WYNSTONE TOWNHOMES ASSOCIATION
EDEN PRAIRIE, MINNESOTA

ENCLOSED PLEASE FIND THE FINANCIAL REPORT FOR 2025

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WYNSTONE TOWNHOMES ASSOCIATION
STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCES
AS OF DECEMBER 31, 2025

(UNAUDITED)

	OPERATING FUND	REPLACEMENT FUND	TOTAL
ASSETS:			
CASH - CHECKING ACCOUNTS	871.06	0.00	871.06
CASH - MONEY MARKET ACCOUNT	1,958.20	237,292.24	239,250.44
CASH - CD'S	0.00	9,360.12	9,360.12
PREPAID EXPENSE	0.00	0.00	
DUE TO/FROM	0.00	0.00	0.00
TOTAL ASSETS	2,829.26	246,652.36	249,481.62
LIABILITIES:			
UNPAID BILLS	0.00	0.00	0.00
PREPAID ASSESSMENTS	0.00	0.00	0.00
TOTAL LIABILITIES	0.00	0.00	0.00
FUND BALANCES:	2,829.26	246,652.36	249,481.62
TOTAL LIABILITIES AND FUND BALANCES	2,829.26	246,652.36	249,481.62

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, 2025

(UNAUDITED)

	OPERATING FUND	REPLACEMENT FUND	TOTAL
REVENUE:			
ASSESSMENTS-OPERATING	79,200.00		79,200.00
ASSESSMENTS-RESERVE	3,000.00	33,000.00	36,000.00
SPECIAL ASSESSMENT			0.00
INVESTMENT INCOME	0.72	10,729.43	10,730.15
OTHER			0.00
			0.00
TOTAL	82,200.72	43,729.43	125,930.15
EXPENSES:			
TRASH REMOVAL	5,690.25		5,690.25
SNOW REMOVAL	7,480.00		7,480.00
LAWN CARE	11,364.71		11,364.71
INSURANCE / BONDING	44,151.36		44,151.36
PROFESSIONAL SERVICES	3,835.91		3,835.91
OFFICE AND ADM EXPENSE	715.43		715.43
SPRINKLER SYSTEM/WATER COSTS	10,728.31		10,728.31
GENERAL MAINTENANCE EXPENSES	4,146.35		4,146.35
MISCELLANEOUS AND TAXES	0.00		0.00
CAPITAL IMPROVEMENTS	0.00	15,195.38	15,195.38
OPERATING RESERVE COSTS	0.00		0.00
TOTAL	88,112.32	15,195.38	103,307.70
EXCESS / -DEFICIENCY OF REVENUES OVER EXPENSES	-5,911.60	28,534.05	22,622.45
BEGINNING FUND BALANCES	5,172.86	221,686.31	226,859.17
INTER-FUND TRANSFERS	3,568.00	-3,568.00	0.00
FROM OPERATIONS RESERVE	0.00		0.00
TO OPERATING ACCOUNT	0.00	0.00	0.00
ENDING FUND BALANCES	2,829.26	246,652.36	249,481.62

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Wynstone Townhomes Association
Operations Actual vs Budget-Annual
January through December 2025

	Jan - Dec 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Member Assessments			
O - Current Year Operations	79,200.00	115,200.00	-36,000.00
O - Operating Reserve	3,000.00		
R - LT Replacement Reserve	33,000.00		
Total Member Assessments	115,200.00	115,200.00	0.00
Investment Income			
O - Dividend/interest Income	0.72		
R - Interest/Dividend Income	10,729.43	8,000.00	2,729.43
Total Investment Income	10,730.15	8,000.00	2,730.15
Total Income	125,930.15	123,200.00	2,730.15
Expense			
Total Operating Fund Expenses			
Trash Removal	5,690.25	6,048.00	-357.75
Snow Removal			
Plowing Contract	7,480.00	7,797.00	-317.00
Winter Supplies and Expense	0.00	1,000.00	-1,000.00
Total Snow Removal	7,480.00	8,797.00	-1,317.00
Lawn Care			
Lawn Contract			
Sprinkler System Costs			
Startup and Shutdown	518.00		
Water Costs	9,373.17	7,870.00	1,503.17
Sprinkler Repairs	837.14	1,100.00	-262.86
Total Sprinkler System Costs	10,728.31	8,970.00	1,758.31
Lawn Contract - Other	11,364.71		
Total Lawn Contract	22,093.02	8,970.00	13,123.02
Aeration and Lawn Repair	0.00	110.00	-110.00
Lawn Care - Other	0.00	11,704.00	-11,704.00
Total Lawn Care	22,093.02	20,784.00	1,309.02
Insurance	44,151.36	44,600.00	-448.64
Professional Services			
Dues	0.00	175.00	-175.00
Accounting and Tax	2,600.00	2,600.00	0.00
Legal and Collection	0.00	600.00	-600.00
Professional Services - Other	1,235.91		
Total Professional Services	3,835.91	3,375.00	460.91
Office and Adm. Expense			
Office Supplies and Adm Expense	274.35	335.00	-60.65
Bank Charges	87.00	75.00	12.00
Postage	0.00	100.00	-100.00
Plants, etc	0.00	392.00	-392.00
Association Events	354.08	150.00	204.08
Total Office and Adm. Expense	715.43	1,052.00	-336.57
Overall General Maintenance			
Maintenance Expense			
Exterior and Misc Repairs	3,571.35		
Siding Repairs	575.00		
Total Maintenance Expense	4,146.35		

Wynstone Townhomes Association
Operations Actual vs Budget-Annual
January through December 2025

	Jan - Dec 25	Budget	$ Over Budget
Grounds and Landscape			
Trees and Shrubs	1,760.00		
Total Grounds and Landscape	1,760.00		
Overall General Maintenance - Other	0.00	2,544.00	-2,544.00
Total Overall General Maintenance	5,906.35	2,544.00	3,362.35
Total Total Operating Fund Expenses	89,872.32	87,200.00	2,672.32
Total Expense	89,872.32	87,200.00	2,672.32
Net Ordinary Income	36,057.83	36,000.00	57.83
Other Income/Expense			
Other Expense			
Other Expenses			
LT Replacement Reserve Payments			
Siding Items	3,000.00		
Trees and Grounds	10,435.38		
Total LT Replacement Reserve Payments	13,435.38		
Operating Reserve Transfers	0.00	3,000.00	-3,000.00
Replacement Reserve Budget	0.00	33,000.00	-33,000.00
Total Other Expenses	13,435.38	36,000.00	-22,564.62
Total Other Expense	13,435.38	36,000.00	-22,564.62
Net Other Income	-13,435.38	-36,000.00	22,564.62
Net Income	**22,622.45**	**0.00**	**22,622.45**

WYNSTONE TOWNHOMES ASSOCIATION
OPERATING AND LONG-TERM RESERVES SUMMARY
2025

	BEG. BALANCE	BUDGET DEPOSITS	INTEREST INCOME	DISB.	ADJ AND RECLASS	ENDING BALANCE
OPERATING RESERVES:						
MAINTENANCE RESERVE	4,958.20	3,000.00	0.00	0.00	-6,000.00	1,958.20
INSURANCE DEDUCTIBLE	0.00	0.00			0.00	0.00
CONTINGENCY/OTHER	0.00				0.00	0.00
					0.00	0.00
TOTAL	4,958.20	3,000.00	0.00	0.00	-6,000.00	1,958.20
CAPITAL REPLACEMENT FUND:						
RESERVE STUDY ITEMS	221,686.31	33,000.00	10,729.43	-15,195.38	0.00	250,220.36
TRANSFER TO OPERATIONS		0.00			-3,568.00	-3,568.00
TOTAL	221,686.31	33,000.00	10,729.43	-20,952.36	-3,568.00	246,652.36
TOTALS	226,644.51	36,000.00	10,729.43	-20,952.36	-9,568.00	248,610.56

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

WYNSTONE TOWNHOMES ASSOCIATION
ANNUAL REPORT SUPPLEMENTARY SCHEDULES
For the year ended 12/31/2025

(Unaudited)

SCHEDULE OF CAPITAL EXPENDITURES OVER $ 1,000.

2025:	Grounds Update and siding repair	$	15,195.38
2024:	Grounds and deck repairs	$	19,981.00

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

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02/07/26

Wynstone Townhomes Association
Homeowner Balance Summary
As of December 31, 2025

	Dec 31, 25
TOTAL	0.00

1:19 PM

02/07/26

Wynstone Townhomes Association
Schedule of Unpaid Bills
As of December 31, 2025

	Dec 31, 25
TOTAL	0.00

WYNSTONE TOWNHOMES ASSOCIATION
2026
BUDGET DETAIL

Category	Line Item	2026 Annual Budget	2026 Budget Per Unit Per Month	2025Budget Per Unit Per Month	Increase / (Decrease)	Description
Trash Removal	Trash Removal	$ 5,700.00	$ 19.79	$ 21.00	$ (1.21)	current level X +10%
Snow Plowing	Standard Snow Removal	$ 7,854.00	$ 27.27	$ 27.07	$ 0.20	New contract
	Winter supplies	$ 500.00	$ 1.74	$ 3.47	$ (1.73)	Salt as needed.
Lawn Care	Standard Lawn Care	$ 11,933.00	$ 41.43	$ 40.64	$ 0.79	New contract
	Pond Maintenance/misc	$ -	$ -	$ -	$ -	
	Grounds Flowers, etc	$ 100.00	$ 0.35	$ 1.36	$ (1.01)	Handled by Owners.
	Aeration/repair	$ 100.00	$ 0.35	$ 0.38	$ (0.03)	None scheduled
Insurance Premiums	Insurance	$ 44,600.00	$ 154.86	$ 154.86	$ 0.00	Renewal proposal from Acuity Insurance-nov-dec increase estimate
Water	Water	$ 8,190.00	$ 28.44	$ 27.33	$ 1.11	current expense level
Professional Fees and Memberships	CAI Membership & Education	$ 175.00	$ 0.61	$ 0.61	$ (0.00)	Annual membership for CAI is $175.00.
	Other	$ -	$ -	$ -	$ -	
	Accountant/Attorney Fees	$ 3,500.00	$ 12.15	$ 11.11	$ 1.04	Misc legal $500, accounting and tax fee is $3000
Office/Adm Costs	Office/Adm Costs	$ 1,482.00	$ 5.15	$ 2.29	$ 2.86	Bank charges are appx 6.50 per month on homeowner bank fees. Website cost is $92 per month. Misc supplies $300.
Sprinklers	Start up / shutdown		$ -	-	$ -	Precision service company-included in lawn care above. (excess expected)
		$ -	$ -		$ -	
			$ -		$ -	
	Sprinkler Repairs	$ 1,000.00	$ 3.47	$ 3.82	$ (0.35)	Precision Service includes $1,000 of repairs and on/off above)
Miscellaneous Maintenance	General items	$ 6,323.00	$ 21.95	$ 8.83	$ 13.12	General maintenance and repairs. Other unknown expenses.
	Tree Maintenance	$ -	$ -		$ -	Unknown maintenance including trees.
	overage estimate applied	$ -	$ -		$ -	Estimated excess cash transferred to 2026 budget at 12/31/25
Reserves	Reserves	$ 39,168.00	$ 136.00	$ 125.00	$ 11.00	Reserve study $11 per month.
	Reserves - income	$ (8,225.00)	$ (28.56)	$ (27.78)	$ (10.41)	Interest @ 3.5%
TOTAL Budget		**$122,400.00**	**$ 425.00**	**$ 400.00**	**$ 25.00**	

NORTH RISK PARTNERS®

Commercial Insurance Proposal / FINAL

Presented to:
Wynstone Townhomes Assn
13780 Fenwick Circle, Eden Prairie, MN 553463008

Proposed Effective Date: 11/15/2025
Presented by: Steve McAlpin

1-800-247-7016
Info@northriskpartners.com

Your Team

Below you will find contact information for the team assigned to manage your account.

Contact For:

- Coverage Questions
- General Questions/Concerns
- P&C or Group Health Needs
- Carrier or Value Added Questions

Steve McAlpin

Risk Advisor
Plymouth
Phone: (763) 782-7894
Fax: (763) 398-4060
steve.mcalpin@northriskpartners.com

Contact For:

- General Questions
- Endorsements/Certificates
- Coverage/Carrier Questions
- Property & Casualty Miscellaneous

Molly Chang

Account Manager, Assoc. Dept. Supervisor – Commercial Lines
Mendota Heights
Phone: (651) 379-7823
Fax: (651) 379-7801
molly.chang@northriskpartners.com

Contact For:

- Employee Benefits Service & Questions

EB Select Service Team

Phone: (800) 497-3424
eb.select@northriskpartners.com

Contact For:

- Bonding Assistance

Surety & Bonds Department

Surety & Bonds Support
Phone: (651) 379-7800
Fax: (651) 379-7801
bonds@northriskpartners.com

Contact For:

- Claims Questions
- Carrier Follow-up
- Claims Miscellaneous

Claims Department

Claims Support
Phone: (651) 379-7800
Fax: (651) 379-7801
firstreports@northriskpartners.com

Any of these team members will be pleased to assist you with your service needs. Your primary contact will be **Molly Chang**.

NORTH RISK PARTNERS®

Wynstone Townhomes Association

Steve McAlphin | steve.mcalpin@northriskpartners.com

Association Master Policy

Insurance Company: Acuity I Policy Period: 11/15/2025 to 11/15/2026 I Policy Number: ZL1040

The association bylaws require the board of directors to purchase a Master Insurance Policy to cover the building and common elements. The policy contains the following coverage:

Property Coverage – Buildings & Common Elements

Limit of Insurance: $14,705,412 Cause of Loss: Special

Valuation: Replacement Cost Deductible: $5,000 All other peril, Wind/Hail 5% per building

Unit Owner Insurance Responsibility

Walls-in Coverage Applies

Standard Coverage:

- ✓ Personal Property
- ✓ Personal Liability
- ✓ Loss Assessment Including Deductible

Additional Coverage Required for Your Unit:

Coverage A Line on H06 Minimum $50,000

Sewer & Water Back-Up Minimum $25,000

- ✓ Improvements and Betterments
- ✓ Ceiling or Wall Finishing Materials
- ✓ Built-in Appliances
- ✓ Plumbing & Electrical Fixtures
- ✓ Floor Coverings
- ✓ Finished Mill Work
- ✓ Cabinetry

Unit Owner Coverage

- Take the time to thoroughly discuss your individual needs with your insurance professional annually.
- Your HO 6 of HO 3 policy should include coverage for all property, including building components that you own or that the bylaws require you to insure.
- Loss Assessment Including Deductible Coverage can be purchased or included on your HO 6 or HO 3 policy. Some insurance companies offer higher limits than others. Purchase the maximum amount of loss assessment coverage offered by your personal insurance carrier with a minimum of $50,000.

Certificate of Insurance

If you need verification of insurance coverage for the association's master policy, please provide the information below.

Your North Risk Partners Contact: Molly Chang molly.chang@northriskpartners.com

Property Address/Unit Number: ________________ Unit Owner name: ____________________________

Mortgage Company Name: ____________________ Loan Number: ______________________________

If your unit is rented, the tenant must carry an HO4 to insure their Personal Property and Liability Exposure.

Named Insured
Wynstone Townhomes Assn

Locations

Location #	Address 1	City	State	Zip
1	13696-13700 Fenwick Cir	Eden Prairie	MN	55346-3027
2	13680-13684 Fenwick Cir	Eden Prairie	MN	55346-3027
3	13712-13716 Fenwick Cir	Eden Prairie	MN	55346-3008
4	13664-13668 Fenwick Cir	Eden Prairie	MN	55346-3027
5	13728-13732 Fenwick Cir	Eden Prairie	MN	55346-3008
6	13616-13620 Fenwick Cir	Eden Prairie	MN	55346-3027
7	13648-13652 Fenwick Cir	Eden Prairie	MN	55346-3027
8	13760-13764 Fenwick Cir	Eden Prairie	MN	55346-3008
9	13776-13780 Fenwick Cir	Eden Prairie	MN	55346-3008
10	13600-13604 Fenwick Cir	Eden Prairie	MN	55346-3027
11	13744-13748 Fenwick Cir	Eden Prairie	MN	55346-3008
12	13632-13636 Fenwick Cir	Eden Prairie	MN	55346-3027

Commercial Property

Property Valuation Disclaimer: Building and personal property coverage limits are estimates only and were arrived at based on information provided by the policyholder and/or industry standard software used to estimate replacement costs. The actual cost to rebuild the structure or replace the personal property may exceed the policy limits, especially in circumstances where a catastrophic event has disrupted the normal supply of materials, labor, and resources. The agency makes no assurances or guarantees that the policy limits provided will be adequate to rebuild the structure or replace personal property. If there is doubt about the adequacy of the policy limits, the policyholder should obtain a professional appraisal or obtain the services of a qualified builder who is able to provide replacement cost estimates.

Note: You need to insure your building and business personal property to at least the co-insurance clause percentage noted below of the actual cost to reconstruct or replace. If you do not, you could incur a penalty in the settlement of a claim. If agreed value is shown below as the valuation, co-insurance is waived.

Location Detail

Loc #	Bldg #	Subject	Amount	Valuation	Cause of Loss	Deductible
1. 13696-13700 Fenwick Cir Eden Prairie, MN 553463027						
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
	1	Building	$1,225,451	Replacement Cost	Special form	
2. 13680-13684 Fenwick Cir Eden Prairie, MN 553463027						
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
3. 13712-13716 Fenwick Cir Eden Prairie, MN 553463008						
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
4. 13664-13668 Fenwick Cir Eden Prairie, MN 553463027						
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
5. 13728-13732 Fenwick Cir Eden Prairie, MN 553463008						
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
6. 13616-13620 Fenwick Cir Eden Prairie, MN 553463027						

Loc #	Bldg #	Subject	Amount	Valuation	Cause of Loss	Deductible
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
7. 13648-13652 Fenwick Cir Eden Prairie, MN 553463027						
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
8. 13760-13764 Fenwick Cir Eden Prairie, MN 553463008						
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
9. 13776-13780 Fenwick Cir Eden Prairie, MN 553463008						
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
10. 13600-13604 Fenwick Cir Eden Prairie, MN 553463027						
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
11. 13744-13748 Fenwick Cir Eden Prairie, MN 553463008						
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000
12. 13632-13636 Fenwick Cir Eden Prairie, MN 553463027						
	1	Wind/Hail Deductible			Wind Hail Ded	5%*
	1	Building	$1,225,451	Replacement Cost	Special form	$5,000

**Wind/Hail Deductible applies per building*

Additional Coverages

Coverage	Limit 1
Electronic Data Processing - Media/Data (Software)	$25,000
Terrorism Coverage (Certified Acts)	Included

Forms Included, But Not Limited to

Form #	Form Name	Edition Date
CB-1481	Limitations on Coverage for Roof Surfacing	07/2013
CB-7437	Acuity Liability Enhancement - Silver	03/2021

General Liability

Coverage Written On

Coverage Type	Coverage Basis
Commercial General Liability	Occurrence

Limits of Liability

Coverage	Limit 1	Deductible
Each Occurrence	$1,000,000	
General Aggregate	$2,000,000	
Products/Completed Ops Aggregate	$2,000,000	
Fire Damage	$1,000,000	
Medical Expense	$10,000	
Hired & Non-Owned Auto Liability	$1,000,000	
Cyber Suite (Claims Made)	$50,000	$1,000

Schedule of Hazards

Loc #	Class Code	Classification	Prem Code	Premium Basis
1	62003	Condominium - Residential	Unit	2
2	62003	Condominium - Residential	Unit	2
3	62003	Condominium - Residential	Unit	2
4	62003	Condominium - Residential	Unit	2
5	62003	Condominium - Residential	Unit	2
6	62003	Condominium - Residential	Unit	2
7	62003	Condominium - Residential	Unit	2
8	62003	Condominium - Residential	Unit	2
9	62003	Condominium - Residential	Unit	2
10	62003	Condominium - Residential	Unit	2
11	62003	Condominium - Residential	Unit	2
12	62003	Condominium - Residential	Unit	2

Forms Included, But Not Limited to

Form #	Form Name	Description	Edition Date
CB-0006	Bis-Pak Business Liability and Medical	Medical Expenses Coverage Form	08/2015
CB-1488	Primary and Noncontributory - Other Insurance		07/2013
CB-7222	Additional Insured - Condominium Unit Owners		11/1999
CB-7455	Acuity Liability Enhancement - Silver		08/2020

Crime

Coverage Detail

Coverage Description	Limit	Deductible
Form A - Employee Dishonesty	$100,000	$500
Form B - Forgery or Alteration	$25,000	$500
Form C - Theft Disappearance & Destruction - Inside the Premises	$15,000	$500
Form C - Theft Disappearance & Destruction - Outside the Premises	$5,000	$500

Workers Compensation

Employers Liability

Each Accident Limit	Disease Policy Limit	Disease Each Employee
$500,000	$500,000	$500,000

Worker's Comp Rating Basis

Loc #	State	Code	Classification	Expiring Payroll	Proposed Payroll
1	MN	9015	Buildings or Property Management - All Other Employees	If Any	If Any

Modification Factors

Description	Expiring Factor	Renewal Factor
Experience Modification Factor	n/a	n/a

Umbrella Liability

Coverage Detail

Coverage Description	Occurrence Limit	Aggregate Limit
Umbrella(C)	$1,000,000	$1,000,000

Underlying Policies

Type Of Policy	Policy #	Company	Effective Date	Expiration Date
Employer's Liability	ZL1040	Acuity	11/15/2025	11/15/2026
General Liability Occurrence	ZL1040	Acuity	11/15/2025	11/15/2026
Directors & Officers Liability	ZL1040	Acuity	11/15/2025	11/15/2026
Hired & Non-Owned Liability	ZL1040	Acuity	11/15/2025	11/15/2026