



# **Financial Report Package**

**December 2025**

**Prepared for**

**3 CHERRY WAY HOA, INC.**

**By**

**Superior Association Management**



**Balance Sheet - Operating**  
3 CHERRY WAY HOA, INC.  
End Date: 12/31/2025

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**Assets**

Assets

10-1000-00 Operations - SouthState - X7105	\$60,921.01	
10-1020-00 Pre Reserve - SouthState - X7108	43,732.79	
10-1050-00 SA Stone - CD - X2874	1,374,597.28	
	<u>1,479,251.08</u>	
Total Assets:		<u>\$1,479,251.08</u>

Accounts Receivable

12-1270-00 Accounts Receivable	2,034.41	
	<u>2,034.41</u>	
Total Accounts Receivable:		<u>\$2,034.41</u>

**Total Assets:**

**\$1,481,285.49**

**Liabilities & Equity**

Liabilities

20-2070-00 Prepaid Dues	53,147.97	
	<u>53,147.97</u>	
Total Liabilities:		<u>\$53,147.97</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>

Net Income Gain / Loss	173,558.92	
	<u>173,558.92</u>	
		<u>\$173,558.92</u>

**Total Liabilities & Equity:**

**\$1,481,285.49**



**Income Statement Summary - Operating**

3 CHERRY WAY HOA, INC.

Fiscal Period: December 2025

Date: 1/19/2026

Time: 11:31 am

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>OPERATING INCOME</b>													
<b>Income</b>													
3010-00 Homeowner Assessment	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00	\$ 612,000.00
3015-00 STORAGE ASSESSMENT	570.00	480.00	540.00	540.00	540.00	570.00	540.00	510.00	450.00	450.00	510.00	450.00	6,150.00
3085-00 NSF Fees	-	( 6.00)	-	-	-	( 6.00)	-	-	-	( 6.00)	35.00	-	17.00
3100-00 Late Fee Income	128.38	50.45	150.00	104.80	5.25	154.35	134.63	207.91	154.52	( 101.08)	84.48	158.79	1,232.48
3140-00 Clubhouse Rental	125.00	-	( 75.00)	-	-	125.00	( 100.00)	-	-	-	-	-	75.00
3310-00 Interest Income	4,267.56	4,489.33	4,119.28	4,561.57	4,359.66	4,441.38	4,335.13	4,525.81	4,445.71	4,278.36	4,738.45	4,480.55	53,042.79
3320-00 Gain / Loss - CD Market Value	( 7,933.62)	( 4,244.71)	8,609.22	4,987.71	( 7,462.26)	( 50.50)	6,298.17	2,594.02	12,483.21	( 3,764.41)	( 3,122.35)	222.17	8,616.65
<b>Total Income</b>	<b>48,157.32</b>	<b>51,769.07</b>	<b>64,343.50</b>	<b>61,194.08</b>	<b>48,442.65</b>	<b>56,234.23</b>	<b>62,207.93</b>	<b>58,837.74</b>	<b>68,533.44</b>	<b>51,856.87</b>	<b>53,245.58</b>	<b>56,311.51</b>	<b>681,133.92</b>
<b>Total OPERATING INCOME</b>	<b>48,157.32</b>	<b>51,769.07</b>	<b>64,343.50</b>	<b>61,194.08</b>	<b>48,442.65</b>	<b>56,234.23</b>	<b>62,207.93</b>	<b>58,837.74</b>	<b>68,533.44</b>	<b>51,856.87</b>	<b>53,245.58</b>	<b>56,311.51</b>	<b>681,133.92</b>
<b>OPERATING EXPENSE</b>													
<b>Contract</b>													
5010-00 Del Fee Split	76.69	96.63	37.50	93.75	78.60	4.50	27.02	79.05	191.34	194.72	-	( 81.23)	798.57
5050-00 NSF Expense	4.20	-	( 4.20)	-	-	-	-	-	-	-	-	-	24.50
5100-00 Admin Services	44.99	35.00	54.98	35.00	44.99	44.99	44.99	44.99	44.99	44.99	9.99	89.98	539.88
5110-00 Admin Supplies	-	-	36.15	-	210.66	55.64	-	-	114.37	19.81	613.52	125.61	1,175.76
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
<b>Total Contract</b>	<b>125.88</b>	<b>131.63</b>	<b>650.99</b>	<b>144.75</b>	<b>334.25</b>	<b>209.13</b>	<b>112.01</b>	<b>172.04</b>	<b>158.70</b>	<b>259.52</b>	<b>623.51</b>	<b>158.86</b>	<b>3,081.27</b>
<b>Landscape</b>													
5300-00 Landscape Contract	-	14,550.00	14,550.00	-	54,420.00	14,550.00	-	29,100.00	14,555.00	14,550.00	14,550.00	14,550.00	185,375.00
5305-00 Drainage Repairs	-	18,890.00	-	6,920.00	-	-	13,010.00	3,450.00	2,300.00	11,700.00	-	-	56,270.00
5310-00 Ground Maintenance	348.29	2,607.50	-	6,230.82	10,967.44	8,868.20	1,597.96	6,829.08	360.00	657.16	9,200.00	690.00	48,356.45
5320-00 Fence Maintenance	-	-	-	-	-	-	450.00	-	-	-	-	2,339.13	2,789.13
5350-00 Lighting Maintenance	-	-	-	-	1,753.11	-	-	-	-	-	-	-	1,753.11
<b>Total Landscape</b>	<b>348.29</b>	<b>36,047.50</b>	<b>14,550.00</b>	<b>13,150.82</b>	<b>67,140.55</b>	<b>23,418.20</b>	<b>15,057.96</b>	<b>39,379.08</b>	<b>17,215.00</b>	<b>26,907.16</b>	<b>23,750.00</b>	<b>17,579.13</b>	<b>294,543.69</b>
<b>Building/Maintenance</b>													
5400-00 Bldg Maintenance	2,035.14	-	4,305.41	445.27	15,507.47	1,888.48	9,177.13	1,037.90	-	464.75	250.00	708.31	35,819.86
5420-00 Pest Control / Termite Bond	-	-	-	-	183.96	8,000.00	-	-	-	206.54	-	-	8,390.50
5450-00 Paint Inter/Exterior	-	-	-	-	-	-	-	4,151.60	944.01	-	-	-	5,095.61
5460-00 Plumbing Maintenance	-	-	-	-	-	3,400.00	-	-	-	-	-	880.00	4,280.00
5470-00 Roof Maintenance	-	-	-	-	800.00	1,121.62	-	1,165.00	712.00	341.87	-	1,175.00	5,315.49
5480-00 Other Maintenance	-	-	32.09	-	-	-	29.05	-	-	28.55	-	-	89.69
<b>Total Building/Maintenance</b>	<b>2,035.14</b>	<b>-</b>	<b>4,337.50</b>	<b>445.27</b>	<b>16,491.43</b>	<b>14,410.10</b>	<b>9,206.18</b>	<b>6,354.50</b>	<b>1,656.01</b>	<b>1,041.71</b>	<b>250.00</b>	<b>2,763.31</b>	<b>58,991.15</b>
<b>Pool</b>													
5600-00 Pool Mgmt Contract	607.76	1,215.52	1,552.57	2,431.04	2,431.04	2,431.04	1,215.52	607.76	-	-	-	-	12,492.25
5610-00 Pool Maintenance	-	250.00	-	4,686.60	-	-	723.58	-	-	240.75	-	-	5,900.93
5620-00 Pool Supplies	-	-	-	-	-	-	112.97	-	-	-	-	-	112.97
5630-00 Pool Equipment	-	-	-	269.64	-	42.79	-	-	-	-	-	-	312.43
<b>Total Pool</b>	<b>607.76</b>	<b>1,465.52</b>	<b>1,552.57</b>	<b>7,387.28</b>	<b>2,431.04</b>	<b>2,473.83</b>	<b>2,052.07</b>	<b>607.76</b>	<b>-</b>	<b>240.75</b>	<b>-</b>	<b>-</b>	<b>18,818.58</b>



**Income Statement Summary - Operating**

3 CHERRY WAY HOA, INC.

Fiscal Period: December 2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Recreational</b>													
5700-00 Clubhouse Expense	\$214.47	\$-	\$1,118.48	\$92.00	\$626.17	\$202.79	\$54.54	(\$107.88)	\$1,174.66	\$298.78	\$195.89	\$732.30	\$4,602.20
5710-00 Clubhouse Cleaning	-	-	-	-	800.00	680.00	-	-	1,000.00	-	-	-	2,480.00
<b>Total Recreational</b>	<b>214.47</b>	<b>-</b>	<b>1,118.48</b>	<b>92.00</b>	<b>1,426.17</b>	<b>882.79</b>	<b>54.54</b>	<b>(107.88)</b>	<b>2,174.66</b>	<b>298.78</b>	<b>195.89</b>	<b>732.30</b>	<b>7,082.20</b>
<b>Utilities</b>													
6000-00 Electric	1,061.91	1,072.12	1,099.52	1,081.60	1,229.79	1,085.77	1,137.36	1,208.88	1,130.49	1,084.88	246.09	1,789.08	13,227.49
6010-00 Gas	303.67	309.69	215.40	79.11	35.35	25.03	23.54	23.54	25.03	23.54	45.95	126.05	1,235.90
6020-00 Phone/Internet	203.30	203.30	203.30	203.30	203.30	203.30	203.30	508.39	255.24	290.17	288.22	326.02	3,091.14
6030-00 Trash Removal	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	43,200.00
6040-00 Water	56.84	56.84	56.84	56.84	56.84	56.84	56.84	140.80	61.39	61.39	61.39	61.39	784.24
<b>Total Utilities</b>	<b>5,225.72</b>	<b>5,241.95</b>	<b>5,175.06</b>	<b>5,020.85</b>	<b>5,125.28</b>	<b>4,970.94</b>	<b>5,021.04</b>	<b>5,481.61</b>	<b>5,072.15</b>	<b>5,059.98</b>	<b>4,241.65</b>	<b>5,902.54</b>	<b>61,538.77</b>
<b>Administrative</b>													
6200-00 Management Fees	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	2,834.00	34,008.00
6220-00 CPA Fees	-	-	-	-	-	-	-	-	-	-	-	790.00	790.00
6230-00 Insurance	-	-	-	-	1,280.00	-	-	4,187.00	-	-	-	-	5,467.00
6240-00 Legal Fees	297.50	-	393.75	112.50	112.50	-	296.25	276.50	-	197.50	118.50	138.25	1,943.25
6250-00 Licenses - Software/Other	-	-	-	-	-	-	-	-	-	1,040.00	-	-	1,040.00
6260-00 Taxes - Income/Other	(5,222.84)	-	-	25,141.00	-	-	-	140.00	-	-	-	-	20,058.16
6280-00 Other Professional Fees	-	-	-	-	-	-	-	-	212.93	-	-	-	212.93
<b>Total Administrative</b>	<b>(2,091.34)</b>	<b>2,834.00</b>	<b>3,227.75</b>	<b>28,087.50</b>	<b>4,226.50</b>	<b>2,834.00</b>	<b>3,130.25</b>	<b>7,437.50</b>	<b>3,046.93</b>	<b>4,071.50</b>	<b>2,952.50</b>	<b>3,762.25</b>	<b>63,519.34</b>
<b>Total OPERATING EXPENSE</b>	<b>6,465.92</b>	<b>45,720.60</b>	<b>30,612.35</b>	<b>54,328.47</b>	<b>97,175.22</b>	<b>49,198.99</b>	<b>34,634.05</b>	<b>59,324.61</b>	<b>29,323.45</b>	<b>37,879.40</b>	<b>32,013.55</b>	<b>30,898.39</b>	<b>507,575.00</b>
<b>Net Income:</b>	<b>41,691.40</b>	<b>6,048.47</b>	<b>33,731.15</b>	<b>6,865.61</b>	<b>(48,732.57)</b>	<b>7,035.24</b>	<b>27,573.88</b>	<b>(486.87)</b>	<b>39,209.99</b>	<b>13,977.47</b>	<b>21,232.03</b>	<b>25,413.12</b>	<b>173,558.92</b>



**Income Statement - Operating**

3 CHERRY WAY HOA, INC.

12/31/2025

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Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>OPERATING INCOME</b>									
<b>Income</b>									
3010-00 Homeowner Assessment	\$ 51,000.00	\$ 50,987.50	\$ 12.50	0.02 %	\$612,000.00	\$611,850.00	\$ 150.00	0.02 %	\$611,850.00
3015-00 STORAGE ASSESSMENT	450.00	600.00	( 150.00)	(25.00)%	6,150.00	7,200.00	( 1,050.00)	(14.58)%	7,200.00
3040-00 Status Letter Fee	-	16.63	( 16.63)	(100.00)%	-	200.00	( 200.00)	(100.00)%	200.00
3085-00 NSF Fees	-	-	-	0.00 %	17.00	-	17.00	0.00 %	-
3100-00 Late Fee Income	158.79	208.37	( 49.58)	(23.79)%	1,232.48	2,500.00	( 1,267.52)	(50.70)%	2,500.00
3140-00 Clubhouse Rental	-	16.63	( 16.63)	(100.00)%	75.00	200.00	( 125.00)	(62.50)%	200.00
3310-00 Interest Income	4,480.55	4,500.00	( 19.45)	(0.43)%	53,042.79	54,000.00	( 957.21)	(1.77)%	54,000.00
3320-00 Gain / Loss - CD Market Value	222.17	-	222.17	0.00 %	8,616.65	-	8,616.65	0.00 %	-
<b>Total Income</b>	<b>\$ 56,311.51</b>	<b>\$ 56,329.13</b>	<b>(\$ 17.62)</b>	<b>(0.03)%</b>	<b>\$681,133.92</b>	<b>\$675,950.00</b>	<b>\$5,183.92</b>	<b>0.77 %</b>	<b>\$675,950.00</b>
<b>Total OPERATING INCOME</b>	<b>\$ 56,311.51</b>	<b>\$ 56,329.13</b>	<b>(\$ 17.62)</b>	<b>(0.03)%</b>	<b>\$681,133.92</b>	<b>\$ 675,950.00</b>	<b>\$ 5,183.92</b>	<b>0.77 %</b>	<b>\$675,950.00</b>
<b>OPERATING EXPENSE</b>									
<b>Contract</b>									
5010-00 Del Fee Split	( 81.23)	166.63	247.86	148.75 %	798.57	2,000.00	1,201.43	60.07 %	2,000.00
5050-00 NSF Expense	24.50	-	( 24.50)	0.00 %	24.50	-	( 24.50)	0.00 %	-
5100-00 Admin Services	89.98	41.63	( 48.35)	(116.14)%	539.88	500.00	( 39.88)	(7.98)%	500.00
5110-00 Admin Supplies	125.61	83.37	( 42.24)	(50.67)%	1,175.76	1,000.00	( 175.76)	(17.58)%	1,000.00
5130-00 Bank Service Charge	-	4.13	4.13	100.00 %	165.31	50.00	( 115.31)	(230.62)%	50.00
5150-00 Meeting Expense	-	8.37	8.37	100.00 %	-	100.00	100.00	100.00 %	100.00
5170-00 Postage	-	4.13	4.13	100.00 %	-	50.00	50.00	100.00 %	50.00
5180-00 Social Expense	-	16.63	16.63	100.00 %	-	200.00	200.00	100.00 %	200.00
5190-00 Violation Letters	-	12.50	12.50	100.00 %	-	150.00	150.00	100.00 %	150.00
5200-00 Website	-	33.37	33.37	100.00 %	377.25	400.00	22.75	5.69 %	400.00
5220-00 Miscellaneous Expense	-	25.00	25.00	100.00 %	-	300.00	300.00	100.00 %	300.00
<b>Total Contract</b>	<b>\$ 158.86</b>	<b>\$ 395.76</b>	<b>\$ 236.90</b>	<b>59.86%</b>	<b>\$ 3,081.27</b>	<b>\$ 4,750.00</b>	<b>\$1,668.73</b>	<b>35.13 %</b>	<b>\$ 4,750.00</b>
<b>Landscape</b>									
5300-00 Landscape Contract	14,550.00	16,666.63	2,116.63	12.70 %	185,375.00	200,000.00	14,625.00	7.31 %	200,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	100.00 %	56,270.00	45,000.00	( 11,270.00)	(25.04)%	45,000.00
5310-00 Ground Maintenance	690.00	6,750.00	6,060.00	89.78 %	48,356.45	81,000.00	32,643.55	40.30 %	81,000.00
5320-00 Fence Maintenance	2,339.13	-	( 2,339.13)	0.00 %	2,789.13	-	( 2,789.13)	0.00 %	-
5350-00 Lighting Maintenance	-	83.37	83.37	100.00 %	1,753.11	1,000.00	( 753.11)	(75.31)%	1,000.00
<b>Total Landscape</b>	<b>\$ 17,579.13</b>	<b>\$ 27,250.00</b>	<b>\$ 9,670.87</b>	<b>35.49%</b>	<b>\$294,543.69</b>	<b>\$327,000.00</b>	<b>\$32,456.31</b>	<b>9.93 %</b>	<b>\$327,000.00</b>



**Income Statement - Operating**

3 CHERRY WAY HOA, INC.

12/31/2025

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Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Building/Maintenance</b>									
5400-00 Bldg Maintenance	\$708.31	\$833.37	\$125.06	15.01 %	\$35,819.86	\$10,000.00	(\$25,819.86)	(258.20)%	\$10,000.00
5410-00 Cleaning	-	416.63	416.63	100.00 %	-	5,000.00	5,000.00	100.00 %	5,000.00
5420-00 Pest Control / Termite Bond	-	666.63	666.63	100.00 %	8,390.50	8,000.00	(390.50)	(4.88)%	8,000.00
5450-00 Paint Inter/Exterior	-	500.00	500.00	100.00 %	5,095.61	6,000.00	904.39	15.07 %	6,000.00
5460-00 Plumbing Maintenance	880.00	208.37	(671.63)	(322.33)%	4,280.00	2,500.00	(1,780.00)	(71.20)%	2,500.00
5470-00 Roof Maintenance	1,175.00	500.00	(675.00)	(135.00)%	5,315.49	6,000.00	684.51	11.41 %	6,000.00
5480-00 Other Maintenance	-	-	-	0.00 %	89.69	-	(89.69)	0.00 %	-
<b>Total Building/Maintenance</b>	<b>\$2,763.31</b>	<b>\$3,125.00</b>	<b>\$361.69</b>	<b>11.57%</b>	<b>\$58,991.15</b>	<b>\$37,500.00</b>	<b>(\$21,491.15)</b>	<b>(57.31)%</b>	<b>\$37,500.00</b>
<b>Pool</b>									
5600-00 Pool Mgmt Contract	-	1,000.00	1,000.00	100.00 %	12,492.25	12,000.00	(492.25)	(4.10)%	12,000.00
5610-00 Pool Maintenance	-	83.37	83.37	100.00 %	5,900.93	1,000.00	(4,900.93)	(490.09)%	1,000.00
5620-00 Pool Supplies	-	66.63	66.63	100.00 %	112.97	800.00	687.03	85.88 %	800.00
5630-00 Pool Equipment	-	8.37	8.37	100.00 %	312.43	100.00	(212.43)	(212.43)%	100.00
<b>Total Pool</b>	<b>\$-</b>	<b>\$1,158.37</b>	<b>\$1,158.37</b>	<b>100.00%</b>	<b>\$18,818.58</b>	<b>\$13,900.00</b>	<b>(\$4,918.58)</b>	<b>(35.39)%</b>	<b>\$13,900.00</b>
<b>Recreational</b>									
5700-00 Clubhouse Expense	732.30	83.37	(648.93)	(778.37)%	4,602.20	1,000.00	(3,602.20)	(360.22)%	1,000.00
5710-00 Clubhouse Cleaning	-	200.00	200.00	100.00 %	2,480.00	2,400.00	(80.00)	(3.33)%	2,400.00
5720-00 Clubhouse Furnishings	-	83.37	83.37	100.00 %	-	1,000.00	1,000.00	100.00 %	1,000.00
<b>Total Recreational</b>	<b>\$732.30</b>	<b>\$366.74</b>	<b>(\$365.56)</b>	<b>(99.68)%</b>	<b>\$7,082.20</b>	<b>\$4,400.00</b>	<b>(\$2,682.20)</b>	<b>(60.96)%</b>	<b>\$4,400.00</b>
<b>Utilities</b>									
6000-00 Electric	1,789.08	1,083.37	(705.71)	(65.14)%	13,227.49	13,000.00	(227.49)	(1.75)%	13,000.00
6010-00 Gas	126.05	133.37	7.32	5.49 %	1,235.90	1,600.00	364.10	22.76 %	1,600.00
6020-00 Phone/Internet	326.02	291.63	(34.39)	(11.79)%	3,091.14	3,500.00	408.86	11.68 %	3,500.00
6030-00 Trash Removal	3,600.00	3,750.00	150.00	4.00 %	43,200.00	45,000.00	1,800.00	4.00 %	45,000.00
6040-00 Water	61.39	83.37	21.98	26.36 %	784.24	1,000.00	215.76	21.58 %	1,000.00
<b>Total Utilities</b>	<b>\$5,902.54</b>	<b>\$5,341.74</b>	<b>(\$560.80)</b>	<b>(10.50)%</b>	<b>\$61,538.77</b>	<b>\$64,100.00</b>	<b>\$2,561.23</b>	<b>4.00 %</b>	<b>\$64,100.00</b>
<b>Administrative</b>									
6200-00 Management Fees	2,834.00	2,833.37	(0.63)	(0.02)%	34,008.00	34,000.00	(8.00)	(0.02)%	34,000.00
6220-00 CPA Fees	790.00	-	(790.00)	0.00 %	790.00	1,000.00	210.00	21.00 %	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	138.25	416.63	278.38	66.82 %	1,943.25	5,000.00	3,056.75	61.14 %	5,000.00
6250-00 Licenses - Software/Other	-	-	-	0.00 %	1,040.00	-	(1,040.00)	0.00 %	-
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	-	208.37	208.37	100.00 %	212.93	2,500.00	2,287.07	91.48 %	2,500.00
<b>Total Administrative</b>	<b>\$3,762.25</b>	<b>\$3,458.37</b>	<b>(\$303.88)</b>	<b>(8.79)%</b>	<b>\$63,519.34</b>	<b>\$70,000.00</b>	<b>\$6,480.66</b>	<b>9.26 %</b>	<b>\$70,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$30,898.39</b>	<b>\$41,095.98</b>	<b>\$10,197.59</b>	<b>24.81%</b>	<b>\$507,575.00</b>	<b>\$521,650.00</b>	<b>\$14,075.00</b>	<b>2.70 %</b>	<b>\$521,650.00</b>
<b>Net Income:</b>	<b>\$25,413.12</b>	<b>\$15,233.15</b>	<b>\$10,179.97</b>		<b>\$173,558.92</b>	<b>\$154,300.00</b>	<b>\$19,258.92</b>		<b>\$154,300.00</b>



**Invoice List**  
 3 CHERRY WAY HOA, INC.  
 Invoice Status - Paid  
 Paid Date: 12/1/2025 - 12/31/2025  
 Payment Type: All

Date: 1/19/2026  
 Time: 11:32 am  
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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
<b>AT&amp;T(2)</b>							
12/01/2025		12/01/2025	12/01/2025 Kathryn Tedesco	Paid (EFT)		\$202.62 Payment Type: EFT	\$ -
	60-6020-00 - Phone/Internet : Phone/Internet				12/01/25 Pay From Acct:***7105/Check#0	\$202.62	
12/05/2025		12/04/2025	12/05/2025 Kathryn Tedesco	Paid (EFT)		\$123.40 Payment Type: EFT	\$ -
	60-6020-00 - Phone/Internet : Phone/Internet				12/05/25 Pay From Acct:***7105/Check#0	\$123.40	
<b>AT&amp;T(2) Total:</b>						<b>\$ 326.02</b>	<b>\$ 0.00</b>
<b>BUSY BEES DISPOSAL INC.</b>							
12/02/2025	2025-18875	12/02/2025	12/02/2025 Laura Marx	Paid (check)		\$3,600.00 Payment Type: Check	\$ -
	60-6030-00 - Trash Removal : Trash Removal				12/02/25 Pay From Acct:***7105/Check#1309	\$3,600.00	
<b>BUSY BEES DISPOSAL INC. Total:</b>						<b>\$ 3,600.00</b>	<b>\$ 0.00</b>
<b>CARD SERVICES CENTER</b>							
12/02/2025	11-09-2025	12/01/2025	11/20/2025 Kathryn Tedesco 11/19/2025 Laura Marx	Paid (EFT)		\$1,397.67 Payment Type: EFT	\$ -
	50-5100-00 - Admin Services : GOOGLE ONE				12/02/25 Pay From Acct:***7105/Check#0	\$9.99	
	50-5110-00 - Admin Supplies : COPY PAPER					\$125.61	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE - COFFEE MAKER					\$92.50	
	53-5310-00 - Ground Maintenance : FENCE					\$1,169.57	
12/31/2025	DECEMBER	12/31/2025	01/14/2026 Katie Johnson	Paid (check)		\$378.82 Payment Type: Check	\$ -
	50-5100-00 - Admin Services : GOOGLE ONE				12/31/25 Pay From Acct:***7105/Check#1328	\$9.99	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE SAMS CLUB					\$41.53	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE CHRISTMAS DECORATIONS					\$108.42	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE SAMS CLUB					\$67.91	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE - BLINDS (LOWES)					\$105.91	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE - AMAZON					\$18.56	
	57-5700-00 - Clubhouse Expense : CLUBHOUSE - AMAZON					\$26.50	
<b>CARD SERVICES CENTER Total:</b>						<b>\$ 1,776.49</b>	<b>\$ 0.00</b>
<b>COFFEY, LOVINS &amp; COMPANY, PLLC</b>							
12/05/2025	6330	12/03/2025	12/04/2025 Laura Marx	Paid (check)		\$200.00 Payment Type: Check	\$ -
	62-6220-00 - CPA Fees : CPA Fees				12/05/25 Pay From Acct:***7105/Check#1313	\$200.00	
12/05/2025	6329	12/03/2025	12/04/2025 Laura Marx	Paid (check)		\$590.00 Payment Type: Check	\$ -
	62-6220-00 - CPA Fees : CPA Fees				12/05/25 Pay From Acct:***7105/Check#1314	\$590.00	
<b>COFFEY, LOVINS &amp; COMPANY, PLLC Total:</b>						<b>\$ 790.00</b>	<b>\$ 0.00</b>
<b>DONNA KELLY</b>							



**Invoice List**  
 3 CHERRY WAY HOA, INC.  
 Invoice Status - Paid  
 Paid Date: 12/1/2025 - 12/31/2025  
 Payment Type: All

Date: 1/19/2026  
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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
12/02/2025	11-25-2025 DK	12/01/2025	12/02/2025 Laura Marx	Paid (check)		\$270.97 Payment Type: Check	\$ -
					12/02/25 Pay From Acct:***7105/Check#1308		
					57-5700-00 - Clubhouse Expense : Clubhouse Expense	\$270.97	
<b>DONNA KELLY Total:</b>						<b>\$ 270.97</b>	<b>\$ 0.00</b>

**ENERGY UNITED**

12/01/2025		12/01/2025	11/20/2025 Kathryn Tedesco	Paid (EFT)		\$712.41 Payment Type: EFT	-
					12/01/25 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$712.41	
12/01/2025		12/01/2025	11/20/2025 Kathryn Tedesco	Paid (EFT)		\$63.37 Payment Type: EFT	-
					12/01/25 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$63.37	
12/01/2025		12/01/2025	11/20/2025 Kathryn Tedesco	Paid (EFT)		\$69.28 Payment Type: EFT	-
					12/01/25 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$69.28	
12/08/2025		12/08/2025	12/08/2025 Kathryn Tedesco	Paid (EFT)		\$135.87 Payment Type: EFT	-
					12/08/25 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$135.87	
12/29/2025		12/29/2025	12/29/2025 Katie Johnson	Paid (EFT)		\$668.71 Payment Type: EFT	-
					12/29/25 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$668.71	
12/29/2025		12/29/2025	01/02/2026 Katie Johnson	Paid (EFT)		\$78.48 Payment Type: EFT	-
					12/29/25 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$78.48	
12/30/2025		12/29/2025	12/29/2025 Katie Johnson	Paid (EFT)		\$60.96 Payment Type: EFT	-
					12/30/25 Pay From Acct:***7105/Check#0		
					60-6000-00 - Electric : Electric	\$60.96	
<b>ENERGY UNITED Total:</b>						<b>\$ 1,789.08</b>	<b>\$ 0.00</b>

**HEATH EDLER**

12/09/2025	1169	12/08/2025	12/08/2025 Laura Marx	Paid (check)		\$225.00 Payment Type: Check	-
					12/09/25 Pay From Acct:***7105/Check#1316		
					54-5400-00 - Bldg Maintenance : Bldg Maintenance	\$225.00	
<b>HEATH EDLER Total:</b>						<b>\$ 225.00</b>	<b>\$ 0.00</b>

**LAKE NORMAN SEWER & SEPTIC SERVICES**

12/04/2025	141918	12/01/2025	12/02/2025 Laura Marx	Paid (check)		\$220.00 Payment Type: Check	-
					12/04/25 Pay From Acct:***7105/Check#1310		
					54-5460-00 - Plumbing Maintenance : Plumbing Maintenance	\$220.00	
12/04/2025	141919	12/01/2025	12/02/2025 Laura Marx	Paid (check)		\$220.00 Payment Type: Check	-
					12/04/25 Pay From Acct:***7105/Check#1310		
					54-5460-00 - Plumbing Maintenance : Plumbing Maintenance	\$220.00	



**Invoice List**  
 3 CHERRY WAY HOA, INC.  
 Invoice Status - Paid  
 Paid Date: 12/1/2025 - 12/31/2025

Payment Type: All

Date: 1/19/2026  
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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
12/04/2025	141920	12/01/2025	12/02/2025 Laura Marx	Paid (check)	12/04/25 Pay From Acct:***7105/Check#1311	\$220.00 Payment Type: Check	\$ -
					54-5460-00 - Plumbing Maintenance : Plumbing Maintenance	\$220.00	
12/04/2025	141921	12/01/2025	12/02/2025 Laura Marx	Paid (check)	12/04/25 Pay From Acct:***7105/Check#1312	\$220.00 Payment Type: Check	-
					54-5460-00 - Plumbing Maintenance : Plumbing Maintenance	\$220.00	
<b>LAKE NORMAN SEWER &amp; SEPTIC SERVICES Total:</b>						<b>\$ 880.00</b>	<b>\$ 0.00</b>
<b>LANDMARK FENCES OF LAKE NORMAN INC</b>							
12/19/2025	5431	12/18/2025	12/18/2025 Laura Marx	Paid (check)	12/19/25 Pay From Acct:***7105/Check#1321	\$1,169.56 Payment Type: Check	-
					53-5320-00 - Fence Maintenance : Fence Maintenance	\$1,169.56	
<b>LANDMARK FENCES OF LAKE NORMAN INC Total:</b>						<b>\$ 1,169.56</b>	<b>\$ 0.00</b>
<b>LINCOLN COUNTY DEPT OF FINANCE</b>							
12/09/2025		12/09/2025	12/09/2025 Kathryn Tedesco	Paid (EFT)	12/09/25 Pay From Acct:***7105/Check#0	\$61.39 Payment Type: EFT	-
					60-6040-00 - Water : Water	\$61.39	
<b>LINCOLN COUNTY DEPT OF FINANCE Total:</b>						<b>\$ 61.39</b>	<b>\$ 0.00</b>
<b>LINCOLN LANDSCAPE LLC</b>							
12/08/2025	2470	12/05/2025	12/05/2025 Kathryn Tedesco	Paid (check)	12/08/25 Pay From Acct:***7105/Check#1315	\$690.00 Payment Type: Check	-
					53-5310-00 - Ground Maintenance : Ground Maintenance	\$690.00	
12/08/2025	2457	12/05/2025	12/05/2025 Kathryn Tedesco	Paid (check)	12/08/25 Pay From Acct:***7105/Check#1315	\$14,550.00 Payment Type: Check	-
					53-5300-00 - Landscape Contract : Landscape Contract	\$14,550.00	
<b>LINCOLN LANDSCAPE LLC Total:</b>						<b>\$ 15,240.00</b>	<b>\$ 0.00</b>
<b>MR. HANDYMAN OF MOORESVILLE</b>							
12/15/2025	124342	12/11/2025	12/11/2025 Laura Marx	Paid (check)	12/15/25 Pay From Acct:***7105/Check#1317	\$456.64 Payment Type: Check	-
					54-5400-00 - Bldg Maintenance : Bldg Maintenance	\$456.64	
12/15/2025	124343	12/11/2025	12/11/2025 Laura Marx	Paid (check)	12/15/25 Pay From Acct:***7105/Check#1317	\$276.67 Payment Type: Check	-
					54-5400-00 - Bldg Maintenance : Bldg Maintenance	\$276.67	
<b>MR. HANDYMAN OF MOORESVILLE Total:</b>						<b>\$ 733.31</b>	<b>\$ 0.00</b>
<b>PIEDMONT NATURAL GAS</b>							
12/09/2025		12/09/2025	12/09/2025 Kathryn Tedesco	Paid (EFT)	12/09/25 Pay From Acct:***7105/Check#0	\$126.05 Payment Type: EFT	-
					60-6010-00 - Gas : Gas	\$126.05	
<b>PIEDMONT NATURAL GAS Total:</b>						<b>\$ 126.05</b>	<b>\$ 0.00</b>
<b>SANDY SMITH</b>							



**Invoice List**  
**3 CHERRY WAY HOA, INC.**  
 Invoice Status - Paid  
 Paid Date: 12/1/2025 - 12/31/2025

Payment Type: All

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Paid Date	Invoice Number	Invoice Date	Auth Date Auth User	Status	Last Payment	Invoice Amount Payment Type	Balance Due
12/19/2025	12-17-2025	12/18/2025	12/18/2025 Laura Marx	Paid (check)		\$1,175.00 Payment Type: Check	\$ -
					12/19/25 Pay From Acct:***7105/Check#1320		
					54-5470-00 - Roof Maintenance : Roof Maintenance	\$1,175.00	
<b>SANDY SMITH Total:</b>						<b>\$ 1,175.00</b>	<b>\$ 0.00</b>

**SUPERIOR ASSOCIATION MGMT**

12/01/2025	105759	12/01/2025	12/01/2025 Kathryn Tedesco	Paid (ACH)		\$2,834.00 Payment Type: ACH	-
					12/01/25 Pay From Acct:***7105/Check#0		
					62-6200-00 - Management Fees : Management Fee	\$2,834.00	
12/12/2025	106629	12/12/2025		Paid (ACH)		\$13.27 Payment Type: ACH	-
					12/12/25 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 Interest - Account - 4300S8439	\$0.29	
					50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2367	\$0.86	
					50-5010-00 - Del Fee Split : Late Fees Interest - Account - 4300S2367	\$0.86	
					50-5010-00 - Del Fee Split : Late Fees - Account - 4300RA2407	\$18.75	
					50-5050-00 - NSF Expense : NSF Fee - Account - 4300BC8473	\$24.50	
					50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - October	\$35.00	
					50-5100-00 - Admin Services : Owner Portal Fee - Owner Portal Fee - NOVEMBER	\$35.00	
					50-5010-00 - Del Fee Split : Late Fees - Account - 4300G8346	\$18.75	
					50-5010-00 - Del Fee Split : Late Fees - Account - 4300BC8409	\$18.75	
<b>SUPERIOR ASSOCIATION MGMT Total:</b>						<b>\$ 2,847.27</b>	<b>\$ 0.00</b>

**THURMAN, WILSON, BOUTWELL & GALVIN, P.A.**

12/18/2025	9211	12/15/2025	12/16/2025 Laura Marx	Paid (check)		\$138.25 Payment Type: Check	-
					12/18/25 Pay From Acct:***7105/Check#1318		
					62-6240-00 - Legal Fees : Legal Fees	\$138.25	
<b>THURMAN, WILSON, BOUTWELL &amp; GALVIN, P.A. Total:</b>						<b>\$ 138.25</b>	<b>\$ 0.00</b>
<b>3 CHERRY WAY HOA, INC. 31 Invoice(s) Totaling:</b>						<b>\$ 31,148.39</b>	<b>\$ 0.00</b>

**GRAND 31 Invoice(s) Totaling: \$31,148.39 \$ 0.00**