

3 CW HOA BOD NEWSLETTER 2026

March 2026

Financials:

Operating Account X7105 balance as of 3-27-2026: \$23,903.92
Pre-Reserve Account X7108 balance as of 3-27-2026: \$ 8,644.86
S. A. Stone Account as of 3-27-2026: \$1,492,799.79

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

Old Business: Contractual

1. Contractual Agreement with Denver Plumbing Company to install three (3) alarms for 3 sewer lift pumps in the community at a price not to exceed \$3,200.00. **Unanimously approved during 3CW HOA BOD Working Meeting held on January 27, 2026, and recorded in the 3CW HOA BOD Working Meeting Minutes. Completed. Only two (2) of the pumps needed an alarm. The total cost was \$2,073.60.**
2. Contractual Agreement with Mountain Ridge to begin replacing shutters in Phase A of the community at a cost not to exceed \$11,000.00. **Unanimously approved during the 3CW HOA BOD Working Meeting held on February 17, 2026. Completed. Invoice pending.**
3. Motion to approve the proposal from American Design Hub to improve our website at a cost not to exceed \$2,600.00 and get an official Agreement. Hosting the website after improvements are complete at a costs of \$900.00 per year. **Unanimously approved during the 3CW HOA BOD Working Meeting held on February 17, 2026. Currently, American Design Hub is working on the website.**
1. Contractual Agreement with Mountain Ridge to begin painting the doors in Phase A of the community as well as: 8907 Sweet Cherry Ln., 8891 Sweet Cherry Ln., 8361 Ulster Ct., 2325 Sylvia Ct., 8444 Sonata Ct. and 8438 Sonata Ct. at a cost not to exceed \$225.00 to \$250.00 (dependent upon how many coats are required) per door. **Unanimously approved during the 3CW HOA BOD Working Meeting held on February 17, 2026. Completed. Invoice pending.**
4. Motion to approve the proposal from Mountain Ridge to evaluate six (6) doors not in Phase A where ACC Requests have been received for painting of the doors at a cost not to exceed \$1,000.00. **Approved unanimously during the 3CW HOA BOD Working Meeting of February 24, 2026. Completed. Invoice pending.**

New Business: Contractual

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. Schedule TBD.**

3 CW HOA BOD NEWSLETTER 2026

March 2026

2. Motion to approve Lincoln Landscape to replace the storage lot gravel at a not to exceed \$6,070.00, and place white river stone 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. Schedule TBD.**

New Business: Motions Approved

1. Motion to approve a \$250.00 reimbursement for maintenance of Bill King's dormer because he had a leak. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 10, 2026.**
2. Motion to approve changes made to the Townhome Maintenance Responsibility List for driveways and color of the paint for the front doors. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 24, 2026, and posted to the website.**
3. Motion to approve the Agenda for the General Membership Meeting scheduled for May 12, 2026. **Approved unanimously during the 3CW HOA BOD Working Meeting of March 24, 2026.**

Miscellaneous:

3 CHERRY WAY HOA FEBRUARY 2026 OPERATING INCOME SUMMARY

<u>OPERATING INCOME</u>	<u>FEBRUARY 2026 YTD ACTUALS</u>	<u>YTD BUDGET</u>	<u>% of INCOME</u>	<u>ANNUAL BUDGET</u>
Total Operating Income	\$123,014.29	\$122,691.66		\$736,150.00
<u>OPERATING EXPENSES</u>				
Contracts	\$900.97	\$1,575.02	0.73%	\$9,450.00
Landscape	\$31,040.39	\$54,833.36	25.23%	\$329,000.00
Building Maintenance	\$399.64	\$6,350.00	0.32%	\$46,600.00
Pool	\$2,073.28	\$1,509.68	1.69%	\$17,010.00
Recreational	\$2,428.42	\$1,733.34	1.97%	\$10,400.00
Utilities	\$11,805.72	\$11,849.98	9.60%	\$71,100.00
Administrative	\$9,598.50	\$9,415.00	7.80%	\$63,990.00
Total Operating Expenses	\$58,246.92	\$87,266.38	47.35%	\$547,550.00
<u>NET INCOME</u>	\$64,767.37	\$35,425.28	52.65%	\$188,600.00
<u>ASSETS</u>				
Operations - SouthState, X7105	\$35,855.39			
Pre-Reserves - SouthState, X7108	\$30,278.19			
SA Stone - CD-X2874	\$1,492,799.79			
Total Assets	\$1,558,933.37			

\$50,000 transferred from X7108 to SA Stone on January 8, 2026
Purchased \$60,000.00 CD, Interest Rate 3.60% maturity 01/16/29

\$60,000 transferred from #7108 to SA Stone on January 21, 2026
Purchased \$60,000.00 CD, Interest Rate 3.70%, maturity 01/30/31

Prepared by : Karry Brockman
Source: Superior Financial Reports January 2026



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

Time: 8:33 am

Page: 1

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

Total Assets: \$1,558,933.37

Accounts Receivable

12-1270-00 Accounts Receivable	2,292.59
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Total Accounts Receivable: \$2,292.59

Total Assets: \$1,561,225.96

Liabilities & Equity

Liabilities

20-2070-00 Prepaid Dues	69,729.97
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Total Liabilities: \$69,729.97

Earnings

29-2900-00 Retained Earnings	1,428,137.52
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Total Earnings: \$1,428,137.52

Net Income Gain / Loss	63,358.47
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\$63,358.47

Total Liabilities & Equity: \$1,561,225.96



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

Date: 3/6/2026
 Time: 8:33 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	5,008.81	-	-	-	-	-	-	-	-	-	-	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
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

Date: 3/6/2026
 Time: 8:33 am
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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 -	-	2,510.00	-	-	-	-	-	-	-	-	-	-	2,510.00
Income/Other													
Total Administrative	3,410.00	6,188.50	-	-	-	-	-	-	-	-	-	-	9,598.50
Total OPERATING EXPENSE	26,847.12	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

Date: 3/6/2026
 Time: 8:33 am
 Page: 1

Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
OPERATING INCOME									
Income									
3010-00 Homeowner Assessment	\$ 56,000.00	\$ 56,000.00	\$ -	0.00 %	\$112,000.00	\$112,000.00	\$ -	0.00 %	\$672,000.00
3015-00 STORAGE ASSESSMENT	480.00	600.00	(120.00)	(20.00)%	960.00	1,200.00	(240.00)	(20.00)%	7,200.00
3040-00 Status Letter Fee	-	16.67	(16.67)	(100.00)%	-	33.34	(33.34)	(100.00)%	200.00
3085-00 NSF Fees	(6.00)	-	(6.00)	0.00 %	(6.00)	-	(6.00)	0.00 %	-
3100-00 Late Fee Income	229.78	208.33	21.45	10.30 %	210.38	416.66	(206.28)	(49.51)%	2,500.00
3140-00 Clubhouse Rental	125.00	20.83	104.17	500.10 %	125.00	41.66	83.34	200.05 %	250.00
3310-00 Interest Income	5,009.81	4,500.00	509.81	11.33 %	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)	0.00 %	(1,408.90)	-	(1,408.90)	0.00 %	-
Total Income	\$ 59,210.45	\$ 61,345.83	(\$ 2,135.38)	(3.48)%	\$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)	(3.48)%	\$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	52.48 %	295.98	250.00	(45.98)	(18.39)%	1,500.00
5100-00 Admin Services	35.00	41.67	6.67	16.01 %	79.99	83.34	3.35	4.02 %	500.00
5110-00 Admin Supplies	-	62.50	62.50	100.00 %	-	125.00	125.00	100.00 %	750.00
5130-00 Bank Service Charge	-	4.17	4.17	100.00 %	25.00	8.34	(16.66)	(199.76)%	50.00
5150-00 Meeting Expense	-	8.33	8.33	100.00 %	-	16.66	16.66	100.00 %	100.00
5170-00 Postage	-	4.17	4.17	100.00 %	-	8.34	8.34	100.00 %	50.00
5180-00 Social Expense	-	125.00	125.00	100.00 %	500.00	250.00	(250.00)	(100.00)%	1,500.00
5200-00 Website	-	416.67	416.67	100.00 %	-	833.34	833.34	100.00 %	5,000.00
Total Contract	\$ 94.40	\$ 787.51	\$ 693.11	88.01%	\$ 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	15.21 %	29,105.00	34,333.34	5,228.34	15.23 %	206,000.00
5305-00 Drainage Repairs	-	3,750.00	3,750.00	100.00 %	-	7,500.00	7,500.00	100.00 %	45,000.00
5310-00 Ground Maintenance	880.00	2,166.67	1,286.67	59.38 %	982.89	4,333.34	3,350.45	77.32 %	26,000.00
5315-00 Ground Maintenance - Mulch	-	3,166.67	3,166.67	100.00 %	-	6,333.34	6,333.34	100.00 %	38,000.00
5320-00 Fence Maintenance	-	41.67	41.67	100.00 %	-	83.34	83.34	100.00 %	500.00
5330-00 Irrigation Maintenance	-	-	-	0.00 %	952.50	-	(952.50)	0.00 %	-
5350-00 Lighting Maintenance	-	83.33	83.33	100.00 %	-	166.66	166.66	100.00 %	1,000.00
5390-00 Landscape Other	-	1,041.67	1,041.67	100.00 %	-	2,083.34	2,083.34	100.00 %	12,500.00
Total Landscape	\$ 15,435.00	\$ 27,416.68	\$ 11,981.68	43.70%	\$ 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

Date: 3/6/2026
Time: 8:33 am
Page: 2

Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Building/Maintenance									
5400-00 Bldg Maintenance	\$-	\$2,125.00	\$2,125.00	100.00 %	\$245.03	\$4,250.00	\$4,004.97	94.23 %	\$25,500.00
5420-00 Pest Control / Termite Bond	-	-	-	0.00 %	-	-	-	0.00 %	8,500.00
5450-00 Paint Inter/Exterior	-	416.67	416.67	100.00 %	-	833.34	833.34	100.00 %	5,000.00
5460-00 Plumbing Maintenance	-	208.33	208.33	100.00 %	80.25	416.66	336.41	80.74 %	2,500.00
5470-00 Roof Maintenance	74.36	416.67	342.31	82.15 %	74.36	833.34	758.98	91.08 %	5,000.00
5480-00 Other Maintenance	-	8.33	8.33	100.00 %	-	16.66	16.66	100.00 %	100.00
Total Building/Maintenance	\$74.36	\$3,175.00	\$3,100.64	97.66%	\$399.64	\$6,350.00	\$5,950.36	93.71 %	\$46,600.00
Pool									
5600-00 Pool Mgmt Contract	1,215.52	568.00	(647.52)	(114.00)%	1,823.28	568.00	(1,255.28)	(221.00)%	11,360.00
5610-00 Pool Maintenance	-	250.00	250.00	100.00 %	-	500.00	500.00	100.00 %	3,000.00
5620-00 Pool Supplies	250.00	41.67	(208.33)	(499.95)%	250.00	83.34	(166.66)	(199.98)%	500.00
5630-00 Pool Equipment	-	12.50	12.50	100.00 %	-	25.00	25.00	100.00 %	150.00
5640-00 Pool Furniture	-	166.67	166.67	100.00 %	-	333.34	333.34	100.00 %	2,000.00
Total Pool	\$1,465.52	\$1,038.84	(\$426.68)	(41.07)%	\$2,073.28	\$1,509.68	(\$563.60)	(37.33)%	\$17,010.00
Recreational									
5700-00 Clubhouse Expense	201.16	208.33	7.18	3.45 %	428.42	416.66	(11.76)	(2.82)%	2,500.00
5710-00 Clubhouse Cleaning	2,000.00	200.00	(1,800.00)	(900.00)%	2,000.00	400.00	(1,600.00)	(400.00)%	2,400.00
5720-00 Clubhouse Furnishings	-	41.67	41.67	100.00 %	-	83.34	83.34	100.00 %	500.00
5900-00 Amenities	-	416.67	416.67	100.00 %	-	833.34	833.34	100.00 %	5,000.00
Total Recreational	\$2,201.15	\$866.67	(\$1,334.48)	(153.98)%	\$2,428.42	\$1,733.34	(\$695.08)	(40.10)%	\$10,400.00
Utilities									
6000-00 Electric	1,028.43	1,083.33	54.90	5.07 %	2,057.86	2,166.66	108.80	5.02 %	13,000.00
6010-00 Gas	341.64	133.33	(208.31)	(156.24)%	606.05	266.66	(339.39)	(127.27)%	1,600.00
6020-00 Phone/Internet	309.41	291.67	(17.74)	(6.08)%	619.03	583.34	(35.69)	(6.12)%	3,500.00
6030-00 Trash Removal	4,200.00	4,333.33	133.33	3.08 %	8,400.00	8,666.66	266.66	3.08 %	52,000.00
6040-00 Water	61.39	83.33	21.94	26.33 %	122.78	166.66	43.88	26.33 %	1,000.00
Total Utilities	\$5,940.87	\$5,924.99	(\$15.88)	(0.27)%	\$11,805.72	\$11,849.98	\$44.26	0.37 %	\$71,100.00
Administrative									
6200-00 Management Fees	2,800.00	2,833.33	33.33	1.18 %	5,600.00	5,666.66	66.66	1.18 %	34,000.00
6220-00 CPA Fees	-	125.00	125.00	100.00 %	-	250.00	250.00	100.00 %	1,500.00
6230-00 Insurance	-	-	-	0.00 %	-	-	-	0.00 %	6,000.00
6240-00 Legal Fees	878.50	291.67	(586.83)	(201.20)%	1,488.50	583.34	(905.16)	(155.17)%	3,500.00
6250-00 Licenses - Software/Other	-	-	-	0.00 %	-	-	-	0.00 %	1,500.00
6260-00 Taxes - Income/Other	2,510.00	1,350.00	(1,160.00)	(85.93)%	2,510.00	2,700.00	190.00	7.04 %	16,200.00
6280-00 Other Professional Fees	-	107.50	107.50	100.00 %	-	215.00	215.00	100.00 %	1,290.00
Total Administrative	\$6,188.50	\$4,707.50	(\$1,481.00)	(31.46)%	\$9,598.50	\$9,415.00	(\$183.50)	(1.95)%	\$63,990.00



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

Date: 3/6/2026
 Time: 8:33 am
 Page: 3

Description	Current Period				Year-to-date				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Reserve Expense									
6920-00 Concrete Reserve Expense	\$-	\$2,566.42	\$2,566.42	100.00 %	\$-	\$5,132.84	\$5,132.84	100.00 %	\$30,797.00
6930-00 Landscape Reserve Expense	-	3,695.75	3,695.75	100.00 %	-	7,391.50	7,391.50	100.00 %	44,349.00
6960-00 Road Asph/Sdwk Reserve Expense	-	1,418.25	1,418.25	100.00 %	-	2,836.50	2,836.50	100.00 %	17,019.00
Total Reserve Expense	<u>\$-</u>	<u>\$7,680.42</u>	<u>\$7,680.42</u>	<u>100.00%</u>	<u>\$-</u>	<u>\$15,360.84</u>	<u>\$15,360.84</u>	<u>100.00 %</u>	<u>\$92,165.00</u>
Total OPERATING EXPENSE	\$31,399.80	\$51,597.61	\$20,197.81	39.14%	\$58,246.92	\$102,627.22	\$44,380.30	43.24 %	\$639,715.00
Net Income:	<u>\$27,810.65</u>	<u>\$9,748.22</u>	<u>\$18,062.43</u>		<u>\$63,358.47</u>	<u>\$20,064.44</u>	<u>\$43,294.03</u>		<u>\$96,435.00</u>



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

Date: 3/6/2026
 Time: 8:34 am
 Page: 1

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)							
02/12/2026		02/09/2026	02/10/2026 Laura Marx	Paid (EFT)		\$202.41 Payment Type: EFT	\$ -
					02/12/26 Pay From Acct:***7105/Check#0	\$202.41	
	60-6020-00 - Phone/Internet : Phone/Internet						
02/17/2026	140591382 012526	02/01/2026	02/24/2026 Laura Marx	Paid (EFT)		\$107.00 Payment Type: EFT	\$ -
					02/17/26 Pay From Acct:***7105/Check#0	\$107.00	
	60-6020-00 - Phone/Internet : Phone/Internet						
					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	\$ -
					02/01/26 Pay From Acct:***7105/Check#0	\$250.00	
	56-5620-00 - Pool Supplies : Pool Supplies						
02/12/2026	4482478	02/06/2026	02/09/2026 Laura Marx	Paid (ACH)		\$1,215.52 Payment Type: ACH	\$ -
					02/12/26 Pay From Acct:***7105/Check#0	\$1,215.52	
	56-5600-00 - Pool Mgmt Contract : Pool Mgmt Contract						
					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	\$ -
					02/10/26 Pay From Acct:***7105/Check#1337	\$4,200.00	
	60-6030-00 - Trash Removal : Trash Removal						
					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	\$ -
					02/23/26 Pay From Acct:***7105/Check#1343	\$2,510.00	
	62-6260-00 - Taxes - Income/Other : Taxes - Income/Other						
					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	\$ -
					02/10/26 Pay From Acct:***7105/Check#1336	\$201.15	
	57-5700-00 - Clubhouse Expense : SAM'S CLUB - CLUBHOUSE					\$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	\$ -
					02/19/26 Pay From Acct:***7105/Check#0	\$255.55	
	60-6000-00 - Electric : Electric						
02/23/2026	2708554 021326	02/13/2026	03/02/2026 Sharon Meyers	Paid (EFT)		\$63.37 Payment Type: EFT	\$ -
					02/23/26 Pay From Acct:***7105/Check#0	\$63.37	
	60-6000-00 - Electric : Electric						



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
 Time: 8:34 am
 Page: 2

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)		\$709.51 Payment Type: EFT	\$ -
	60-6000-00 - Electric : Electric				02/23/26 Pay From Acct:***7105/Check#0 \$709.51		
ENERGY UNITED Total:						\$ 1,028.43	\$ 0.00

KARRY BROCKMAN

02/25/2026	02/16/2026 BROCKMA	02/24/2026	02/24/2026 Katie Johnson	Paid (check)		\$74.36 Payment Type: Check	-
	54-5470-00 - Roof Maintenance : Roof Maintenance				02/25/26 Pay From Acct:***7105/Check#1344 \$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)		\$61.39 Payment Type: EFT	-
	60-6040-00 - Water : Water				02/19/26 Pay From Acct:***7105/Check#0 \$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)		\$15,435.00 Payment Type: Check	-
	53-5300-00 - Landscape Contract : Landscape Contract				02/12/26 Pay From Acct:***7105/Check#1340 \$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)		\$341.64 Payment Type: EFT	-
	60-6010-00 - Gas : Gas				02/12/26 Pay From Acct:***7105/Check#0 \$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)		\$300.00 Payment Type: Check	-
	54-5400-00 - Bldg Maintenance : Bldg Maintenance				02/19/26 Pay From Acct:***7105/Check#1341 \$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)		\$2,000.00 Payment Type: Check	-
	57-5710-00 - Clubhouse Cleaning : Clubhouse Cleaning				02/12/26 Pay From Acct:***7105/Check#1339 \$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)		\$2,800.00 Payment Type: ACH	-
	62-6200-00 - Management Fees : Management Fee				02/10/26 Pay From Acct:***7105/Check#0 \$2,800.00		



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
 Time: 8:34 am
 Page: 3

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