

Special Assessments
Wallingford Court Condominium Association

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

May 1, 2025

Dear Homeowner:

The 2025 Special Assessment Mailbox Replacement Budget was adopted by the Board of Directors on March 24, 2025. The Board held a budget ratification meeting on April 28, 2025. The Board announced at the 2024 budget meeting that unexpected expenses may result in Special Assessments to protect the reserve account. This special assessment does that by distributing the cost of the mailbox replacement among owners instead of paying the invoice from the reserves.

The assessment is based on the percentage of ownership, and is listed in the attached schedule. Please note that assessments are due on or before the first (1st) of November and a late fee of \$50.00 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 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 will NOT process special assessments. Owners must submit an additional payment for special assessments.
- 2) Credit Card payments - one-time 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 the special assessment payment is accurate.
- 3) Mail a check or using a bill-payer service – send a payment by check to a secure lockbox with the Payee Name: Association Name, 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.

Sincerely,

The Management Trust

board approved
03.24.25

% of ownership listed from Special
CC&Rs Assessment:
\$ 7,630.85

Ratified 04.28.25

Unit #	% of Ownership	Special Assessment	TMT Service Fee	Total Due 11.01.25
N1	0.045101	\$ 344.16	\$ 5.00	\$ 349.16
N2	0.04142	\$ 316.07	\$ 5.00	\$ 321.07
N3	0.050752	\$ 387.28	\$ 5.00	\$ 392.28
N4	0.049248	\$ 375.80	\$ 5.00	\$ 380.80
N5	0.048678	\$ 371.45	\$ 5.00	\$ 376.45
N6	0.049248	\$ 375.80	\$ 5.00	\$ 380.80
N7	0.054899	\$ 418.93	\$ 5.00	\$ 423.93
N8	0.053396	\$ 407.46	\$ 5.00	\$ 412.46
N9	0.052359	\$ 399.54	\$ 5.00	\$ 404.54
N10	0.052825	\$ 403.10	\$ 5.00	\$ 408.10
S1	0.041991	\$ 320.43	\$ 5.00	\$ 325.43
S2	0.045568	\$ 347.72	\$ 5.00	\$ 352.72
S3	0.048678	\$ 371.45	\$ 5.00	\$ 376.45
S4	0.048212	\$ 367.90	\$ 5.00	\$ 372.90
S5	0.049715	\$ 379.37	\$ 5.00	\$ 384.37
S6	0.049248	\$ 375.80	\$ 5.00	\$ 380.80
S7	0.054432	\$ 415.36	\$ 5.00	\$ 420.36
S8	0.053862	\$ 411.01	\$ 5.00	\$ 416.01
S9	0.054899	\$ 418.93	\$ 5.00	\$ 423.93
S10	0.055469	\$ 423.28	\$ 5.00	\$ 428.28
TOTAL	1	\$ 7,630.85		\$ 7,730.85

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