

Budget
Wallingford Court Condominium Association

Order: 6NWNXP4KW
Address: 4530 Meridian Ave N Apt S02
Order Date: 03-20-2026
Document not for resale
HomeWiseDocs



WALLINGFORD COURT CONDOMINIUMS

November 4, 2025

Dear Homeowner:

The 2026 Annual Operations Budget was adopted by the Board of Directors on September 23, 2025. The Board held a budget ratification meeting on November 4, 2025. The Board believes this is a sound and realistic budget that will meet the needs of the Association during 2026 and provide a contribution to reserves for future replacement and maintenance of the building and property components. The budget is designed to anticipate rising costs, Consumer Price Index increases for goods, services and contracts, and actual increases from vendors for their services. The Board is practicing fiscal responsibility through contract negotiation, cost containment, and competitive bids while fulfilling its fiduciary responsibility to protect, maintain, and enhance the Association's real property.

The monthly assessments are attached and are effective January 1, 2026. There is an overall increase of 8.69%.

Please see attached unit allocation for your 2026 monthly assessment. Please note that assessments are due on or before the first (1st) of the month and a late fee of \$10.00 will be assessed if payment is not received before the ten (10th). If assessments are not received by the late date additional fees may be assessed for the administrative costs tied to the communication, postage, and collection efforts of the past due account or incur additional fees if the account is referred to an attorney or collection agency for further action. Your prompt payment helps your association meet its financial obligations promptly.

Owners have the following options to make payments.

- 1) Auto Draft Payment via ACH – this service is processed by The Management Trust. There is no per-transaction charge for auto drafts. Your payment will be deducted from your checking account on or about the 10th of each month. For your convenience, any automatic payment amount will be automatically adjusted to the 2026 rate. If you are not currently using this service and would like to enroll in it, please log into your owner's portal at <https://my.managementtrust.com>
- 2) Credit Card payments - one-time or recurring payments can be set up using the "Credit Card/E-Check" option. These services are provided by third-party and transaction fees apply. Homeowners are responsible for verifying your monthly payment is updated when assessments change.
- 3) Mail a check or using your bank's bill-payer service – send a payment by check to a secure lockbox with the Payee Name: Wallingford Court Condominiums, C/O The Management Trust, PO Box 97975, Las Vegas, NV 89193-7975. Please include your full account ID number on all payments to ensure proper posting.

COUPON BOOKS. 2026 coupon books will not be sent automatically as a cost savings measure. Owners who wish to use a coupon book for mailed payments may order one at their own expense by logging into the homeowner portal at my.managementtrust.com and initiating a financial inquiry to request one. Those owners will be charged \$7.50 for the coupon book. Although our process includes quality control checks at several points in the process, please check it for accuracy. If there is a problem with the coupon book, our Homeowner Accounting Team can help you, please call our office at (425) 897-3400 or submit your inquiry through your owner's portal (initiate a financial inquiry).

AUTO-DRAFT/ACH SERVICE. For your convenience, the automatic payment amount will be automatically adjusted to the new rate. If you are not currently using this service and would like to enroll in it, please go to my.managementtrust.com and log-in to enroll.

Sincerely,

The Management Trust

Order: 6NWNXP4KW

Address: 4530 Meridian Ave N Apt S02

19820 North Creek Parkway, Suite 101 • Bothell, WA 98011 P: (425) 897-3400 F: (425) 897-3401

950 Broadway, Suite 406 • Tacoma, WA 98402 P: (253) 472-0825 F: (253) 472-0628

E-mail: thetrustwa@managementtrust.com • Web: www.managementtrust.com

HomeWiseDocs

WALLINGFORD COURT

1/1/2026 - 12/31/2026

2026 Annual Budget

Board Approved:
09.23.25

Ratified:
11.04.25

Income

Operating Funds	2025	2026	% Variance	Notes
40010 - Assessments	165,964.00	180,384.00	8.69%	
40015 - Reserve Funding	(74,000.00)	(75,780.00)	2.41%	
Total Operating Funds	91,964.00	104,604.00	13.74%	

Expense

Administration

52020 - Accounting Services	2,200.00	2,500.00	13.64%	actual cost from CPA for audit and taxes
52160 - Delinq Admin Fee	-	750.00		New line item due to new statutes which limit what associations can recover from delinquent homeowners and make these charges common expenses instead.
52200 - Licenses and Permits	379.00	-		no longer needed for CTA (not applicable to associations) Sec State included in Office Expenses
52300 - Insurance General	28,236.00	28,233.00	-0.01%	
52400 - Legal Expenses	500.00	500.00	0.00%	
52510 - Miscellaneous	-	200.00		- reimbursables for any board out of pocket expenses
52600 - Management Contract	16,357.00	16,831.00	2.90%	CPI increase
52640 - Meeting Expenses	174.00	177.00	1.72%	Zoom License
52720 - Office Expense	4,668.00	4,688.00	0.43%	New statutes have increased the frequency of communication to owners for delinquency and have increased the number of pages that must be communicated for delinquencies and for elections: causing pages to be mailed to increase. Also: postage increase in July of 2025
52810 - Reserve Study	1,020.00	1,050.00	2.94%	small increase for analyst's potential increase
Total Administration	53,534.00	54,929.00	2.61%	

Landscaping

59020 - Landscape Contract	7,800.00	8,200.00	5.13%	
Total Landscaping	7,800.00	8,200.00	5.13%	

Repairs and Maintenance

65000 - General Maintenance & Repairs	6,500.00	6,500.00	0.00%	based on current trends
66230 - Fire Equipment	1,309.00	2,200.00	68.07%	
66410 - Window Cleaning	1,700.00	1,700.00	0.00%	
Total Repairs and Maintenance	9,509.00	10,400.00	9.37%	

Utilities

70070 - Electricity	1,518.00	1,700.00	11.99%	current trend plus small increase for inflation
70500 - Sewer	9,794.00	17,000.00	73.58%	current trend plus small increase for inflation
70650 - Trash & Recycling	5,841.00	6,375.00	9.14%	current trend plus small increase for inflation
70670 - Water	3,968.00	6,000.00	51.21%	current trend plus small increase for inflation
Total Utilities	21,121.00	31,075.00	47.13%	

Total Expense	91,964.00	104,604.00	13.74%	
----------------------	------------------	-------------------	---------------	--

Order: 6NWNXP4KW
 Address: 4530 Meridian Ave N Apt S02
 Order Date: 03-20-2026
 Document not for resale
 HomeWiseDocs

2025 Ratified Budget
% of ownership listed

Board
2026 Approved
% of ownership listed

2025
Assessments

2026
Increase Assessments

\$ 165,964

8.69% \$ 180,384.00

Unit #	% of Ownership	2025 Annual Assessment	2025 Monthly Assessment	Unit #	% of Ownership	2026 Annual Assessment	2026 Monthly Assessment
N1	0.045101	\$ 7,485.14	\$ 623.76	N1	0.045101	\$ 8,135.50	\$ 677.96
N2	0.04142	\$ 6,874.23	\$ 572.85	N2	0.04142	\$ 7,471.51	\$ 622.63
N3	0.050752	\$ 8,423.00	\$ 701.92	N3	0.050752	\$ 9,154.85	\$ 762.90
N4	0.049248	\$ 8,173.40	\$ 681.12	N4	0.049248	\$ 8,883.55	\$ 740.30
N5	0.048678	\$ 8,078.80	\$ 673.23	N5	0.048678	\$ 8,780.73	\$ 731.73
N6	0.049248	\$ 8,173.40	\$ 681.12	N6	0.049248	\$ 8,883.55	\$ 740.30
N7	0.054899	\$ 9,111.26	\$ 759.27	N7	0.054899	\$ 9,902.90	\$ 825.24
N8	0.053396	\$ 8,861.81	\$ 738.48	N8	0.053396	\$ 9,631.78	\$ 802.65
N9	0.052359	\$ 8,689.71	\$ 724.14	N9	0.052359	\$ 9,444.73	\$ 787.06
N10	0.052825	\$ 8,767.05	\$ 730.59	N10	0.052825	\$ 9,528.78	\$ 794.07
S1	0.041991	\$ 6,968.99	\$ 580.75	S1	0.041991	\$ 7,574.50	\$ 631.21
S2	0.045568	\$ 7,562.65	\$ 630.22	S2	0.045568	\$ 8,219.74	\$ 684.98
S3	0.048678	\$ 8,078.80	\$ 673.23	S3	0.048678	\$ 8,780.73	\$ 731.73
S4	0.048212	\$ 8,001.46	\$ 666.79	S4	0.048212	\$ 8,696.67	\$ 724.72
S5	0.049715	\$ 8,250.90	\$ 687.58	S5	0.049715	\$ 8,967.79	\$ 747.32
S6	0.049248	\$ 8,173.40	\$ 681.12	S6	0.049248	\$ 8,883.55	\$ 740.30
S7	0.054432	\$ 9,033.75	\$ 752.81	S7	0.054432	\$ 9,818.66	\$ 818.22
S8	0.053862	\$ 8,939.15	\$ 744.93	S8	0.053862	\$ 9,715.84	\$ 809.65
S9	0.054899	\$ 9,111.26	\$ 759.27	S9	0.054899	\$ 9,902.90	\$ 825.24
S10	0.055469	\$ 9,205.86	\$ 767.15	S10	0.055469	\$ 10,005.72	\$ 833.81
TOTAL	1	\$ 165,964.00	\$ 13,830.33	TOTAL	1	\$ 180,384.00	\$ 15,032.00