

Current Unaudited Financial Documents
Wallingford Court Condominium Association

Order: 6NWNXP4KW
Address: 4530 Meridian Ave N Apt S02
Order Date: 03-20-2026
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WALLINGFORD COURT CONDOMINIUM

Balance Sheet as of 1/31/2026

Assets	Operating	Reserve	Total
Cash Operating			
10020 - AAB Operating	\$33,102.23		\$33,102.23
10030 - First Citizens Bank - Insurance Savings	\$4.79		\$4.79
Total Cash Operating	\$33,107.02		\$33,107.02
Cash Reserve			
12000 - AAB Reserves		\$276,153.33	\$276,153.33
Total Cash Reserve		\$276,153.33	\$276,153.33
Accounts Receivable			
15000 - Assessments Receivable	\$1,822.68		\$1,822.68
Total Accounts Receivable	\$1,822.68		\$1,822.68
Prepays/Deposits			
17020 - Prepaid Insurance	\$5,565.56		\$5,565.56
Total Prepays/Deposits	\$5,565.56		\$5,565.56
Total Assets	\$40,495.26	\$276,153.33	\$316,648.59
Liabilities / Equity			
Accounts Payable			
21000 - Accounts Payable	\$1,562.20		\$1,562.20
Total Accounts Payable	\$1,562.20		\$1,562.20
Current Liabilities			
21010 - Accrued Expenses	\$2,826.56		\$2,826.56
24900 - Prepaid Assessments	\$3,224.19		\$3,224.19
Total Current Liabilities	\$6,050.75		\$6,050.75
Equity			
39900 - Fund Balance	\$32,165.05	\$269,735.09	\$301,900.14
39990 - Current Year Surplus/(Loss)	\$717.26	\$6,418.24	\$7,135.50
Total Equity	\$32,882.31	\$276,153.33	\$309,035.64
Total Liabilities / Equity	\$40,495.26	\$276,153.33	\$316,648.59

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WALLINGFORD COURT CONDOMINIUM

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Funds							
40010 - Assessments	15,032.02	15,032.00	.02	15,032.02	15,032.00	.02	180,384.00
40015 - Reserve Funding	(6,315.00)	(6,315.00)	-	(6,315.00)	(6,315.00)	-	(75,780.00)
40026 - Laundry Income	27.55	-	27.55	27.55	-	27.55	-
40200 - Late Charges	13.71	-	13.71	13.71	-	13.71	-
Total Operating Funds	8,758.28	8,717.00	41.28	8,758.28	8,717.00	41.28	104,604.00
Total Operating Income	8,758.28	8,717.00	41.28	8,758.28	8,717.00	41.28	104,604.00
Operating Expense							
Administration							
52020 - Accounting Services	-	208.33	208.33	-	208.33	208.33	2,500.00
52160 - Delinq Admin Fee	-	62.50	62.50	-	62.50	62.50	750.00
52300 - Insurance General	1,589.34	2,352.75	763.41	1,589.34	2,352.75	763.41	28,233.00
52400 - Legal Expenses	-	41.67	41.67	-	41.67	41.67	500.00
52510 - Miscellaneous	-	16.67	16.67	-	16.67	16.67	200.00
52600 - Management Contract	1,402.58	1,402.58	-	1,402.58	1,402.58	-	16,831.00
52640 - Meeting Expenses	-	14.75	14.75	-	14.75	14.75	177.00
52720 - Office Expense	250.00	390.67	140.67	250.00	390.67	140.67	4,688.00
52810 - Reserve Study	1,120.00	87.50	(1,032.50)	1,120.00	87.50	(1,032.50)	1,050.00
Total Administration	4,361.92	4,577.42	215.50	4,361.92	4,577.42	215.50	54,929.00
Landscaping							
59020 - Landscape Contract	660.34	683.33	22.99	660.34	683.33	22.99	8,200.00
Total Landscaping	660.34	683.33	22.99	660.34	683.33	22.99	8,200.00
Repairs and Maintenance							
65000 - General Maintenance & Repairs	442.20	541.67	99.47	442.20	541.67	99.47	6,500.00
66230 - Fire Equipment	-	183.33	183.33	-	183.33	183.33	2,200.00
66410 - Window Cleaning	-	141.67	141.67	-	141.67	141.67	1,700.00
Total Repairs and Maintenance	442.20	866.67	424.47	442.20	866.67	424.47	10,400.00
Utilities							
70070 - Electricity	119.33	141.67	22.34	119.33	141.67	22.34	1,700.00
70500 - Sewer	1,354.20	1,416.67	62.47	1,354.20	1,416.67	62.47	17,000.00
70650 - Trash & Recycling	485.57	531.25	45.68	485.57	531.25	45.68	6,375.00
70670 - Water	617.46	500.00	(117.46)	617.46	500.00	(117.46)	6,000.00
Total Utilities	2,576.56	2,589.59	13.03	2,576.56	2,589.59	13.03	31,075.00
Total Operating Expense	8,041.02	8,717.01	675.99	8,041.02	8,717.01	675.99	104,604.00
Net Operating Income (Loss)	717.26	(.01)	717.27	717.26	(.01)	717.27	-

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WALLINGFORD COURT CONDOMINIUM

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Revenue							
90000 - Reserve Contributions	6,315.00	6,315.00	-	6,315.00	6,315.00	-	75,780.00
90010 - Interest Earned	103.24	-	103.24	103.24	-	103.24	-
Total Reserve Revenue	6,418.24	6,315.00	103.24	6,418.24	6,315.00	103.24	75,780.00
Total Reserve Income	6,418.24	6,315.00	103.24	6,418.24	6,315.00	103.24	75,780.00
Net Reserve Income (Loss)	6,418.24	6,315.00	103.24	6,418.24	6,315.00	103.24	75,780.00
Net Total	7,135.50	6,314.99	820.51	7,135.50	6,314.99	820.51	75,780.00

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WALLINGFORD COURT CONDOMINIUM

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Cash Operating			
10020 - AAB Operating	\$28,739.48		\$28,739.48
10030 - CIT - Insurance Savings	\$4.79		\$4.79
Total Cash Operating	\$28,744.27		\$28,744.27
Cash Reserve			
12000 - AAB Reserves		\$269,735.09	\$269,735.09
Total Cash Reserve		\$269,735.09	\$269,735.09
Accounts Receivable			
15000 - Assessments Receivable	\$2,707.44		\$2,707.44
Total Accounts Receivable	\$2,707.44		\$2,707.44
Prepays/Deposits			
17020 - Prepaid Insurance	\$7,154.90		\$7,154.90
Total Prepays/Deposits	\$7,154.90		\$7,154.90
Total Assets	\$38,606.61	\$269,735.09	\$308,341.70
Liabilities / Equity			
Accounts Payable			
21000 - Accounts Payable	\$2,720.23		\$2,720.23
Total Accounts Payable	\$2,720.23		\$2,720.23
Current Liabilities			
21010 - Accrued Expenses	\$2,101.96		\$2,101.96
24900 - Prepaid Assessments	\$3,814.01		\$3,814.01
Total Current Liabilities	\$5,915.97		\$5,915.97
Equity			
39900 - Fund Balance	\$22,446.38	\$226,791.13	\$249,237.51
39990 - Current Year Surplus/(Loss)	\$7,524.03	\$42,943.96	\$50,467.99
Total Equity	\$29,970.41	\$269,735.09	\$299,705.50
Total Liabilities / Equity	\$38,606.61	\$269,735.09	\$308,341.70

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WALLINGFORD COURT CONDOMINIUM

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Operating Funds							
40010 - Assessments	13,830.32	13,830.37	(.05)	165,963.84	165,964.00	(.16)	165,964.00
40015 - Reserve Funding	(6,166.67)	(6,166.63)	(.04)	(74,000.04)	(74,000.00)	(.04)	(74,000.00)
40020 - Special Assessments	-	-	-	7,630.84	-	7,630.84	-
40022 - Special Assessment Door Fee	-	-	-	100.00	-	100.00	-
40026 - Laundry Income	24.25	-	24.25	299.63	-	299.63	-
40200 - Late Charges	150.00	-	150.00	1,325.00	-	1,325.00	-
40410 - Move In/Out Fees	-	-	-	400.00	-	400.00	-
Total Operating Funds	7,837.90	7,663.74	174.16	101,719.27	91,964.00	9,755.27	91,964.00
Total Operating Income	7,837.90	7,663.74	174.16	101,719.27	91,964.00	9,755.27	91,964.00

Operating Expense

Administration							
52020 - Accounting Services	-	183.37	183.37	2,540.00	2,200.00	(340.00)	2,200.00
52035 - Special Assessments Admin Fees	95.00	-	(95.00)	95.00	-	(95.00)	-
52155 - Delinquency Fees	-	-	-	100.00	-	(100.00)	-
52156 - Delinquency Fees - Billed to Owners	-	-	-	(100.00)	-	100.00	-
52200 - Licenses and Permits	-	31.62	31.62	-	379.00	379.00	379.00
52300 - Insurance General	1,589.34	2,353.00	763.66	20,317.58	28,236.00	7,918.42	28,236.00
52340 - Insurance Claim Expense	-	-	-	83.25	-	(83.25)	-
52400 - Legal Expenses	-	41.63	41.63	-	500.00	500.00	500.00
52600 - Management Contract	1,363.08	1,363.12	.04	16,356.96	16,357.00	.04	16,357.00
52640 - Meeting Expenses	352.90	14.50	(338.40)	688.21	174.00	(514.21)	174.00
52650 - Bank Fees	5.00	-	(5.00)	5.00	-	(5.00)	-
52720 - Office Expense	198.96	389.00	190.04	2,671.76	4,668.00	1,996.24	4,668.00
52810 - Reserve Study	-	85.00	85.00	1,320.00	1,020.00	(300.00)	1,020.00
Total Administration	3,604.28	4,461.24	856.96	44,077.76	53,534.00	9,456.24	53,534.00

Landscaping							
59020 - Landscape Contract	639.94	650.00	10.06	7,679.28	7,800.00	120.72	7,800.00
Total Landscaping	639.94	650.00	10.06	7,679.28	7,800.00	120.72	7,800.00

Repairs and Maintenance							
65000 - General Maintenance & Repairs	2,648.40	541.63	(2,106.77)	15,325.18	6,500.00	(8,825.18)	6,500.00
66230 - Fire Equipment	-	109.12	109.12	2,273.73	1,309.00	(964.73)	1,309.00
66410 - Window Cleaning	-	141.63	141.63	-	1,700.00	1,700.00	1,700.00
Total Repairs and Maintenance	2,648.40	792.38	(1,856.02)	17,598.91	9,509.00	(8,089.91)	9,509.00

Utilities							
70070 - Electricity	224.99	126.50	(98.49)	1,566.51	1,518.00	(48.51)	1,518.00
70500 - Sewer	297.76	816.13	518.37	12,202.69	9,794.00	(2,408.69)	9,794.00
70650 - Trash & Recycling	473.15	486.75	13.60	6,411.91	5,841.00	(570.91)	5,841.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
70670 - Water	363.32	330.63	(32.69)	4,658.18	3,968.00	(690.18)	3,968.00
Total Utilities	1,359.22	1,760.01	400.79	24,839.29	21,121.00	(3,718.29)	21,121.00
Total Operating Expense	8,251.84	7,663.63	(588.21)	94,195.24	91,964.00	(2,231.24)	91,964.00
Net Operating Income (Loss)	(413.94)	.11	(414.05)	7,524.03	-	7,524.03	-

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	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Revenue							
90000 - Reserve Contributions	6,166.67	6,166.63	.04	74,000.04	74,000.00	.04	74,000.00
90010 - Interest Earned	100.93	-	100.93	1,007.94	-	1,007.94	-
Total Reserve Revenue	6,267.60	6,166.63	100.97	75,007.98	74,000.00	1,007.98	74,000.00
Total Reserve Income	6,267.60	6,166.63	100.97	75,007.98	74,000.00	1,007.98	74,000.00
Reserve Expense							
Reserve Expenses							
91105 - Plumbing	-	-	-	24,433.17	-	(24,433.17)	-
91150 - Common Area	-	-	-	7,630.85	-	(7,630.85)	-
Total Reserve Expenses	-	-	-	32,064.02	-	(32,064.02)	-
Total Reserve Expense	-	-	-	32,064.02	-	(32,064.02)	-
Net Reserve Income (Loss)	6,267.60	6,166.63	100.97	42,943.96	74,000.00	(31,056.04)	74,000.00
Net Total	5,853.66	6,166.74	(313.08)	50,467.99	74,000.00	(23,532.01)	74,000.00

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