

**WYNSTONE TOWNHOMES ASSOCIATION
EDEN PRAIRIE, MINNESOTA**

ENCLOSED PLEASE FIND THE FINANCIAL REPORT FOR 2023

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WYNSTONE TOWNHOMES ASSOCIATION
 STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCES
 AS OF DECEMBER 31, 2023

(UNAUDITED)

	OPERATING FUND	REPLACEMENT FUND	TOTAL
ASSETS:			
CASH - CHECKING ACCOUNTS	897.21	0.00	897.21
CASH - MONEY MARKET ACCOUNT	1,958.20	56,627.80	58,586.00
CASH - CD'S	0.00	150,000.00	150,000.00
PREPAID EXPENSE	-2,185.42	0.00	
DUE TO/FROM	0.00	281.34	281.34
TOTAL ASSETS	669.99	206,909.14	207,579.13
 LIABILITIES:			
UNPAID BILLS	-5,825.68	0.00	-5,825.68
PREPAID ASSESSMENTS	0.00	0.00	0.00
TOTAL LIABILITIES	-5,825.68	0.00	-5,825.68
FUND BALANCES:	6,495.67	206,909.14	213,404.81
TOTAL LIABILITIES AND FUND BALANCES	669.99	206,909.14	207,579.13

No assurance is provided by any Certified Public Accountant on these statements

**WYNSTONE TOWNHOMES ASSOCIATION
STATEMENTS OF REVENUE, EXPENSES, AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2023**

(UNAUDITED)

	OPERATING FUND	REPLACEMENT FUND	TOTAL
REVENUE:			
ASSESSMENTS-OPERATING	68,221.00		68,221.00
ASSESSMENTS-RESERVE	3,000.00	29,579.00	32,579.00
SPECIAL ASSESSMENT			0.00
INVESTMENT INCOME	1.12	3,510.94	3,512.06
OTHER	0.00		0.00
			0.00
TOTAL	<u>71,222.12</u>	<u>33,089.94</u>	<u>104,312.06</u>
EXPENSES:			
TRASH REMOVAL	2,181.58		2,181.58
SNOW REMOVAL	8,559.00		8,559.00
LAWN CARE	10,725.68		10,725.68
INSURANCE / BONDING	26,735.74		26,735.74
PROFESSIONAL SERVICES	6,928.68		6,928.68
OFFICE AND ADM EXPENSE	446.05		446.05
SPRINKLER SYSTEM/WATER COSTS	10,319.79		10,319.79
GENERAL MAINTENANCE EXPENSES	5,765.44		5,765.44
MISCELLANEOUS AND TAXES	0.00		0.00
CAPITAL IMPROVEMENTS	0.00	95,408.50	95,408.50
OPERATING RESERVE COSTS	5,650.00		5,650.00
TOTAL	<u>77,311.96</u>	<u>95,408.50</u>	<u>172,720.46</u>
EXCESS / -DEFICIENCY OF REVENUES OVER EXPENSES	-6,089.84	-62,318.56	-68,408.40
BEGINNING FUND BALANCES	7,586.26	274,226.95	281,813.21
INTER-FUND TRANSFERS FROM OPERATIONS RESERVE TO OPERATING ACCOUNT	4,999.25	-4,999.25	0.00
	0.00		0.00
	0.00	0.00	0.00
ENDING FUND BALANCES	<u>6,495.67</u>	<u>206,909.14</u>	<u>213,404.81</u>

No assurance is provided by any Certified Public Accountant on these statements

Wynstone Townhomes Association
Operations Actual vs Budget 2023
 January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Member Assessments			
O - Current Year Operations	68,221.00	68,221.00	0.00
O - Operating Reserve	3,000.00	3,000.00	0.00
R - LT Replacement Reserve	29,579.00	29,579.00	0.00
Total Member Assessments	100,800.00	100,800.00	0.00
Investment Income			
O - Dividend/Interest Income	1.12		
R - Interest/Dividend Income	3,510.94		
Total Investment Income	3,512.06		
Total Income	104,312.06	100,800.00	3,512.06
Expense			
Total Operating Fund Expenses			
Trash Removal	2,181.58	6,048.00	-3,866.42
Snow Removal			
Plowing Contract	7,267.00	7,375.00	-108.00
Winter Supplies and Expense	1,292.00	275.00	1,017.00
Total Snow Removal	8,559.00	7,650.00	909.00
Lawn Care			
Lawn Contract			
Sprinkler System Costs			
Startup and Shutdown	753.04		
Water Costs	8,835.05	6,900.00	1,935.05
Sprinkler Repairs	731.70	1,000.00	-268.30
Total Sprinkler System Costs	10,319.79	7,900.00	2,419.79
Lawn Contract - Other	10,725.68	10,164.00	561.68
Total Lawn Contract	21,045.47	18,064.00	2,981.47
Aeration and Lawn Repair	303.22	100.00	203.22
Total Lawn Care	21,348.69	18,164.00	3,184.69
Insurance			
Liability Insurance	25,935.74	27,730.00	-1,794.26
Workmans Compensation	800.00	800.00	0.00
Total Insurance	26,735.74	28,530.00	-1,794.26
Professional Services			
Dues	0.00	175.00	-175.00
Accounting and Tax	2,600.00	2,600.00	0.00
Legal and Collection	3,256.00	240.00	3,016.00
Professional Services - Other	1,072.68		
Total Professional Services	6,928.68	3,015.00	3,913.68
Office and Adm. Expense			
Office Supplies and Adm Expense	9.36	330.00	-320.64
Bank Charges	113.00	84.00	29.00
Postage	62.40		
Plants, etc	0.00	400.00	-400.00
Association Events	261.29		
Total Office and Adm. Expense	446.05	814.00	-367.95

Wynstone Townhomes Association
Operations Actual vs Budget 2023
January through December 2023

	<u>Jan - Dec 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Overall General Maintenance			
Maintenance Expense			
Exterior and Misc Repairs	2,162.22		
Maintenance Expense - Other	0.00	4,000.00	-4,000.00
Total Maintenance Expense	<u>2,162.22</u>	<u>4,000.00</u>	<u>-1,837.78</u>
Grounds and Landscape			
Trees and Shrubs	3,300.00		
Total Grounds and Landscape	<u>3,300.00</u>		
Total Overall General Maintenance	<u>5,462.22</u>	<u>4,000.00</u>	<u>1,462.22</u>
Total Total Operating Fund Expenses	<u>71,661.96</u>	<u>68,221.00</u>	<u>3,440.96</u>
Total Expense	<u>71,661.96</u>	<u>68,221.00</u>	<u>3,440.96</u>
Net Ordinary Income	32,650.10	32,579.00	71.10
Other Income/Expense			
Other Expense			
Other Expenses			
LT Replacement Reserve Payments			
Deck Replacements	93,858.50		
LT Replacement Reserve Payments - Other	1,550.00		
Total LT Replacement Reserve Payments	<u>95,408.50</u>		
Operating Reserve Payments			
Roads Sealcoating	5,650.00		
Total Operating Reserve Payments	<u>5,650.00</u>		
Total Other Expenses	<u>101,058.50</u>		
Total Other Expense	<u>101,058.50</u>		
Net Other Income	-101,058.50	0.00	-101,058.50
Net Income	<u><u>-68,408.40</u></u>	<u><u>32,579.00</u></u>	<u><u>-100,987.40</u></u>

Wynstone Townhomes Association Reserve Accounts Activity As of December 31, 2023

Type	Date	Num	Memo	Split	Amount	Balance
Money Market Account-BMO 4236						
O - Operating Reserve-BMO						
Transfer	03/10/2023		Funds Transfer-qtr 1 budget			278,835.15
Transfer	06/26/2023		Funds Transfer-QTR 2 budget	O - Checking Account-BMO 4228	750.00	4,608.20
Check	09/27/2023	1045	QTR 3 2023 budget	O - Checking Account-BMO 4228	750.00	5,358.20
Transfer	09/27/2023		Funds Transfer-QTR 4 budget	Roads Sealcoating	-5,650.00	6,108.20
Transfer	12/29/2023			O - Checking Account-BMO 4228	750.00	458.20
				O - Checking Account-BMO 4228	750.00	1,208.20
						1,958.20
					-2,650.00	1,958.20
Total O - Operating Reserve-BMO						
R - LT Reserve-BMO						
Deposit	01/31/2023		Interest	R - Interest/Dividend Income	464.98	274,226.96
Bill Pmt -Check	02/22/2023	1043	Interest	Accounts Payable Control - O	-46,136.25	274,691.93
Deposit	02/28/2023		Funds Transfer-qtr 1 budget	R - Interest/Dividend Income	422.72	228,555.68
Transfer	03/10/2023		Interest	O - Checking Account-BMO 4228	5,250.00	228,978.40
Deposit	03/31/2023		Deposit	R - Interest/Dividend Income	403.33	234,228.40
Deposit	04/30/2023		Deposit	R - Interest/Dividend Income	486.04	234,631.73
Check	05/15/2023	1044	Deposit	Deck Replacements	-47,722.25	235,117.77
Deposit	05/31/2023		Funds Transfer-QTR 2 Budget	R - Interest/Dividend Income	467.68	187,395.52
Transfer	06/26/2023		Interest	O - Checking Account-BMO 4228	5,250.00	187,863.20
Deposit	07/31/2023		Funds Transfer	R - Interest/Dividend Income	742.67	193,113.20
Transfer	08/10/2023		Interest	R - BMO CD Account	-150,000.00	193,855.87
Deposit	08/31/2023		Funds Transfer-qtr 3 2023 budget	R - Interest/Dividend Income	158.62	43,855.87
Transfer	09/27/2023		Interest	O - Checking Account-BMO 4228	5,250.00	44,014.49
Deposit	09/30/2023		QTR 1-3 adj	R - Interest/Dividend Income	83.56	49,264.49
Transfer	09/30/2023	1045	Funds Transfer-QTE 4 budget	O - Checking Account-BMO 4228	6,435.00	49,348.05
Check	10/09/2023		Funds Transfer-reclass money	LT Replacement Reserve Payments	-1,550.00	55,783.05
Transfer	12/29/2023			O - Checking Account-BMO 4228	7,394.75	54,233.05
Transfer	12/29/2023			O - Checking Account-BMO 4228	-5,000.00	61,627.80
						56,627.80
					-217,599.15	56,627.80
					-220,249.15	58,586.00
Total Money Market Account-BMO 4236						
Cash Securities - CD's						
R - BMO CD Account						
Transfer	08/10/2023		Funds Transfer	R - LT Reserve-BMO	150,000.00	0.00
						0.00
					150,000.00	150,000.00
Total R - BMO CD Account						
Total Cash Securities - CD's						
					150,000.00	150,000.00
					-70,249.15	150,000.00
						208,586.00
						208,586.00

**WYNSTONE TOWNHOMES ASSOCIATION
ANNUAL REPORT SUPPLEMENTARY SCHEDULES
For the year ended 12/31/2023**

(Unaudited)

SCHEDULE OF CAPITAL EXPENDITURES OVER \$ 1,000.

2023	Decks replacement 81552.50 8610.00	\$	95,408.50
2023	Drives Sealcoating	\$	5,650.00

LAWSUITS:

The association, as of the balance sheet date, is not a party to any known active lawsuit. To the extent that a lawsuit would surface, the association's normal exposure is limited to the policy deductible of \$ 5,000, plus possible legal expenses. Higher deductibles are incurred for wind or hail damage claims

No assurance is provided by any Certified Public Accountant on these statements

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02/12/24

Wynstone Townhomes Association
Schedule of Unpaid Bills
As of December 31, 2023

	<u>Dec 31, 23</u>
Acuity Insurance	-6,161.68
HELLMUTH AND JOHNSON	<u>336.00</u>
TOTAL	<u><u>-5,825.68</u></u>

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02/12/24

Wynstone Townhomes Association
Homeowner Balance Summary
As of December 31, 2023

	<u>Dec 31, 23</u>
TOTAL	<u><u>0.00</u></u>

WYNSTONE TOWNHOMES ASSOCIATION

2024

BUDGET DETAIL

Category	Line Item	2024 Annual Budget	2024 Budget Per Unit Per Month	2023 Budget Per Unit Per Month	Increase / (Decrease)	Description
Trash Removal	Trash Removal	\$ 2,400.00	\$ 8.33	\$ 21.00	\$ (12.67)	current level of expense
Snow Plowing	Standard Snow Removal	\$ 7,480.00	\$ 25.97	\$ 25.61	\$ 0.36	Small increase. No contract yet
	Winter supplies	\$ 1,000.00	\$ 3.47	\$ 0.95	\$ 2.52	Salt as needed.
Lawn Care	Standard Lawn Care	\$ 11,165.00	\$ 38.77	\$ 35.29	\$ 3.48	
	Pond Maintenance/misc	\$ -	\$ -	\$ -	\$ -	
	Grounds Flowers, etc	\$ -	\$ -	\$ 1.39	\$ (1.39)	Misc additions
	Aeration/repair	\$ 100.00	\$ 0.35	\$ 0.35	\$ (0.00)	
Insurance Premiums						
Water						
Professional Fees and Memberships	CAI Membership & Education	\$ 33,864.00	\$ 117.58	\$ 115.69	\$ 1.89	Annual membership for CAI is \$175.00.
	Other	\$ 175.00	\$ 0.61	\$ 0.61	\$ (0.00)	
	Accountant/Attorney Fees	\$ 3,200.00	\$ 11.11	\$ 9.86	\$ 1.25	Miscellaneous legal advice \$600. Accounting fee is \$2600* Bank charges are appx\$7.00 per month on homeowner bank fees
Office/Adm Costs						
Sprinklers	Office/Adm Costs	\$ 800.00	\$ 2.78	\$ 1.44	\$ 1.34	
	Start up / shutdown	\$ -	\$ -	\$ -	\$ -	Precision service company-included in lawn care above. (excess expected)
Miscellaneous Maintenance	Sprinkler Repairs	\$ 1,000.00	\$ 3.47	\$ 3.47	\$ 0.00	Precision Service includes \$1,000 of repairs and on/off above
	General Items	\$ 6,000.00	\$ 20.83	\$ 27.05	\$ (6.22)	General maintenance and repairs. Other unknown expenses.
	Tree Maintenance	\$ 867.00	\$ 3.01	\$ -	\$ 3.01	Unknown maintenance including trees.
Reserves	average estimate applied	\$ -	\$ -	\$ -	\$ -	Estimated excess cash transferred to 2023 budget at 12/31/22
	Reserves	\$ 32,580.00	\$ 113.13	\$ 83.33	\$ 29.80	Reserve study long life items not included. Review in 2024.
	Reserves - income	\$ -	\$ -	\$ -	\$ -	No income projected in 2024
TOTAL Budget		\$108,000.00	\$ 375.00	\$ 350.00	\$ 25.00	



**SPECIALIZING IN
INSURANCE FOR
CONDOMINIUMS**

**COMMON POLICY
DECLARATIONS**

Acuity, A Mutual Insurance Company

First Named Insured and Address:

WYNSTONE TOWNHOMES ASSN
13780 FENWICK CIR
EDEN PRAIRIE MN 55346

Agency Name and Number:

8353-CG (651)379-7800
NORTH RISK PARTNERS LLC
2010 CENTRE POINTE BLVD
PO BOX 64016
SAINT PAUL MN 55164

Policy Number: ZL1040

Policy Period: Effective Date: 11-15-23
Expiration Date: 11-15-24
12:01 A.M. standard time at
your mailing address shown
in the declarations

This is not a bill. If premium is due, a billing notice will be sent separately.

COVERAGE

Your coverage consists of the following lines of insurance for which a premium is indicated.
This premium may be subject to adjustment.

Excess Liability	601.00
Workers' Compensation	534.00
Bis-Pak	32,382.00
Directors' and Officers' Liability	350.00
Total Advance Premium	\$ 33,867.00

Secretary

President



COMMERCIAL EXCESS LIABILITY
COVERAGE PART

Renewal Declarations

First Named Insured and Address:

WYNSTONE TOWNHOMES ASSN
13780 FENWICK CIR
EDEN PRAIRIE MN 55346

Agency Name and Number:

NORTH RISK PARTNERS LLC
8353-CG

Policy Number: ZL1040

Policy Period: Effective Date: 11-15-23

Expiration Date: 11-15-24

In return for the payment of the premium and subject to all the terms of the policy, we agree to provide the insurance coverage as stated in the same.

12:01 A.M. standard time at your mailing address shown in the declarations

COVERAGE FORMS AND ENDORSEMENTS APPLICABLE TO THIS COVERAGE PART

Form Number	Form Title	Premium
CU-7008(11-05)	Asbestos Exclusion	
CU-7010(3-03)	Nuclear Energy Liability Exclusion Endorsement	
CU-7031(3-03)	Minnesota Amendatory Endorsement	
CU-7037(5-05)	Commercial Excess Liability Coverage Form	
CU-7054(3-03)	Fungi or Bacteria Exclusion	
CU-7067(3-03)	War Liability Exclusion	
CU-7072(1-15)	Conditional Exclusion of Terrorism (Relating to Disposition of Fed. Act)	
CU-7085(1-15)	Cap on Losses from Certified Acts of Terrorism	\$1.00
CU-7098(11-15)	Revision of Other Insurance Condition For Additional Insureds - Auto Status	\$100.00
CU-7136(8-20)	Exclusion - First Aid and Good Samaritan Services	
CU-7140(10-20)	Cyber Suite Exclusion	
IL-7082(12-20)	Disclosure Pursuant to Terrorism Risk Insurance Act	
Advance Endorsement Premium		\$101.00

PREMIUM SUMMARY

Advance Premium	\$500.00
Advance Endorsement Premium	\$101.00
Total Advance	\$601.00

ADDITIONAL NAMED INSUREDS

WHO IS AN INSURED includes the following Additional Named Insureds:

NONE

LIMITS OF INSURANCE

General Aggregate	\$1,000,000
Products-Completed Operations Aggregate	\$1,000,000
Each Occurrence	\$1,000,000

PREMIUM COMPUTATION

Not Subject to Audit	
Estimated Advance Premium	\$500.00

SCHEDULE OF UNDERLYING INSURANCE - EMPLOYERS' LIABILITY

Policy Number: CWC-ZL1040-00
 Name of Insurer: ACUITY, A Mutual Insurance Company
 Policy Period: 11-15-23 To 11-15-24

Limits or Amounts of Insurance

Bodily Injury by Accident (Each Accident)	\$500,000
Bodily Injury by Disease (Policy Limit)	\$500,000
Bodily Injury by Disease (Each Employee)	\$500,000

SCHEDULE OF UNDERLYING INSURANCE - BIS-PAK

Policy Number: CB-ZL1040
 Name of Insurer: ACUITY, A Mutual Insurance Company
 Policy Period: 11-15-23 To 11-15-24

Limits or Amounts of Insurance

Liability and Medical Expenses (Each Occurrence)	\$1,000,000
Products-Completed Operations Aggregate Limit	\$2,000,000
General Aggregate Limit (Other than Products-Completed Operations)	\$2,000,000
Hired and Nonowned Auto Liability is included in above Occurrence Limit.	



Renewal Declarations

First Named Insured and Address:

WYNSTONE TOWNHOMES ASSN
13780 FENWICK CIR
EDEN PRAIRIE MN 55346

Agency Name and Number:

NORTH RISK PARTNERS LLC
8353-CG

Policy Number: ZL1040

Policy Period: Effective Date: 11-15-23

Expiration Date: 11-15-24

In return for the payment of the premium and subject to all the terms of the policy, we agree to provide the insurance coverage as stated in the Policy.

12:01 A.M. standard time at your mailing address shown in the declarations

COVERAGE FORMS AND ENDORSEMENTS APPLICABLE TO THIS COVERAGE PART

Form Number	Form Title	Premium
CB-0002(5-22)	Deluxe Bis-Pak Property Coverage Form	
CB-0006(8-15)	Bis-Pak Business Liability and Medical Expenses Coverage Form	
CB-0009(9-04)	Bis-Pak Common Policy Conditions	
CB-0412(7-02)	Limitation of Coverage to Designated Premises or Project	
CB-0417(1-10)	Employment-Related Practices Exclusion	
CB-0564(1-15)	Conditional Exclusion of Terrorism (Relating to Disposition of Federal Act)	
CB-0577(4-10)	Fungi or Bacteria Exclusion (Liability)	
CB-1416(1-10)	Snow Plow Products-Completed Operations Hazard Coverage	
CB-1488(7-13)	Primary and Noncontributory - Other Insurance Condition	
CB-1504(5-14)	Exclusion-Access of Confidential or Personal Info/Data with Limited BI	
CB-1560(2-21)	Cyber Incident Exclusion	
CB-7019(4-10)	Hired Auto and Nonowned Auto Liability	\$114.00
CB-7025(2-07)	Minnesota Changes	
CB-7026(4-10)	Minnesota Changes - Condominium Association Coverage	
CB-7222(11-99)	Additional Insured - Condominium Unit Owners	
CB-7296(1-15)	Cap on Losses from Certified Acts of Terrorism - Property	\$1,272.00
CB-7299(1-15)	Cap on Losses from Certified Acts of Terrorism - Liability	
CB-7406(6-15)	Exclusion - Unmanned Aircraft	
CB-7410(8-15)	Civil Authority Changes	
CB-7425(9-17)	Windstorm or Hail - Fixed Dollar Deductible	
CB-7437(3-21)	Acuity Property Enhancements - Silver	
CB-7455(8-20)	Acuity Liability Enhancements - Silver	

Form Number	Form Title	Premium
IL-7012(1-18)	Asbestos Exclusion	
IL-7076(5-07)	Minnesota Fire Insurance Surcharge	\$206.00
IL-7082(12-20)	Disclosure Pursuant to Terrorism Risk Insurance Act	
IL-7149(7-20)	Cyber Suite Coverage	\$318.00
IL-7152(7-20)	Cyber Suite Schedule	
IL-7157(7-20)	Minnesota Changes - Cyber Suite Coverage	
Advance Endorsement Premium		\$1,910.00

PREMIUM SUMMARY

Advance Premium	\$30,472.00
Advance Endorsement Premium	\$1,910.00
Total Advance Premium	\$32,382.00

The Total Advance Premium shown above is based on the exposures you anticipated at the time this coverage part began. We will audit this coverage part in accordance with the Bis-Pak® Liability and Medical Expenses General Condition entitled Premium Audit - Business Liability at the close of the audit period.

PROPERTY COVERAGES PROVIDED

Form: Deluxe

Coverage Item	Premises Number	Building Number	Valuation Basis	Limit of Insurance	Automatic Increase Percentage
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	001	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	002	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	003	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	004	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	005	001	Replacement Cost	\$1,012,770	10%

Coverage Item	Premises Number	Building Number	Valuation Basis	Limit of Insurance	Automatic Increase Percentage
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	006	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	007	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	008	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	009	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	010	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	011	001	Replacement Cost	\$1,012,770	10%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$500 Wind/Hail Fixed Dollar Deductible: \$50,000	012	001	Replacement Cost	\$1,012,770	10%

DESCRIPTION OF PREMISES

Premises Number	Building Number	Construction, Occupancy and Location
001	001	FRAME CONDOMINIUM 13696-13700 FENWICK CIR EDEN PRAIRIE MN 55346
002	001	FRAME CONDOMINIUM 13680-13684 FENWICK CIR EDEN PRAIRIE MN 55346
003	001	FRAME CONDO 13712-13716 FENWICK CIR EDEN PRAIRIE MN 55346

Premises Number	Building Number	Construction, Occupancy and Location
004	001	FRAME CONDO BUILDING #01 13664-13668 FENWICK CIR EDEN PRAIRIE MN 55346
005	001	FRAME CONDO 13728-13732 FENWICK CIR EDEN PRAIRIE MN 55346
006	001	FRAME CONDO 13616-13620 FENWICK CIR EDEN PRAIRIE MN 55346
007	001	FRAME CONDO 13648-13652 FENWICK CIR EDEN PRAIRIE MN 55346
008	001	FRAME CONDO 13760-13764 FENWICK CIR EDEN PRAIRIE MN 55346
009	001	FRAME CONDO 13776-13780 FENWICK CIR EDEN PRAIRIE MN 55346
010	001	FRAME CONDO 13600-13604 FENWICK CIR EDEN PRAIRIE MN 55346
011	001	FRAME CONDO 13744-13748 FENWICK CIR EDEN PRAIRIE MN 55346
012	001	FRAME CONDO 13632-13636 FENWICK CIR EDEN PRAIRIE MN 55346

MORTGAGEHOLDER NAME AND ADDRESS

NONE

LIABILITY COVERAGES PROVIDED

Coverage Item	Limit of Insurance
Liability and Medical Expenses (Each Occurrence)	\$1,000,000
Medical Expenses (Any One Person)	\$10,000
Damage to Premises Rented to You	\$1,000,000
Products-Completed Operations Aggregate Limit	\$2,000,000

Coverage Item	Limit of Insurance
General Aggregate Limit (Other Than Products-Completed Operations)	\$2,000,000

SCHEDULE OF LIABILITY CLASSIFICATION

Premises Number	Building Number	Classification Description	Class Code	Premium Basis ¹	Premises Rate	Products Rate
001	001	Condominium - Residential	62003	2 UN	18.212	Included
002	001	Condominium - Residential	62003	2 UN	18.212	Included
003	001	Condominium - Residential	62003	2 UN	18.212	Included
004	001	Condominium - Residential	62003	2 UN	18.212	Included
005	001	Condominium - Residential	62003	2 UN	18.212	Included
006	001	Condominium - Residential	62003	2 UN	18.212	Included
007	001	Condominium - Residential	62003	2 UN	18.212	Included
008	001	Condominium - Residential	62003	2 UN	18.212	Included
009	001	Condominium - Residential	62003	2 UN	18.212	Included
010	001	Condominium - Residential	62003	2 UN	18.212	Included
011	001	Condominium - Residential	62003	2 UN	18.212	Included
012	001	Condominium - Residential	62003	2 UN	18.212	Included

¹ UN = Unit - Rate Applies Per Unit

OPTIONAL COVERAGES PROVIDED

Coverage Item	Limit of Insurance
Hired and Nonowned Auto Liability	Same as Liability Limit
Employee Dishonesty	\$100,000
Forgery and Alteration	\$25,000
Electronic Data	\$25,000
Interruption of Computer Operations	\$10,000
Acuity Liability Enhancements - Silver	See CB-7455
Acuity Property Enhancements - Silver	See CB-7437

Coverage Item	Premises Number	Building Number	Limit of Insurance
Business Income and Extra Expense	001	001	Actual Loss Sustained
Money and Securities Inside the Premises	001	001	\$15,000
Outside the Premises			\$5,000