

**Financials-Year End**  
**Wallingford Court Condominium Association**

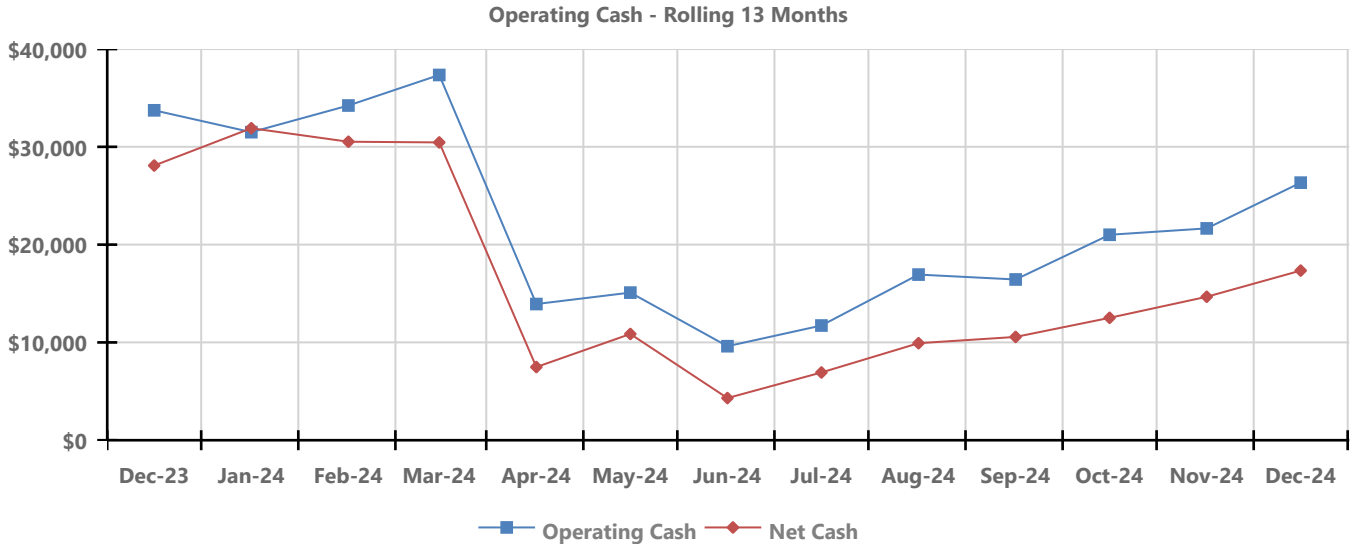
Order: 6NWNXP4KW  
Address: 4530 Meridian Ave N Apt S02  
Order Date: 03-20-2026  
Document not for resale  
HomeWiseDocs

# WALLINGFORD COURT CONDOMINIUM

## Financial Overview Report for December 2024

### Operating Cash

<b>Reconciled Operating Cash (Balance Sheet)</b>		<b>\$26,337.15</b>
GL-11900	ADD: Due to Op from Reserves	\$0.00
GL-15000	ADD: Accounts Receivable	\$335.00
GL-21010	LESS: Accounts Payable	\$0.00
GL-21030	LESS: Accrued Expenses	(\$5,949.74)
GL-24000	LESS: Prepaid Assessments	(\$2,407.53)
GL-24910	LESS: Due to Reserves from Op	\$0.00
GL-24930	LESS: Due to SA Rsv from Op	(\$970.42)
<b>Net Available Cash</b>		<b>\$17,344.46</b>



### Operating Expenses

#### Significant Variance to Budget

GL	Description	MTD Variance	YTD Variance	MTD %	YTD %
GL-52250	Insurance	(\$292.09)	(\$3,067.92)	-15 %	-13 %
WCC dropped from prior policy, provider gave new policy, but it was costlier					
GL-66310	General	\$583.37	(\$10,443.53)	100 %	-149 %
General Maintenance - quite a bit done this year: leak damage, gate repair, light switch, door repair					
GL-70500	Sewer	(\$337.26)	(\$3,059.24)	-56 %	-42 %
Sewer much more expensive this year, plus higher population in WCC					

*Favorable (F) / Unfavorable (U)*

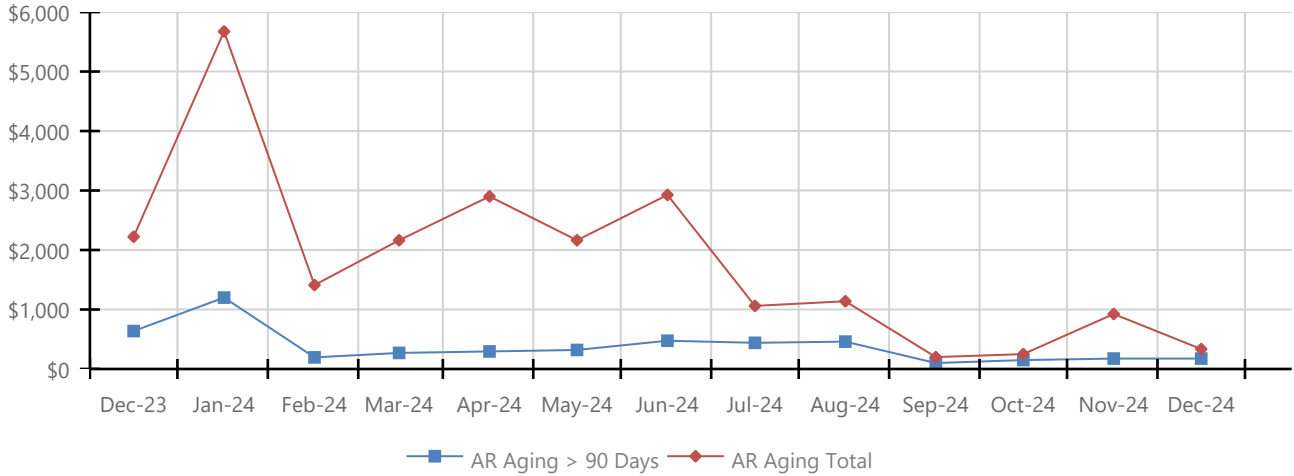
Order: 6NWNXP4KW  
 Address: 4530 Meridian Ave N Apt S02  
 Order Date: 03-20-2026  
 Document not for resale  
 HomeWiseDocs

# WALLINGFORD COURT CONDOMINIUM

## Financial Overview Report for December 2024

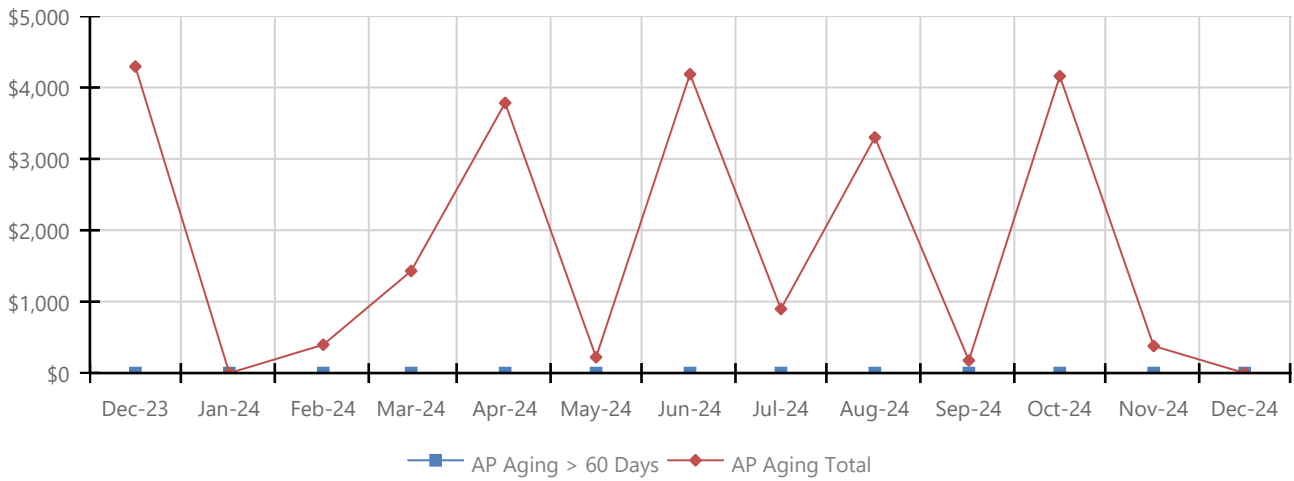
### Accounts Receivable Trends

Accounts Receivable - Rolling 13 Months



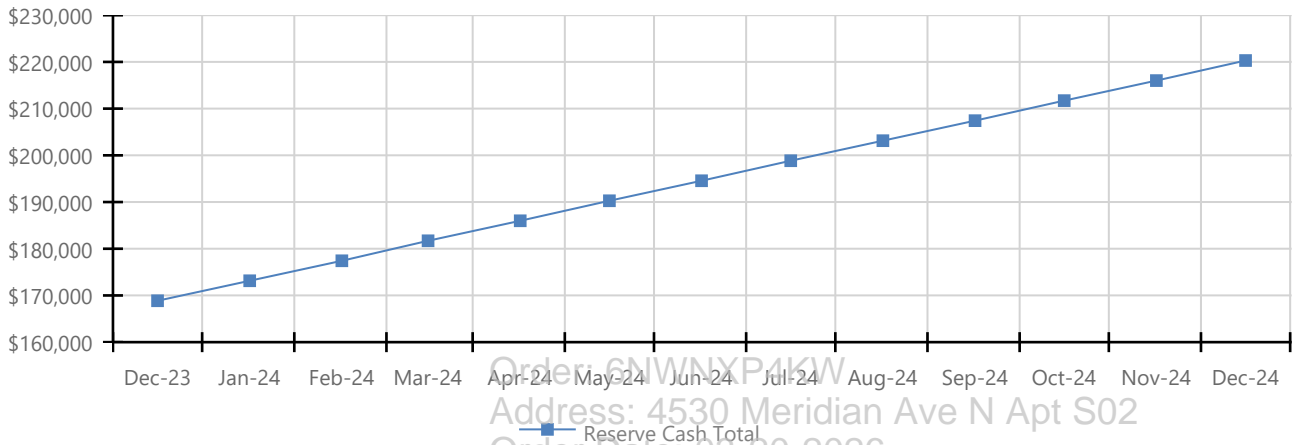
### Accounts Payable Trends

Accounts Payable - Rolling 13 Months



### Reserve Accounts Trends

Reserve Cash - Rolling 13 Months



Order: 6NWNXP1K1W  
Address: 4530 Meridian Ave N Apt S02  
Order Date: 03-20-2026  
Document not for resale  
HomeWiseDocs

# WALLINGFORD COURT CONDOMINIUM

## Financial Overview Report for December 2024

---

### Investments

#### Reserve Accounts

	Type	Amount	Maturity	Interest
AAB Reserve	Other DDA	<u>\$220,299.15</u>	N/A	0.35%
	<b>Total Reserves:</b>	\$220,299.15		

#### Investments

	Type	Amount	Maturity	Interest
13930 - Due to SA Rsv from Op	GL	\$970.42		
AAB SA Reserves	Other DDA	<u>\$6,485.50</u>	N/A	0.15%
	<b>Total Investments:</b>	\$7,455.92		

**Total:** \$227,755.07

### Accounting Notes

### Manager Notes

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

## Reading the Financial Summary

**Operating Cash** - Provides a snapshot of the Net Available Cash remaining, if the community collected all receivables and paid all obligations simultaneously, as of the end of the current month. The schedule combines the Reconciled Operating Cash with other selected balance sheet components in order for the HOA's Board to easily determine its Net Available Cash position and make actionable decisions to ensure the community's operational solvency.

**Operating Cash Trend** - Provides a 13-month historical balance of the Reconciled Operational Cash and Net Available Cash, by month, including the same month in the prior year. Inclusion of this historical information allows the client to quickly understand if the current month's Reconciled Operational cash balance is consistent with prior periods/years, including operational cycles (billing, seasonal changes, etc.)

**Operating Expenses** - This section is intended to provide the client with a quick review of the top 3 variances to budget for the current month and YTD for the current fiscal year. The variances are based on absolute value and could include **Favorable** vs. **Unfavorable** variances (as indicated by **green** or **red**). Identification of the variances and preparation of this schedule will be completed by the Staff Accountant, while *the variance explanations are the responsibility of the Manager*. The placement of this component is purposeful and interfaces to the **Operating Cash** and **AR/AP** sections immediately preceding and below.

**AR, AP** - Provides 13 month historical balances for total AR, AP and Delinquencies, as indicated (i.e. > 90 days for AR and > 60 days for AP). This presentation allows the client to quickly understand if the current month's delinquencies are consistent with prior periods/years, trending in relation to the total balance and also allows for analysis of potential cause and effects of operational cycles (e.g. billing runs, seasonal changes, etc.). Placement of the schedule is purposeful, allowing for the review of the AR/AP trend in relation to Variance-to- Budget and Operational Cash components above.

**Reserve Cash Trend** provides historical information regarding the monthly balance of total investments on a rolling 13-month basis.

**Investments/Reserve Projects** - The **Investment** component of this section provides the client with a clean, sequential presentation of an HOA's investments (i.e. reserve cash) by maturity date. The **Reserves Projects Section** provides the reviewer with the timing and projected cost of reserve projects in-process or starting within the next six months. This interrelation presentation should allow the client to quickly determine if their community is on target and within range to fund projects in process or scheduled to start in the near-term.

**Reserves Roll forward** - provides the board with additional review and proof of the community's reserve cash, including in comparison to the YTD Budget. The Roll Forward can also be tied to the investment table immediately above and to the equity section of the balance sheet. The comparison to budget completes this presentation, letting the board know if they are on target related to expected funding of their reserves.

**Board Action Items for Accounting** - is completed by the Staff Accountant, as needed, and is only for accounting related items that require board intervention or action. Some examples may include – updates to signature cards, access to non-relationship bank statements, coordination of vendor invoices, confirmation/approval of audit adjustments (prior to entry), etc.

# WALLINGFORD COURT CONDOMINIUM

Balance Sheet as of 12/31/2024

Assets	Operating	Reserve	Special Assessment	Total
<b>Cash Operating</b>				
10020 - AAB Operating Checking	\$26,332.36			\$26,332.36
10030 - CIT- Ins Reserve	\$4.79			\$4.79
<b>Total Cash Operating</b>	<b>\$26,337.15</b>			<b>\$26,337.15</b>
<b>Cash Reserve</b>				
12020 - AAB SA Reserves			\$6,485.50	\$6,485.50
12030 - AAB Reserve		\$220,299.15		\$220,299.15
13930 - Due to SA Rsv from Op			\$970.42	\$970.42
<b>Total Cash Reserve</b>		<b>\$220,299.15</b>	<b>\$7,455.92</b>	<b>\$227,755.07</b>
<b>Accounts Receivable</b>				
15000 - Accounts Receivable	\$335.00			\$335.00
<b>Total Accounts Receivable</b>	<b>\$335.00</b>			<b>\$335.00</b>
<b>Other Assets</b>				
17100 - Prepaid Insurance	\$4,424.18			\$4,424.18
<b>Total Other Assets</b>	<b>\$4,424.18</b>			<b>\$4,424.18</b>
<b>Total Assets</b>	<b>\$31,096.33</b>	<b>\$220,299.15</b>	<b>\$7,455.92</b>	<b>\$258,851.40</b>
<b>Liabilities / Equity</b>				
	Operating	Reserve	Special Assessment	Total
<b>Liability</b>				
21030 - Accrued Expenses	\$5,949.74			\$5,949.74
24000 - Prepaid Assessments	\$2,407.53			\$2,407.53
24930 - Due to SA Rsv from Op	\$970.42			\$970.42
<b>Total Liability</b>	<b>\$9,327.69</b>			<b>\$9,327.69</b>
<b>Equity</b>				
30050 - Retained Earnings	\$32,073.06	\$168,863.53	\$6,564.00	\$207,500.59
30100 - Net Income (Loss)	(\$10,304.42)	\$51,435.62	\$891.92	\$42,023.12
<b>Total Equity</b>	<b>\$21,768.64</b>	<b>\$220,299.15</b>	<b>\$7,455.92</b>	<b>\$249,523.71</b>
<b>Total Liabilities / Equity</b>	<b>\$31,096.33</b>	<b>\$220,299.15</b>	<b>\$7,455.92</b>	<b>\$258,851.40</b>

Order: 6NWNXP-4KW  
 Address: 4530 Meridian Ave N Apt S02  
 Order Date: 03-20-2026  
 Document not for resale  
 HomeWiseDocs

# WALLINGFORD COURT CONDOMINIUM

## Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
41000 - Assessments	11,259.99	11,193.37	66.62	135,119.88	134,320.00	799.88	134,320.00
42980 - Interest Insurance	-	-	-	13.25	-	13.25	-
44000 - Late Charges	75.00	-	75.00	875.00	-	875.00	-
44100 - Laundry	62.80	33.37	29.43	322.21	400.00	(77.79)	400.00
45000 - Miscellaneous	-	-	-	2,703.15	-	2,703.15	-
45200 - Move In/Out Fees	-	-	-	200.00	-	200.00	-
45320 - NSF Fees	(35.00)	-	(35.00)	35.00	-	35.00	-
45850 - Reserve Funding	(4,230.00)	(4,230.00)	-	(50,760.00)	(50,760.00)	-	(50,760.00)
<b>Total Operating Income</b>	<b>7,132.79</b>	<b>6,996.74</b>	<b>136.05</b>	<b>88,508.49</b>	<b>83,960.00</b>	<b>4,548.49</b>	<b>83,960.00</b>
<b>Operating Expense</b>							
<b>Administration</b>							
52020 - Accounting Services	-	183.37	183.37	2,300.00	2,200.00	(100.00)	2,200.00
52105 - Board Expenses	-	12.50	12.50	176.45	150.00	(26.45)	150.00
52160 - Delinq Admin Fee	-	-	-	160.00	-	(160.00)	-
52162 - Delinq Admin Fee Billed to HO	-	-	-	(160.00)	-	160.00	-
52190 - Fees and Licenses	-	-	-	379.00	-	(379.00)	-
52250 - Insurance	2,212.09	1,920.00	(292.09)	26,107.92	23,040.00	(3,067.92)	23,040.00
52350 - Legal	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
52450 - Management Contract	1,313.16	1,313.13	(0.03)	15,757.92	15,758.00	.08	15,758.00
52510 - Miscellaneous	-	16.63	16.63	-	200.00	200.00	200.00
52575 - Office Expense	208.23	400.87	192.64	3,581.56	4,810.00	1,228.44	4,810.00
52830 - Reserve Study	-	83.37	83.37	1,020.00	1,000.00	(20.00)	1,000.00
<b>Total Administration</b>	<b>3,733.48</b>	<b>4,013.24</b>	<b>279.76</b>	<b>49,322.85</b>	<b>48,158.00</b>	<b>(1,164.85)</b>	<b>48,158.00</b>
<b>Landscaping</b>							
59300 - Landscape Contract	621.27	650.00	28.73	7,568.22	7,800.00	231.78	7,800.00
<b>Total Landscaping</b>	<b>621.27</b>	<b>650.00</b>	<b>28.73</b>	<b>7,568.22</b>	<b>7,800.00</b>	<b>231.78</b>	<b>7,800.00</b>
<b>Repairs and Maintenance</b>							
66230 - Fire Equipment	-	114.50	114.50	1,308.64	1,374.00	65.36	1,374.00
66310 - General	-	583.37	583.37	17,443.53	7,000.00	(10,443.53)	7,000.00
66900 - Window Washing/Gutter Cleaning	-	135.63	135.63	-	1,628.00	1,628.00	1,628.00
<b>Total Repairs and Maintenance</b>	<b>-</b>	<b>833.50</b>	<b>833.50</b>	<b>18,752.17</b>	<b>10,002.00</b>	<b>(8,750.17)</b>	<b>10,002.00</b>
<b>Utilities</b>							
70070 - Electricity	80.00	125.00	45.00	1,256.88	1,500.00	243.12	1,500.00
70500 - Sewer	937.26	600.00	(337.26)	10,259.24	7,200.00	(3,059.24)	7,200.00
70650 - Trash	972.16	483.37	(488.79)	7,248.07	5,800.00	(1,448.07)	5,800.00
70670 - Water Main	324.05	291.63	(32.42)	4,405.48	3,500.00	(905.48)	3,500.00
<b>Total Utilities</b>	<b>2,313.47</b>	<b>1,500.00</b>	<b>(813.47)</b>	<b>23,169.67</b>	<b>18,000.00</b>	<b>(5,169.67)</b>	<b>18,000.00</b>

Order: 6NWNXP4KW  
 Address: 453 Meridian, Suite N Apt 302  
 Order Date: 03-20-2026  
 Document not for resale  
 HomeWiseDocs

# WALLINGFORD COURT CONDOMINIUM

## Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
<b>Total Operating Expense</b>	6,668.22	6,996.74	328.52	98,812.91	83,960.00	(14,852.91)	83,960.00
<b>Net Operating Income (Loss)</b>	464.57	-	464.57	(10,304.42)	-	(10,304.42)	-

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

# WALLINGFORD COURT CONDOMINIUM

## Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Income</b>							
43100 - Interest Reserves	64.40	-	64.40	675.62	-	675.62	-
46550 - Reserve Funding	4,230.00	4,230.00	-	50,760.00	50,760.00	-	50,760.00
<b>Total Reserve Income</b>	<b>4,294.40</b>	<b>4,230.00</b>	<b>64.40</b>	<b>51,435.62</b>	<b>50,760.00</b>	<b>675.62</b>	<b>50,760.00</b>
<b>Net Reserve Income (Loss)</b>	<b>4,294.40</b>	<b>4,230.00</b>	<b>64.40</b>	<b>51,435.62</b>	<b>50,760.00</b>	<b>675.62</b>	<b>50,760.00</b>

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

# WALLINGFORD COURT CONDOMINIUM

## Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Special Assessment Income</b>							
<b>Income</b>							
43145 - Interest SA	.83	-	.83	9.72	-	9.72	-
46001 - Special Assessments Door Fee	-	-	-	43.50	-	43.50	-
46010 - Special Assessment 2	-	-	-	838.70	-	838.70	-
<b>Total Special Assessment Income</b>	<b>.83</b>	<b>-</b>	<b>.83</b>	<b>891.92</b>	<b>-</b>	<b>891.92</b>	<b>-</b>
<b>Net Special Assessment Income (Loss)</b>	<b>.83</b>	<b>-</b>	<b>.83</b>	<b>891.92</b>	<b>-</b>	<b>891.92</b>	<b>-</b>
<b>Net Total</b>	<b>4,759.80</b>	<b>4,230.00</b>	<b>529.80</b>	<b>42,023.12</b>	<b>50,760.00</b>	<b>(8,736.88)</b>	<b>50,760.00</b>

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

# WALLINGFORD COURT CONDOMINIUM

## Summary Statement of Revenues and Expenses For 12/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Income</b>													
41000 - Assessments	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	135,120
42980 - Interest Insurance	4	4	4	-	-	-	-	-	-	-	-	-	13
44000 - Late Charges	75	75	125	75	75	75	100	25	75	50	50	75	875
44100 - Laundry	38	30	32	-	50	18	34	20	26	12	-	63	322
45000 - Miscellaneous	2,703	-	-	-	-	-	-	-	-	-	-	-	2,703
45200 - Move In/Out Fees	-	-	-	-	-	-	-	200	-	-	-	-	200
45320 - NSF Fees	-	-	35	-	-	-	-	-	-	-	35	(35)	35
45850 - Reserve Funding	(4,230)	(4,230)	(4,230)	(4,230)	(4,230)	(4,230)	(4,230)	(4,230)	(4,230)	(4,230)	(4,230)	(4,230)	-50,760
<b>Total Income</b>	<b>9,851</b>	<b>7,140</b>	<b>7,227</b>	<b>7,105</b>	<b>7,155</b>	<b>7,123</b>	<b>7,164</b>	<b>7,275</b>	<b>7,131</b>	<b>7,092</b>	<b>7,115</b>	<b>7,133</b>	<b>88,508</b>
<b>Total Income</b>	<b>9,851</b>	<b>7,140</b>	<b>7,227</b>	<b>7,105</b>	<b>7,155</b>	<b>7,123</b>	<b>7,164</b>	<b>7,275</b>	<b>7,131</b>	<b>7,092</b>	<b>7,115</b>	<b>7,133</b>	<b>88,508</b>

## Operating Expense

<b>Administration</b>													
52020 - Accounting Services	-	-	-	-	-	-	-	-	2,300	-	-	-	2,300
52105 - Board Expenses	-	-	-	-	-	-	-	-	176	-	-	-	176
52160 - Delinq Admin Fee	-	-	60	-	-	20	20	-	-	-	60	-	160
52162 - Delinq Admin Fee Billed to HO	(40)	-	(20)	(20)	(20)	(20)	(20)	-	(20)	-	-	-	-160
52190 - Fees and Licenses	-	-	-	-	-	-	-	-	-	-	379	-	379
52250 - Insurance	1,994	1,993	2,099	2,325	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	26,108
52450 - Management Contract	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	15,758
52575 - Office Expense	334	436	173	481	636	192	179	278	225	246	193	208	3,582
52830 - Reserve Study	-	-	-	1,020	-	-	-	-	-	-	-	-	1,020
<b>Total Administration</b>	<b>3,601</b>	<b>3,742</b>	<b>3,626</b>	<b>5,119</b>	<b>4,141</b>	<b>3,717</b>	<b>3,705</b>	<b>3,804</b>	<b>6,207</b>	<b>3,771</b>	<b>4,157</b>	<b>3,733</b>	<b>49,323</b>
<b>Landscaping</b>													
59300 - Landscape Contract	678	678	621	621	621	621	621	621	621	621	621	621	7,568
<b>Total Landscaping</b>	<b>678</b>	<b>678</b>	<b>621</b>	<b>621</b>	<b>621</b>	<b>621</b>	<b>621</b>	<b>621</b>	<b>621</b>	<b>621</b>	<b>621</b>	<b>621</b>	<b>7,568</b>
<b>Repairs and Maintenance</b>													

# WALLINGFORD COURT CONDOMINIUM

## Summary Statement of Revenues and Expenses For 12/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
66230 - Fire Equipment	-	-	-	-	-	1,309	-	-	-	-	-	-	1,309
66310 - General	2,703	2,710	1,761	-	391	8,650	1,229	-	-	-	-	-	17,444
<b>Total Repairs and Maintenance</b>	<b>2,703</b>	<b>2,710</b>	<b>1,761</b>	<b>-</b>	<b>391</b>	<b>9,958</b>	<b>1,229</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,752</b>
<b>Utilities</b>													
70070 - Electricity	91	148	113	153	98	141	70	100	85	107	70	80	1,257
70500 - Sewer	261	2,107	435	846	441	712	331	1,079	908	1,325	878	937	10,259
70650 - Trash	473	473	473	947	-	498	473	510	486	971	971	972	7,248
70670 - Water Main	219	656	269	267	292	242	329	379	395	556	476	324	4,405
<b>Total Utilities</b>	<b>1,046</b>	<b>3,384</b>	<b>1,290</b>	<b>2,213</b>	<b>831</b>	<b>1,593</b>	<b>1,203</b>	<b>2,068</b>	<b>1,874</b>	<b>2,959</b>	<b>2,395</b>	<b>2,313</b>	<b>23,170</b>
<b>Total Expense</b>	<b>8,028</b>	<b>10,514</b>	<b>7,297</b>	<b>7,954</b>	<b>5,985</b>	<b>15,890</b>	<b>6,758</b>	<b>6,493</b>	<b>8,702</b>	<b>7,351</b>	<b>7,174</b>	<b>6,668</b>	<b>98,813</b>
<b>Operating Net Total</b>	<b>\$1,823</b>	<b>(\$3,375)</b>	<b>(\$71)</b>	<b>(\$848)</b>	<b>\$1,170</b>	<b>(\$8,767)</b>	<b>\$405</b>	<b>\$782</b>	<b>(\$1,571)</b>	<b>(\$259)</b>	<b>(\$59)</b>	<b>\$465</b>	<b>(\$10,304)</b>

# WALLINGFORD COURT CONDOMINIUM

## Summary Statement of Revenues and Expenses For 12/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Income</b>													
<b>Income</b>													
43100 - Interest Reserves	50	48	53	52	55	55	58	59	58	62	61	64	676
46550 - Reserve Funding	4,230	4,230	4,230	4,230	4,230	4,230	4,230	4,230	4,230	4,230	4,230	4,230	50,760
<b>Total Income</b>	<b>4,280</b>	<b>4,278</b>	<b>4,283</b>	<b>4,282</b>	<b>4,285</b>	<b>4,285</b>	<b>4,288</b>	<b>4,289</b>	<b>4,288</b>	<b>4,292</b>	<b>4,291</b>	<b>4,294</b>	<b>51,436</b>
<b>Total Income</b>	<b>4,280</b>	<b>4,278</b>	<b>4,283</b>	<b>4,282</b>	<b>4,285</b>	<b>4,285</b>	<b>4,288</b>	<b>4,289</b>	<b>4,288</b>	<b>4,292</b>	<b>4,291</b>	<b>4,294</b>	<b>51,436</b>
<b>Reserve Net Total</b>	<b>\$4,280</b>	<b>\$4,278</b>	<b>\$4,283</b>	<b>\$4,282</b>	<b>\$4,285</b>	<b>\$4,285</b>	<b>\$4,288</b>	<b>\$4,289</b>	<b>\$4,288</b>	<b>\$4,292</b>	<b>\$4,291</b>	<b>\$4,294</b>	<b>\$51,436</b>

# WALLINGFORD COURT CONDOMINIUM

## Summary Statement of Revenues and Expenses For 12/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Special Assessment Income</b>													
<b>Income</b>													
43145 - Interest SA	1	1	1	1	1	1	1	1	1	1	1	1	10
46001 - Special Assessments Door Fee	4	4	4	4	4	4	4	4	4	4	-	-	44
46010 - Special Assessment 2	84	84	84	84	84	84	84	84	84	84	-	-	839
<b>Total Income</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>1</b>	<b>1</b>	<b>892</b>
<b>Total Income</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>89</b>	<b>1</b>	<b>1</b>	<b>892</b>
<b>Special Assessment Net Total</b>	<b>\$89</b>	<b>\$89</b>	<b>\$89</b>	<b>\$89</b>	<b>\$89</b>	<b>\$89</b>	<b>\$89</b>	<b>\$89</b>	<b>\$89</b>	<b>\$89</b>	<b>\$1</b>	<b>\$1</b>	<b>\$892</b>
<b>Net Total</b>	<b>\$6,192</b>	<b>\$992</b>	<b>\$4,301</b>	<b>\$3,523</b>	<b>\$5,544</b>	<b>(\$4,393)</b>	<b>\$4,782</b>	<b>\$5,160</b>	<b>\$2,806</b>	<b>\$4,121</b>	<b>\$4,233</b>	<b>\$4,760</b>	<b>\$42,023</b>

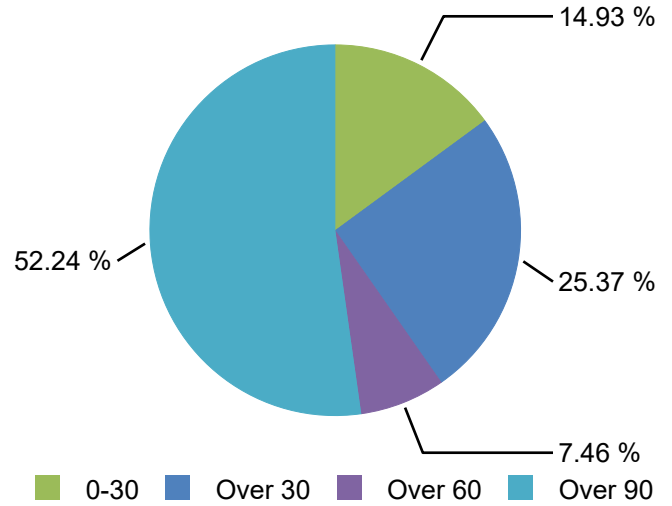
# WALLINGFORD COURT CONDOMINIUM

AR Aging - 12/31/2024

## SUMMARY

Charge	Balance
Late Charge (3)	\$300.00
NSF Fee (1)	\$35.00
<b>Total</b>	<b>\$335.00</b>

## DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
<b>25623220277 - 4530 MERIDIAN AVE NORTH Unit S-06 - Benjamin Crabill, Richard Crabill, and Ramona Severson</b>	-	\$25.00	\$25.00	\$175.00	\$225.00
Late Charge	-	\$25.00	\$25.00	\$175.00	\$225.00
<b>25622876089 - 4530 MERIDIAN AVE NORTH Unit N-09 - LEVIN</b>	\$25.00	\$60.00	-	-	\$85.00
NSF Fee	-	\$35.00	-	-	\$35.00
Late Charge	\$25.00	\$25.00	-	-	\$50.00
<b>25622582344 - 4530 MERIDIAN AVE NORTH Unit N-03 - HARGIS</b>	\$25.00	-	-	-	\$25.00
Late Charge	\$25.00	-	-	-	\$25.00
<b>Total:</b>	<b>\$50.00</b>	<b>\$85.00</b>	<b>\$25.00</b>	<b>\$175.00</b>	<b>\$335.00</b>
Property Count:	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	

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

# WALLINGFORD COURT CONDOMINIUM

## Bank Account Reconciliation for Period 12/31/2024

---

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
AAB Operating Checking	26,332.36	0.00	26,332.36	26,332.36	Balanced
AAB SA Reserves	6,485.50	0.00	6,485.50	6,485.50	Balanced
AAB Reserve	220,299.15	0.00	220,299.15	220,299.15	Balanced
CIT - Ins Reserve	4.79	0.00	4.79	4.79	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
------	-------------	----------	--------

(No Items)

---

**Total (No Items)**

### Reconciled Items

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

# WALLINGFORD COURT CONDOMINIUM

## Bank Account Reconciliation for Period 12/31/2024

Date	Description	Check No	Amount
<b>AAB Operating Checking</b>			
12/3/2024	Lockbox Deposit - Alliance Bank WA		513.10
12/5/2024	CC		618.16
12/10/2024	ACH		1,179.12
12/10/2024	OwnerDraft Deposit	ACH	5,671.42
12/10/2024	ACH		618.16
12/11/2024	Lockbox Deposit - Alliance Bank WA		621.47
12/17/2024	CC		554.53
12/30/2024	Lockbox Deposit - Alliance Bank WA		499.87
12/31/2024	Lockbox Deposit - Alliance Bank WA		1,188.10
12/3/2024	The Management Trust - Washington	ACH	-1,313.16
12/3/2024	Monarch Landscape Holding LLC - TP	1380	-621.27
12/9/2024	The Management Trust - Tustin	ACH	-379.00
12/18/2024	The Management Trust - Washington	ACH	-208.23
12/18/2024	The Management Trust - Washington	ACH	-35.00
12/23/2024	Transfer to AAB Reserve - December 2024 Maintenance Reserve Transfer MC		-4,230.00
<b>Total AAB Operating Checking</b>			<b>4,677.27</b>
<b>AAB Reserve</b>			
12/23/2024	Transfer from AAB Operating Checking - December 2024 Maintenance Reserve Transfer MC		4,230.00
12/31/2024	December Interest		64.40
<b>Total AAB Reserve</b>			<b>4,294.40</b>
<b>AAB SA Reserves</b>			
12/31/2024	December Interest		0.83
<b>Total AAB SA Reserves</b>			<b>0.83</b>

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

# WALLINGFORD COURT CONDOMINIUM

## Cash Disbursement - 12/31/2024

Date	CheckNo	Description	Amount
10020 - AAB Operating Checking			
12/3/2024	ACH	The Management Trust - Washington Inv # 25091197	1,313.16
	52450 - Management Contract		1,313.16
12/3/2024	Avid 1380	Monarch Landscape Holding LLC - TP Inv # CD50477752	621.27
	59300 - Landscape Contract - December 2024 Maintenance		621.27
12/9/2024	ACH	The Management Trust - Tustin Inv # 340204	379.00
	52190 - Fees and Licenses - The Management Trust - Irvine - Federal FinCen BOI		379.00
12/18/2024	ACH	The Management Trust - Washington Inv # 341458	208.23
	52575 - Office Expense - Doc storage, doc handling, electronic file bundled rate, copies, envelopes, etc.		208.23
12/18/2024	ACH	The Management Trust - Washington Inv # 341028	35.00
	45320 - NSF Fees - NSF Charge - to be passed along to owner		35.00
12/23/2024	Transfer Out	Transfer to AAB Reserve - December 2024 Maintenance Reserve Transfer MC	4,230.00
	12030 - AAB Reserve - Transfer from AAB Operating Checking - December 2024 Maintenance Reserve Transfer MC		4,230.00
		<b>Total</b>	<b>6,786.66</b>

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

# WALLINGFORD COURT CONDOMINIUM

AP Aging for Ending Date: 12/31/2024

---

Provider	Current	Over 30	Over 60	Over 90	Total
----------	---------	---------	---------	---------	-------

---

**Total**

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

# WALLINGFORD COURT CONDOMINIUM

Pre Paid Homeowners For 12/31/2024

Account	Property	Owner Name	Credit Amount
25622582346	4530 MERIDIAN AVE NORTH Unit N-05	GERALD FINAFROCK	945.49
***25622582347	4530 MERIDIAN AVE NORTH Unit N-06	ELAINE JOHNSON	529.18
25622582353	4530 MERIDIAN AVE NORTH Unit S-02	KATHLEEN MAHAFFEY	513.10
25622738256	4530 MERIDIAN AVE NORTH Unit S-01	ALEENA T BURGGRABE	376.32
25622582355	4530 MERIDIAN AVE NORTH Unit S-04	THERESA CALLAHAN	43.44
<b>Total</b>			<b>2,407.53</b>

(\*\* indicates previous owners)

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