Operating
3 CHERRY WAY HOA, INC.
Fiscal Period: May 2026

Date: 6/9/2026
Time: 10:05 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	$56,000.00	$56,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280,000.00
3015-00 STORAGE ASSESSMENT	480.00	480.00	480.00	425.00	330.00	-	-	-	-	-	-	-	2,195.00
3085-00 NSF Fees	-	(6.00)	-	(6.00)	(6.00)	-	-	-	-	-	-	-	(18.00)
3100-00 Late Fee Income	(19.40)	229.78	369.80	126.62	48.11	-	-	-	-	-	-	-	754.91
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	4,805.57	-	-	-	-	-	-	-	24,081.76
3320-00 Gain / Loss - CD Market Value	1,219.24	(2,628.14)	(3,440.41)	(5,013.88)	(5,248.21)	-	-	-	-	-	-	-	(15,111.40)
Total Income	**62,394.94**	**59,216.45**	**57,769.73**	**56,772.68**	**55,929.47**	-	-	-	-	-	-	-	**292,077.27**
Total OPERATING INCOME	**62,394.94**	**59,216.45**	**57,769.73**	**56,772.68**	**55,929.47**	-	-	-	-	-	-	-	**292,077.27**
OPERATING EXPENSE													
Contract													
5010-00 Del Fee Split	236.58	59.40	192.22	169.96	56.25	-	-	-	-	-	-	-	714.41
5100-00 Admin Services	44.99	35.00	54.98	44.99	44.99	-	-	-	-	-	-	-	224.95
5110-00 Admin Supplies	-	-	73.23	-	1,193.77	-	-	-	-	-	-	-	1,267.00
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**	**1,295.01**	-	-	-	-	-	-	-	**5,779.42**
Landscape													
5300-00 Landscape Contract	14,550.00	14,555.00	14,555.00	14,555.00	14,555.00	-	-	-	-	-	-	-	72,770.00
5310-00 Ground Maintenance	102.89	880.00	10,950.00	42.79	967.74	-	-	-	-	-	-	-	12,943.42
5315-00 Ground Maintenance - Mulch	-	-	37,350.00	-	-	-	-	-	-	-	-	-	37,350.00
5330-00 Irrigation Maintenance	952.50	-	17.11	-	-	-	-	-	-	-	-	-	969.61
5370-00 Sign Maintenance	-	-	-	-	150.44	-	-	-	-	-	-	-	150.44
Total Landscape	**15,605.39**	**15,435.00**	**62,872.11**	**14,597.79**	**15,673.18**	-	-	-	-	-	-	-	**124,183.47**
Building/Maintenance													
5400-00 Bldg Maintenance	245.03	-	250.00	250.00	701.73	-	-	-	-	-	-	-	1,446.76
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	-	380.00	-	-	-	-	-	-	-	2,990.19
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**	**1,081.73**	-	-	-	-	-	-	-	**18,801.31**
Pool													
5600-00 Pool Mgmt Contract	607.76	1,215.52	1,215.52	2,431.04	2,493.04	-	-	-	-	-	-	-	7,962.88
5620-00 Pool Supplies	-	250.00	-	-	209.14	-	-	-	-	-	-	-	459.14
Total Pool	**607.76**	**1,465.52**	**1,215.52**	**2,431.04**	**2,702.18**	-	-	-	-	-	-	-	**8,422.02**

SUPERIOR Association Management, LLC

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: May 2026

Date: 6/9/2026
Time: 10:05 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	$119.76	$633.53	$-	$-	$-	$-	$-	$-	$-	$1,323.29
5710-00 Clubhouse Cleaning	-	2,000.00	-	-	1,000.00	-	-	-	-	-	-	-	3,000.00
Total Recreational	**227.27**	**2,201.15**	**141.58**	**119.76**	**1,633.53**	-	-	-	-	-	-	-	**4,323.29**
Utilities													
6000-00 Electric	1,029.43	1,028.43	1,249.21	1,116.68	1,138.14	-	-	-	-	-	-	-	5,561.89
6010-00 Gas	264.41	341.64	192.23	72.60	23.54	-	-	-	-	-	-	-	894.42
6020-00 Phone/Internet	309.62	309.41	309.41	416.41	202.16	-	-	-	-	-	-	-	1,547.01
6030-00 Trash Removal	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	-	-	-	-	-	-	-	21,000.00
6040-00 Water	61.39	61.39	61.39	61.39	61.39	-	-	-	-	-	-	-	306.95
Total Utilities	**5,864.85**	**5,940.87**	**6,012.24**	**5,867.08**	**5,625.23**	-	-	-	-	-	-	-	**29,310.27**
Administrative													
6200-00 Management Fees	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	-	-	-	-	-	-	-	14,000.00
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**	**2,800.00**	-	-	-	-	-	-	-	**24,482.23**
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**	**30,810.86**	-	-	-	-	-	-	-	**228,882.01**
Net Income:	**35,547.82**	**27,810.65**	**(32,690.40)**	**7,408.58**	**25,118.61**	-	-	-	-	-	-	-	**63,195.26**

Income Statement Summary - Operating

3 CHERRY WAY HOA, INC.

Fiscal Period: May 2026

Date: 6/9/2026

Time: 10:05 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	$119.76	$633.53	$-	$-	$-	$-	$-	$-	$-	$1,323.29
5710-00 Clubhouse Cleaning	-	2,000.00	-	-	1,000.00	-	-	-	-	-	-	-	3,000.00
Total Recreational	**227.27**	**2,201.15**	**141.58**	**119.76**	**1,633.53**	-	-	-	-	-	-	-	**4,323.29**
Utilities													
6000-00 Electric	1,029.43	1,028.43	1,249.21	1,116.68	1,138.14	-	-	-	-	-	-	-	5,561.89
6010-00 Gas	264.41	341.64	192.23	72.60	23.54	-	-	-	-	-	-	-	894.42
6020-00 Phone/Internet	309.62	309.41	309.41	416.41	202.16	-	-	-	-	-	-	-	1,547.01
6030-00 Trash Removal	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	-	-	-	-	-	-	-	21,000.00
6040-00 Water	61.39	61.39	61.39	61.39	61.39	-	-	-	-	-	-	-	306.95
Total Utilities	**5,864.85**	**5,940.87**	**6,012.24**	**5,867.08**	**5,625.23**	-	-	-	-	-	-	-	**29,310.27**
Administrative													
6200-00 Management Fees	2,800.00	2,800.00	2,800.00	2,800.00	2,800.00	-	-	-	-	-	-	-	14,000.00
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**	**2,800.00**	-	-	-	-	-	-	-	**24,482.23**
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**	**30,810.86**	-	-	-	-	-	-	-	**228,882.01**
Net Income:	**35,547.82**	**27,810.65**	**(32,690.40)**	**7,408.58**	**25,118.61**	-	-	-	-	-	-	-	**63,195.26**

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

05/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Percent	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Percent	Annual Budget
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	$ 56,000.00	$ 56,000.00	$ -	0.00 %	$280,000.00	$280,000.00	$ -	0.00 %	$672,000.00
3015-00 STORAGE ASSESSMENT	330.00	600.00	(270.00)	(45.00)%	2,195.00	3,000.00	(805.00)	(26.83)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	(100.00)%	-	83.35	(83.35)	(100.00)%	200.00
3085-00 NSF Fees	(6.00)	-	(6.00)	0.00 %	(18.00)	-	(18.00)	0.00 %	-
3100-00 Late Fee Income	48.11	208.33	(160.22)	(76.91)%	754.91	1,041.65	(286.74)	(27.53)%	2,500.00
3140-00 Clubhouse Rental	-	20.83	(20.83)	(100.00)%	175.00	104.15	70.85	68.03 %	250.00
3310-00 Interest Income	4,805.57	4,500.00	305.57	6.79 %	24,081.76	22,500.00	1,581.76	7.03 %	54,000.00
3320-00 Gain / Loss - CD Market Value	(5,248.21)	-	(5,248.21)	0.00 %	(15,111.40)	-	(15,111.40)	0.00 %	-
Total Income	$ 55,929.47	$ 61,345.83	($ 5,416.36)	(8.83)%	$292,077.27	$306,729.15	($14,651.88)	(4.78)%	$736,150.00
Total OPERATING INCOME	**$ 55,929.47**	**$ 61,345.83**	**($ 5,416.36)**	**(8.83)%**	**$292,077.27**	**$ 306,729.15**	**($ 14,651.88)**	**(4.78)%**	**$736,150.00**
OPERATING EXPENSE									
Contract									
5010-00 Del Fee Split	56.25	125.00	68.75	55.00 %	714.41	625.00	(89.41)	(14.31)%	1,500.00
5100-00 Admin Services	44.99	41.67	(3.32)	(7.97)%	224.95	208.35	(16.60)	(7.97)%	500.00
5110-00 Admin Supplies	1,193.77	62.50	(1,131.27)	(1810.03)%	1,267.00	312.50	(954.50)	(305.44)%	750.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	114.41	20.85	(93.56)	(448.73)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	41.65	41.65	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	100.00 %	-	20.85	20.85	100.00 %	50.00
5180-00 Social Expense	-	125.00	125.00	100.00 %	500.00	625.00	125.00	20.00 %	1,500.00
5200-00 Website	-	416.67	416.67	100.00 %	2,958.65	2,083.35	(875.30)	(42.01)%	5,000.00
Total Contract	$ 1,295.01	$ 787.51	($ 507.50)	(64.44)%	$ 5,779.42	$ 3,937.55	($1,841.87)	(46.78)%	$ 9,450.00
Landscape									
5300-00 Landscape Contract	14,555.00	17,166.67	2,611.67	15.21 %	72,770.00	85,833.35	13,063.35	15.22 %	206,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	100.00 %	-	18,750.00	18,750.00	100.00 %	45,000.00
5310-00 Ground Maintenance	967.74	2,166.67	1,198.93	55.34 %	12,943.42	10,833.35	(2,110.07)	(19.48)%	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 %	-	208.35	208.35	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 %	-	416.65	416.65	100.00 %	1,000.00
5370-00 Sign Maintenance	150.44	-	(150.44)	0.00 %	150.44	-	(150.44)	0.00 %	-
5390-00 Landscape Other	-	1,041.67	1,041.67	100.00 %	-	5,208.35	5,208.35	100.00 %	12,500.00
Total Landscape	$ 15,673.18	$ 24,250.01	$ 8,576.83	35.37%	$124,183.47	$159,250.05	$35,066.58	22.02 %	$329,000.00

SUPERIOR Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

05/31/2026

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	$701.73	$2,125.00	$1,423.27	66.98 %	$1,446.76	$10,625.00	$9,178.24	86.38 %	$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	-	416.67	416.67	100.00 %	1,250.00	2,083.35	833.35	40.00 %	5,000.00
5460-00 Plumbing Maintenance	380.00	208.33	(171.67)	(82.40)%	2,990.19	1,041.65	(1,948.54)	(187.06)%	2,500.00
5470-00 Roof Maintenance	-	416.67	416.67	100.00 %	4,994.36	2,083.35	(2,911.01)	(139.73)%	5,000.00
5480-00 Other Maintenance	-	8.33	8.33	100.00 %	120.00	41.65	(78.35)	(188.12)%	100.00
Total Building/Maintenance	$1,081.73	$3,175.00	$2,093.27	65.93%	$18,801.31	$15,875.00	($2,926.31)	(18.43)%	$46,600.00
Pool									
5600-00 Pool Mgmt Contract	2,493.04	2,272.00	(221.04)	(9.73)%	7,962.88	5,112.00	(2,850.88)	(55.77)%	11,360.00
5610-00 Pool Maintenance	-	250.00	250.00	100.00 %	-	1,250.00	1,250.00	100.00 %	3,000.00
5620-00 Pool Supplies	209.14	41.67	(167.47)	(401.90)%	459.14	208.35	(250.79)	(120.37)%	500.00
5630-00 Pool Equipment	-	12.50	12.50	100.00 %	-	62.50	62.50	100.00 %	150.00
5640-00 Pool Furniture	-	166.67	166.67	100.00 %	-	833.35	833.35	100.00 %	2,000.00
Total Pool	$2,702.18	$2,742.84	$40.66	1.48%	$8,422.02	$7,466.20	($955.82)	(12.80)%	$17,010.00
Recreational									
5700-00 Clubhouse Expense	633.53	208.33	(425.20)	(204.10)%	1,323.29	1,041.65	(281.64)	(27.04)%	2,500.00
5710-00 Clubhouse Cleaning	1,000.00	200.00	(800.00)	(400.00)%	3,000.00	1,000.00	(2,000.00)	(200.00)%	2,400.00
5720-00 Clubhouse Furnishings	-	41.67	41.67	100.00 %	-	208.35	208.35	100.00 %	500.00
5900-00 Amenities	-	416.67	416.67	100.00 %	-	2,083.35	2,083.35	100.00 %	5,000.00
Total Recreational	$1,633.53	$866.67	($766.86)	(88.48)%	$4,323.29	$4,333.35	$10.06	0.23 %	$10,400.00
Utilities									
6000-00 Electric	1,138.14	1,083.33	(54.81)	(5.06)%	5,561.89	5,416.65	(145.24)	(2.68)%	13,000.00
6010-00 Gas	23.54	133.33	109.79	82.34 %	894.42	666.65	(227.77)	(34.17)%	1,600.00
6020-00 Phone/Internet	202.16	291.67	89.51	30.69 %	1,547.01	1,458.35	(88.66)	(6.08)%	3,500.00
6030-00 Trash Removal	4,200.00	4,333.33	133.33	3.08 %	21,000.00	21,666.65	666.65	3.08 %	52,000.00
6040-00 Water	61.39	83.33	21.94	26.33 %	306.95	416.65	109.70	26.33 %	1,000.00
Total Utilities	$5,625.23	$5,924.99	$299.76	5.06%	$29,310.27	$29,624.95	$314.68	1.06 %	$71,100.00
Administrative									
6200-00 Management Fees	2,800.00	2,833.33	33.33	1.18 %	14,000.00	14,166.65	166.65	1.18 %	34,000.00
6220-00 CPA Fees	-	125.00	125.00	100.00 %	-	625.00	625.00	100.00 %	1,500.00
6230-00 Insurance	-	6,000.00	6,000.00	100.00 %	5,685.00	6,000.00	315.00	5.25 %	6,000.00
6240-00 Legal Fees	-	291.67	291.67	100.00 %	2,179.75	1,458.35	(721.40)	(49.47)%	3,500.00
6250-00 Licenses - Software/Other	-	-	-	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	6,750.00	4,240.00	62.81 %	16,200.00
6280-00 Other Professional Fees	-	107.50	107.50	100.00 %	-	537.50	537.50	100.00 %	1,290.00
Total Administrative	$2,800.00	$10,707.50	$7,907.50	73.85%	$24,482.23	$29,537.50	$5,055.27	17.11 %	$63,990.00

SUPERIOR
Association Management, LLC

Income Statement - Operating

3 CHERRY WAY HOA, INC.

05/31/2026

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 %	$-	$78,583.35	$78,583.35	100.00 %	$188,600.00
6920-00 Concrete Reserve Expense	-	1,316.42	1,316.42	100.00 %	-	6,582.10	6,582.10	100.00 %	15,797.00
6925-00 Exterior Residence Maintenance	-	1,250.00	1,250.00	100.00 %	13,580.00	6,250.00	(7,330.00)	(117.28)%	15,000.00
6930-00 Landscape Reserve Expense	-	3,695.75	3,695.75	100.00 %	-	18,478.75	18,478.75	100.00 %	44,349.00
6960-00 Road Asph/Sdwlk Reserve Expense	-	1,418.25	1,418.25	100.00 %	-	7,091.25	7,091.25	100.00 %	17,019.00
Total Reserve Expense	$-	$23,397.09	$23,397.09	100.00%	$13,580.00	$116,985.45	$103,405.45	88.39 %	$280,765.00
Total OPERATING EXPENSE	**$30,810.86**	**$71,851.61**	**$41,040.75**	57.12%	**$228,882.01**	**$367,010.05**	**$138,128.04**	37.64 %	**$828,315.00**
Net Income:	**$25,118.61**	**($10,505.78)**	**$35,624.39**		**$63,195.26**	**($60,280.90)**	**$123,476.16**		**($92,165.00)**

	Invoice List	Date:	6/9/2026
	3 CHERRY WAY HOA, INC.	Time:	10:06 am
	Invoice Status - Paid	Page:	1
	Paid Date: 5/1/2026 - 5/31/2026		

SUPERIOR Association Management, LLC

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)							
05/01/2026	329687565 042026	05/01/2026	04/27/2026 Sharon Meyers	Paid (EFT)	05/01/26 Pay From Acct:***7105/Check#0 $202.16	$202.16 **Payment Type:** EFT	$ -
	60-6020-00 - Phone/Internet : Phone/Internet						
05/01/2026	140591382 042526	05/01/2026	05/01/2026 Sharon Meyers	Paid (EFT)	05/01/26 Pay From Acct:***7105/Check#0 $107.00	$107.00 **Payment Type:** EFT	-
	60-6020-00 - Phone/Internet : Phone/Internet						
					AT&T(2) Total:	$ **309.16**	$ **0.00**
ATPM HOLDING COMPANY LLC							
05/06/2026	4651603	05/01/2026	05/05/2026 Laura Marx	Paid (ACH)	05/06/26 Pay From Acct:***7105/Check#0 $2,493.04	$2,493.04 **Payment Type:** ACH	-
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract						
05/19/2026	4683789	05/15/2026	05/18/2026 Laura Marx	Paid (ACH)	05/19/26 Pay From Acct:***7105/Check#0 $209.14	$209.14 **Payment Type:** ACH	-
	56-5620-00 - Pool Supplies : Pool Supplies						
					ATPM HOLDING COMPANY LLC Total:	$ **2,702.18**	$ **0.00**
BUG OUT							
05/04/2026	95254929	05/01/2026	05/01/2026 Laura Marx	Paid (check)	05/04/26 Pay From Acct:***7105/Check#1370 $206.54	$206.54 **Payment Type:** Check	-
	57-5700-00 - Clubhouse Expense : Clubhouse Expense						
					BUG OUT Total:	$ **206.54**	$ **0.00**
BUSY BEES DISPOSAL INC.							
05/05/2026	2026-6993	05/01/2026	05/05/2026 Laura Marx	Paid (check)	05/05/26 Pay From Acct:***7105/Check#1372 $4,200.00	$4,200.00 **Payment Type:** Check	-
	60-6030-00 - Trash Removal : Trash Removal						
					BUSY BEES DISPOSAL INC. Total:	$ **4,200.00**	$ **0.00**
CARD SERVICES CENTER							
05/01/2026	MAY 2026	05/01/2026	05/26/2026 Sharon Meyers	Paid (EFT)	05/01/26 Pay From Acct:***7105/Check#0	$1,984.59 **Payment Type:** EFT	-
	50-5100-00 - Admin Services : ADMIN SERVICES - GOOGLE ONE				$9.99		
	53-5370-00 - Sign Maintenance : SIGN MAINT - NO PARKING, NO PETS, NO SMOKING SIGNS				$150.44		
	57-5700-00 - Clubhouse Expense : CLUBHOUSE EXP - PICNIC TABLECLOTHS				$310.95		
	53-5310-00 - Ground Maintenance : GROUND MAINT - ENTRANCE FLOWERS				$133.64		
	53-5310-00 - Ground Maintenance : GROUND MAINT - SHRUBS				$66.01		
	54-5400-00 - Bldg Maintenance : BLDG MAINT - BRACKETS FOR STORAGE SHED				$26.73		
	57-5700-00 - Clubhouse Expense : CLUBHOUSE EXP - PAPER PRODUCTS, FEBREZE				$103.21		
	57-5700-00 - Clubhouse Expense : CLUBHOUSE EXP - WASHING MACHINE HOSE				$12.83		
	50-5110-00 - Admin Supplies : ADMIN SUPPLIES - PINK PAPER COPIES & COLOR COPIES				$1,170.79		

SUPERIOR
Association Management, LLC

Invoice List
3 CHERRY WAY HOA, INC.
Invoice Status - Paid
Paid Date: 5/1/2026 - 5/31/2026

Date:	6/9/2026
Time:	10:06 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
					CARD SERVICES CENTER Total:	**$ 1,984.59**	**$ 0.00**
ENERGY UNITED							
05/08/2026	2708491 050526	05/05/2026	05/08/2026 Sharon Meyers	Paid (EFT)	05/08/26 Pay From Acct:***7105/Check#0	$251.91 **Payment Type:** EFT	$ -
	60-6000-00 - Electric : Electric				$251.91		
05/15/2026	2708554 051426	05/14/2026	05/15/2026 Sharon Meyers	Paid (EFT)	05/15/26 Pay From Acct:***7105/Check#0	$61.05 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric				$61.05		
05/15/2026	2708536 051426	05/14/2026	05/15/2026 Sharon Meyers	Paid (EFT)	05/15/26 Pay From Acct:***7105/Check#0	$717.70 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric				$717.70		
05/20/2026	2708553 051926	05/19/2026	05/20/2026 Sharon Meyers	Paid (EFT)	05/20/26 Pay From Acct:***7105/Check#0	$107.48 **Payment Type:** EFT	-
	60-6000-00 - Electric : Electric				$107.48		
					ENERGY UNITED Total:	**$ 1,138.14**	**$ 0.00**
JLUGOSERVICELLC							
05/06/2026	10172587	05/01/2026	05/05/2026 Laura Marx	Paid (ACH)	05/06/26 Pay From Acct:***7105/Check#0	$380.00 **Payment Type:** ACH	-
	54-5460-00 - Plumbing Maintenance : Plumbing Maintenance - Water leak investigation & repairs				$380.00		
					JLUGOSERVICELLC Total:	**$ 380.00**	**$ 0.00**
LINCOLN COUNTY DEPT OF FINANCE							
05/12/2026	1646554	05/01/2026	05/12/2026 Sharon Meyers	Paid (EFT)	05/12/26 Pay From Acct:***7105/Check#0	$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							
05/04/2026	2752	05/01/2026	04/30/2026 Laura Marx	Paid (check)	05/04/26 Pay From Acct:***7105/Check#1371	$15,275.00 **Payment Type:** Check	-
	53-5300-00 - Landscape Contract : Landscape Contract				$14,555.00		
	53-5310-00 - Ground Maintenance : Ground Maintenance - Clean up wood line				$720.00		
05/26/2026	2848	05/19/2026	05/22/2026 Laura Marx	Paid (check)	05/26/26 Pay From Acct:***7105/Check#1376	$675.00 **Payment Type:** Check	-
	54-5400-00 - Bldg Maintenance : Ground Maintenance - Brush & Stump removal due to auto accident				$675.00		
					LINCOLN LANDSCAPE LLC Total:	**$ 15,950.00**	**$ 0.00**
PATRICIA LACOURSE							

SUPERIOR Association Management, LLC

Payment Type: All

Paid Date	Invoice Number	Invoice Date	Auth Date / Auth User	Status	Last Payment	Invoice Amount / Payment Type	Balance Due
05/26/2026	REIMBURSE 052426	05/24/2026	05/26/2026 Sharon Meyers	Paid (check)	05/26/26 Pay From Acct:***7105/Check#1375	$71.07 Payment Type: Check	$ -
	50-5110-00 - Admin Supplies : Admin Supplies - Keyboard & Mouse				$22.98		
	53-5310-00 - Ground Maintenance : Ground Maintenance - Weed Killer & Sprayer				$48.09		
					PATRICIA LACOURSE Total:	**$ 71.07**	**$ 0.00**
PIEDMONT NATURAL GAS							
05/11/2026	610011027060 050826	05/08/2026	05/11/2026 Sharon Meyers	Paid (EFT)	05/11/26 Pay From Acct:***7105/Check#0	$23.54 Payment Type: EFT	-
	60-6010-00 - Gas : Gas				$23.54		
					PIEDMONT NATURAL GAS Total:	**$ 23.54**	**$ 0.00**
SANTOS MILLIAM QUINTO GARCIA							
05/06/2026	6848	05/03/2026	05/05/2026 Laura Marx	Paid (check)	05/06/26 Pay From Acct:***7105/Check#1373	$1,000.00 Payment Type: Check	-
	57-5710-00 - Clubhouse Cleaning : Clubhouse Cleaning				$1,000.00		
					SANTOS MILLIAM QUINTO GARCIA Total:	**$ 1,000.00**	**$ 0.00**
SUPERIOR ASSOCIATION MGMT							
05/01/2026	113738	05/01/2026	05/01/2026 Andrea Reichan	Paid (ACH)	05/01/26 Pay From Acct:***7105/Check#0	$2,800.00 Payment Type: ACH	-
	62-6200-00 - Management Fees : Management Fee				$2,800.00		
05/01/2026	114001	05/01/2026		Paid (ACH)	05/01/26 Pay From Acct:***7105/Check#0	$91.25 Payment Type: ACH	-
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300R8111				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300BC8409				$18.75		
	50-5010-00 - Del Fee Split : Late Fees - Account - 4300S2367				$18.75		
	50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - APRIL				$35.00		
					SUPERIOR ASSOCIATION MGMT Total:	**$ 2,891.25**	**$ 0.00**
					3 CHERRY WAY HOA, INC. 20 Invoice(s) Totaling:	**$ 30,917.86**	**$ 0.00**
					GRAND 20 Invoice(s) Totaling:	**$30,917.86**	**$ 0.00**

3CW Board of Director and General Membership Meeting Schedule 2026

DATE	TIME	LOCATION	MEETING TYPE
2026			
Tuesday, February 10	11:00 AM	3CW Community Clubhouse	BOD
Tuesday, May 12	***1:00 PM***	3CW Community Clubhouse	***General Membership Meeting***
Tuesday, June 9	9:30 AM	3CW Community Clubhouse	BOD
Thursday, September 10	9:30 AM	3CW Community Clubhouse	BOD
Tuesday, November 10	***1:00 PM***	3CW Community Clubhouse	***General Membership Meeting***
Tuesday, December 8	9:30 am	3CW Community Clubhouse	BOD

Please note: ***There may be other meetings scheduled periodically throughout the year. The BOD will notify the community of any additional meetings as they come up.***

Three Cherry Way HOA Community Meeting Minutes

Date: June 9, 2026

Call to Order

The meeting was called to order by Cindy Dubac, Board President at 10am at the 3 Cherry Way Clubhouse.

ROLL CALL:

OFFICE	OFFICER	ATTENDANCE
President	Cindy Dubac	Yes
Vice President	Frank Coletto	Yes
Treasurer	Curt Hendricks	Yes
Recording Secretary	Marge Barnes	No
Corresponding Secretary	Patricia LaCourse	Yes

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1. Clubhouse Parking Lot Traffic Pattern

The Board discussed safety concerns and traffic flow within the clubhouse parking lot. Members noted that parking inconsistencies create challenges and reduce available parking spaces.

Motion: Approve the revised clubhouse parking lot traffic pattern guidelines.
Vote: Motion carried.
Result: Traffic pattern guidelines approved.

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2. Roof Repair Approvals

8520 and 8518 Crystalina

The Board reviewed a roof repair proposal.

- Cost: $2,480
- Not to exceed: $2,500

Discussion included the importance of proper attic ventilation and preventative roof maintenance.

Motion: Approve roof repairs at 8520 and 8518 Crystalina.
Vote: Motion carried.
Result: Repairs approved.

2006 Surefire

The Board reviewed a roof repair proposal.

- Quoted Cost: $2,280
- Not to exceed: $2,330

The Board reiterated its policy of addressing exterior maintenance issues before they become major leaks or cause interior damage.

Motion: Approve roof repairs at 20606 Surefire.
Vote: Motion carried.
Result: Repairs approved.

8126 Attica

The Board reviewed a roof repair proposal.

- Quoted Cost: $1,480
- Not to exceed: $1,500

Motion: Approve roof repairs at 826 Attica.
Vote: Motion carried.
Result: Repairs approved.

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3. Landscaping Standards and Guidelines Amendment

The Board reviewed proposed changes to the landscaping guidelines regarding outdoor cooking appliances.

Proposed Change

Current language stating outdoor cooking appliances "should be covered" when not in use was amended to state they "must be covered."

Rationale

- Protects grills and cooking appliances from weather-related deterioration.
- Helps deter wildlife and pests.
- Improves community appearance and property values.

Residents discussed enforcement and clarification regarding multiple outdoor cooking appliances.

Motion: Approve amendment to landscaping guidelines requiring outdoor cooking appliances to be covered when not in use.
Vote: Motion carried.
Result: Landscaping guideline amendment approved.

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4. Reserve Fund Discussion

The Board discussed the use of reserve funds for community infrastructure and repair projects.

Topics included:

- Reserve funding requirements.
- Attorney guidance regarding reserve fund usage.
- Procedures for transferring reserve funds to pay approved vendor invoices.
- Long-term planning and budgeting.

The Board emphasized that reserve funds may be used for approved capital and maintenance projects and that expenditures will continue to be evaluated on a project-by-project basis.

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5. Community Repair and Maintenance Projects

The Board discussed:

- Burn/drainage area repair planning.
- Concrete and sidewalk repairs.
- Street repair projects.
- Roof repair program updates.
- Ongoing efforts to obtain multiple contractor quotes before approving work.

The Board noted its commitment to addressing issues proactively and obtaining competitive pricing.

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6. Board Responsibilities Report

Board members provided an overview of their assigned responsibilities, including:

- Financial oversight and reserve study management.
- CPA and accounting coordination.
- Election administration.
- Website management and modernization efforts.
- Cloud document storage and records management.
- Pool operations oversight.
- Streetlight and electrical issue coordination.
- Roofing, drainage, concrete, and exterior maintenance projects.
- Vendor and contractor management.
- Mailbox and clubhouse administration.
- Landscaping contract oversight.
- Grinder pump inspection and maintenance coordination.

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7. Community Updates

Home Sales

The Board reported:

- One home under contract.
- Two homes listed for sale.
- Average home sale value approximately $424,667.

Pest Control Contract

The Board reviewed pest control service options and determined that the current provider remains the more cost-effective choice at this time.

Pool and Facility Maintenance

The Board discussed:

- Pool perimeter lighting failures occurring during rain events.
- Obtaining repair quotes for electrical issues.

- Potential replacement of pool filter motor.
- Chlorine generator issues requiring further evaluation.

Communications

The Board announced that the community newsletter will be renamed the **Monthly Board Update** to better reflect its purpose. Future non-emergency decisions and updates will be communicated through this publication.

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8. Sidewalk and Concrete Repairs

The Board reported:

- Multiple quotes are being obtained.
- Priority will be given to repairs involving safety hazards.
- Smaller repairs may be completed before larger replacement projects depending on contractor availability.

Homeowner Forum

Homeowners raised questions and concerns regarding:

- Landscaping maintenance practices.
- Contractor performance.
- Sidewalk conditions.
- Communication processes.
- Community improvement priorities.

The Board encouraged residents to continue submitting concerns and suggestions via email for review and follow-up.

Adjournment

With no further business to discuss, the June 9, 2026, Community Meeting of the Three Cherry Way HOA was adjourned.