# WYNSTONE TOWNHOMES ASSOCIATION EDEN PRAIRIE, MINNESOTA

# ENCLOSED PLEASE FIND THE FINANCIAL REPORT FOR 2021

#### TABLE OF CONTENTS

STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCES

STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN FUND BALANCES

OPERATIONS COMPARED TO BUDGET FOR YEAR 2021

RESERVES ACTIVITY SUMMARY

SCHEDULE OF CAPITAL DISBURSEMENTS OVER \$ 1,000

SCHEDULE OF UNCOLLECTED DUES

SCHEDULE OF LAWSUITS

SCHEDULE OF UNPAID INVOICES

BUDGET FOR YEAR 2022 / 2021

**INSURANCE CERTIFICATE** 

#### WYNSTONE TOWNHOMES ASSOCIATION STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCES AS OF DECEMBER 31, 2021

(UNAUDITED)

	OPERATING FUND	REPLACEMENT FUND	TOTAL
ASSETS:			
CASH - CHECKING ACCOUNTS CASH - MONEY MARKET ACCOUNT CASH - CD'S PREPAID EXPENSE DEPOSIT DUE TO/FROM	4,932.34 244.16 0.00 0.00	0.00 334,945.18 0.00 0.00 0.00	4,932.34 335,189.34 0.00
TOTAL ASSETS -	5,176.50	334,945.18	340,121.68
LIABILITIES:			
UNPAID BILLS PREPAID ASSESSMENTS TOTAL LIABILITIES	2,556.08 0.00	0.00 0.00	2,556.08 0.00
TOTAL LIABILITIES —	2,556.08	0.00	2,556.08
FUND BALANCES:	2,620.42	334,945.18	337,565.60
TOTAL LIABILITIES AND FUND BALANCES	5,176.50	334,945.18	340,121.68

#### WYNSTONE TOWNHOMES ASSOCIATION STATEMENTS OF REVENUE, EXPENSES, AND CHANGES IN FUND BALANCES FOR THE YEAR ENDED DECEMBER 31, 2021

#### (UNAUDITED)

	OPERATING FUND	REPLACEMENT FUND	TOTAL
REVENUE: ASSESSMENTS-OPERATING ASSESSMENTS-RESERVE SPECIAL ASSESSMENT INVESTMENT INCOME INSURANCE PROJECT TOTAL	53,650.00 4,364.00 1.54 58,015.54	25,506.00 25,875.00 202.30 398,372.75 449,956.05	53,650.00 29,870.00 25,875.00 203.84 398,372.75 0.00 507,971.59
EXPENSES: TRASH REMOVAL SNOW REMOVAL LAWN CARE INSURANCE / BONDING PROFESSIONAL SERVICES OFFICE AND ADM EXPENSE SPRINKLER SYSTEM/WATER COSTS GENERAL MAINTENANCE EXPENSES MISCELLANEOUS AND TAXES CAPITAL IMPROVEMENTS INSURANCE PROJECT	8,362.58 6,750.00 10,161.13 18,651.25 2,300.00 967.61 8,282.01 2,057.00	20,952.36 424,247.75	8,362.58 6,750.00 10,161.13 18,651.25 2,300.00 967.61 8,282.01 2,057.00 0.00 20,952.36 424,247.75
EXCESS / -DEFICIENCY OF REVENUES OVER EXPENSES	57,531.58 483.96	445,200.11 4,755.94	502,731.69 5,239.90
BEGINNING FUND BALANCES INTER-FUND TRANSFERS FROM OPERATIONS RESERVE TO OPERATING ACCOUNT ENDING FUND BALANCES	1,136.46 1,000.00 -7,500.00 7,500.00 2,620.42	331,189.24 -1,000.00 334,945.18	332,325.70 0.00 -7,500.00 7,500.00 337,565.60

# Wynstone Townhomes Association Operations Actual vs Budget January through December 2021

Ordinary Income/Expense	Jan - Dec 21	Budget	\$ Over Budget
Income			<b>V</b>
Member Assessments			
O - Current Year Operations	53,650.00	F2 650 00	
O - Operating Reserve	4,364.00	53,650.00	0.00
R - LT Replacement Reserve	25,506.00	4,364.00	0.00
O - Special Assessment	25,875.00	25,506.00	0.00
Total Member Assessments	109,395.00	83,520.00	
Investment Income		03,320.00	25,875.00
O - Dividend/interest Income	1.54		
R - Interest/Dividend Income	202.30	2,700.00	12 March 1999 (Millionador Christia
Total Investment Income	D. State of the st	_	-2,497.70
Other Income Items	203.84	2,700.00	-2,496.16
X - Other Income	300 372 75		*
Total Other Income Items	398,372.75		
Total Income	398,372.75	m-magan-san assume o	
	507,971.59	86,220.00	421,751.59
Expense Total Operating Funds			.21,731.39
Total Operating Fund Expenses Trash Removal			
Snow Removal	8,362.58	7,200.00	. 27 . 12 .
Plowing Contract		7,200.00	1,162.58
Winter Supplies and Expense	6,750.00	6,465.00	1902210101
	0.00	250.00	285.00 -250.00
Total Snow Removal	6,750.00	6,715.00	
Lawn Care		4,1.10.00	35.00
Lawn Contract			
Sprinkler System Costs			
Startup and Shutdown	326.25		
Sprinkler Repairs	1,133.32	500.00	
Total Sprinkler System Costs	1,459.57		633.32
Lawn Contract - Other		500.00	959.57
Total Lawn Contract	10,161.13	9,710.00	451.13
	11,620.70	10,210.00	1,410.70
			.,
Pond Grounds Maintenance	0.00	250.00	
Aeration and Lawn Repair	0.00 	250.00 100.00	-250.00
Aeration and Lawn Repair  Total Lawn Care	0.00	100.00	-250.00 -100.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer	0.00 11,620.70	100.00	
Aeration and Lawn Repair Total Lawn Care Water and Sewer Insurance	0.00	100.00	-100.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance	0.00 11,620.70 6,822.44	100.00	1,060.70
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other	0.00 11,620.70	100.00 10,560.00 6,000.00	-100.00 1,060.70 822.44
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance	0.00 11,620.70 6,822.44 5,486.25 13,165.00	100.00 10,560.00 6,000.00 17,600.00	-100.00 1,060.70 822.44 -4,435.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance	0.00 11,620.70 6,822.44 5,486.25	100.00 10,560.00 6,000.00	-100.00 1,060.70 822.44
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25	100.00 10,560.00 6,000.00 17,600.00	-100.00 1,060.70 822.44 -4,435.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues Accounting and Tax	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25	100.00 10,560.00 6,000.00 17,600.00 17,600.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance Professional Services	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25 0.00 2,300.00	100.00 10,560.00 6,000.00 17,600.00 175.00 2,300.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues Accounting and Tax Legal and Collection	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25 0.00 2,300.00 0.00	100.00 10,560.00 6,000.00 17,600.00 17,600.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues Accounting and Tax Legal and Collection  Total Professional Services	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25 0.00 2,300.00	100.00 10,560.00 6,000.00 17,600.00 175.00 2,300.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25 -175.00 0.00 -200.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues Accounting and Tax Legal and Collection  Total Professional Services  Office and Adm. Expense	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25 0.00 2,300.00 0.00	100.00 10,560.00 6,000.00 17,600.00 17,600.00 175.00 2,300.00 200.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25 -175.00 0.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues Accounting and Tax Legal and Collection  Total Professional Services  Office and Adm. Expense Office Supplies and Adm Expense	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25 0.00 2,300.00 0.00 2,300.00	100.00 10,560.00 6,000.00 17,600.00 17,600.00 175.00 2,300.00 200.00 2,675.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25 -175.00 0.00 -200.00 -375.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues Accounting and Tax Legal and Collection  Total Professional Services  Office and Adm. Expense Office Supplies and Adm Expense Bank Charges	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25 0.00 2,300.00 0.00	100.00 10,560.00 6,000.00 17,600.00 17,600.00 175.00 2,300.00 200.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25 -175.00 0.00 -200.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues Accounting and Tax Legal and Collection  Total Professional Services  Office and Adm. Expense Office Supplies and Adm Expense Bank Charges Postage	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25 0.00 2,300.00 0.00 2,300.00 681.21 91.50 104.90	100.00 10,560.00 6,000.00 17,600.00 17,600.00 175.00 2,300.00 200.00 2,675.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25 -175.00 0.00 -200.00 -375.00
Aeration and Lawn Repair  Total Lawn Care  Water and Sewer Insurance Liability Insurance Insurance - Other  Total Insurance  Professional Services Dues Accounting and Tax Legal and Collection  Total Professional Services  Office and Adm. Expense Office Supplies and Adm Expense Bank Charges	0.00 11,620.70 6,822.44 5,486.25 13,165.00 18,651.25 0.00 2,300.00 0.00 2,300.00 681.21 91.50	100.00 10,560.00 6,000.00 17,600.00 17,600.00 175.00 2,300.00 200.00 2,675.00	-100.00 1,060.70 822.44 -4,435.00 1,051.25 -175.00 0.00 -200.00 -375.00

# Wynstone Townhomes Association Operations Actual vs Budget January through December 2021

Overall Conord Marin	Jan - Dec 21	Budget	\$ Over Budget
Overall General Maintenance Maintenance Expense			30.
Exterior and Misc Repairs	200.00		
Total Maintenance Expense	200.00		
Grounds and Landscape Miscellaneous Maintenance	1,857.00		
Total Grounds and Landscape	1,857.00		
Overall General Maintenance - Other	0.00	2,400.00	-2,400.00
Total Overall General Maintenance	2,057.00	2,400.00	
Total Total Operating Fund Expenses	57,531.58	53,650.00	-343.00
Total Expense	57,531,58		3,881.58
Net Ordinary Income	450,440.01	53,650.00	3,881.58
Other Income/Expense Other Expense Other Expenses	100,440.01	32,570.00	417,870.01
X - Construction Expense LT Replacement Reserve Payments Siding Items	424,247.75		
Trees and Grounds	1,404.36 19,548.00		
Total LT Replacement Reserve Payments	20,952.36		
Total Other Expenses	445,200.11		
Total Other Expense	445,200.11		
Net Other Income	-445,200.11	0.00	445.00
et Income	5,239.90	32,570.00	-445,200.11 -27,330.10

#### WYNSTONE TOWNHOMES ASSOCIATION OPERATING AND LONG-TERM RESERVES SUMMARY 2021

OPERATING RESERVE :  MAINTENANCE RESERVE		BEG. BALANCE	BUDGET DEPOSITS	INTEREST INCOME	DISB.	ADJ AND RECLASS	ENDING BALANCE
INSURANCE DEDUCTIBLE CONTINGENCY/OTHER 5,000.00 0.00 0.00 0.00 5,000.00 0.00 5,000.00 0.00	OPERATING RESERVES:						
TOTAL 3,380.16 4,364.00 0.00 0.00 0.00 -7,500.00 244.16  CAPITAL REPLACEMENT FUND:  RESERVE STUDY ITEMS TRANSFER TO OPERATIONS 424,247.75 425,247.75 -1,000.00 1000.00	INSURANCE DEDUCTIBLE	5,000.00		0.00	0.00	0.00	5,000.00
RESERVE STUDY ITEMS TRANSFER TO OPERATIONS 331,189.24 25,506.00 202.30 -20,952.36 335,945.18 424,247.75 -425,247.75 -1,000.00 -20,952.36 -425,247.75 -1,000.00 -20,952.36 -425,247.75 334,945.18 -425,247.75 334,945.18	TOTAL	3,380.16	4,364.00	0.00	0.00	-	0.00
TRANSFER TO OPERATIONS  424,247.75  TOTAL  331,189.24  449,753.75  202.30  -20,952.36  -425,247.75  -1,000.00  -334,945.18  TOTALS  334,569.40  454,117.75  202.30  -20,952.36  -425,247.75  334,945.18	CAPITAL REPLACEMENT FUND:						
TOTAL 331,189.24 449,753.75 202.30 -20,952.36 -425,247.75 334,945.18  TOTALS 334,569.40 454,117.75 202.30 20.953.26 400.0000000000000000000000000000000000	RESERVE STUDY ITEMS TRANSFER TO OPERATIONS	331,189.24		202.30	-20,952.36	-425,247.75	
TOTALS 334,569.40 454,117.75 202.30 20.053.26 100.000	TOTAL	331,189.24	449,753.75	202.30	-20,952.36	-425.247.75	
334,369.40 454,117.75 202.30 20.052.36	TOTALS	224 500 45				,	554,545.16
000,100.07		334,569.40	454,117.75	202.30	-20,952.36	-432,747.75	335,189.34

#### WYNSTONE TOWNHOMES ASSOCIATION ANNUAL REPORT SUPPLEMENTARY SCHEDULES For the year ended 12/31/2021

(Unaudited)

### SCHEDULE OF CAPITAL EXPENDITURES OVER \$ 1,000.

2021: Grounds Update \$ 19,548.00

2020: Roads Replacement \$ 89,563.00

#### 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

2:23	PM
03/03	2/22

### Wynstone Townhomes Association Homeowner Balance Summary

As of December 31, 2021

TOTAL	Dec 31,	21
TOTAL		0.00

2:23 PM 03/02/22

# Wynstone Townhomes Association Schedule of Unpaid Bills As of December 31, 2021

NMC LLC TOTAL

Dec 31, 21 2,556.08 2,556.08 WYNSTONE TOWNHOMES ASSOCIATION 2022 BUDGET DETAIL

Per Unit Per   (Decrease)   Month	Per Unit Per   (Decrease)     3	Per Unit Per (Decrease)  Month  3 \$ 22.45 \$ 3.15  3 \$ 22.45 \$ 1.66  8 \$ 33.72 \$ 1.60  8 \$ 33.72 \$ 1.50  9 \$ 0.87 \$ (0.00)  8 \$ 61.11 \$ 15.27  2 \$ 0.83 \$ 1.74  8 \$ 1.74 \$ 1.73  5 \$ 8.33 \$ 0.00  8 \$ (9.38) \$ 9.38 \$  \$ \$ (9.38) \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ 9.38 \$  \$ \$ (9.39) \$ \$ (9.01) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39) \$  \$ \$ (9.39) \$ \$ (9.39)	Line Item	2022 Ar		2022 Budget	1	BUDGET DETAIL	
3     \$     25.00     \$     3.15       3     \$     22.45     \$     1.66       8     \$     0.07     \$     (0.00       8     \$     33.72     \$     (0.18       8     \$     33.72     \$     (0.18       9     \$     0.87     \$     (0.18       9     \$     0.35     \$     (0.00       8     \$     0.01     \$     1.39       9     \$     0.01     \$     1.04       \$     \$     0.01     \$     1.73       \$     \$     1.74     \$     0.00       \$     \$     1.74     \$     0.00       \$     \$     1.74     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     \$     0.00     \$       \$     \$     \$     0.00     \$	3     \$     25.00     \$     3.15       3     \$     22.45     \$     1.66       8     \$     33.72     \$     1.60       8     \$     33.72     \$     1.60       8     \$     33.72     \$     1.60       9     \$     0.87     \$     (0.18       9     \$     0.35     \$     (0.00)       8     \$     0.00     \$     1.04       \$     \$     0.041     \$     1.74       \$     \$     1.74     \$     0.00       \$     \$     1.74     \$     0.00       \$     \$     1.73     \$     0.00       \$     \$     1.74     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     0.38     \$     0.38       \$     \$     0.38     \$     0.38       \$     \$     0.38     \$     0.93	1.13	Budget Per Uni	The last	Per U	Per Unit Per Month	Per Unit Per	(Decrease)	Description
3     \$     \$     5.15       7     \$     0.07     \$     1.66       8     \$     33.72     \$     1.66       8     \$     33.72     \$     1.66       8     \$     0.07     \$     0.00       8     \$     0.01     \$     1.39       9     \$     0.61     \$     1.39       8     \$     0.00     \$     1.74       8     \$     1.74     \$     1.73       8     \$     1.74     \$     1.73       8     \$     1.74     \$     0.00       \$     \$     1.74     \$     0.00       \$     \$     1.73     \$     0.00       \$     \$     1.74     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     0.00     \$     0.00       \$     \$     0.38     \$     0.00       \$     \$     0.38     \$     0.00       \$     \$     0.38     \$     0.00       \$     \$     0.35.00     \$	3     \$     \$     5.15       6     \$     \$     5.16       8     \$     \$     1.56       8     \$     \$     0.00       8     \$     \$     0.01       8     \$     \$     0.00       8     \$     \$     0.00       8     \$     \$     0.00       8     \$     \$     0.00       8     \$     \$     0.00       8     \$     \$     0.00       8     \$     \$     0.00       8     \$     \$     0.00       8     \$     \$     0.00       8     \$     \$     \$       8     \$     \$     \$       8     \$     \$     \$       8     \$     \$     \$       8     \$     \$     \$       9     \$     \$     \$       8     \$     \$     \$       8     \$     \$     \$       8     \$     \$     \$       8     \$     \$     \$       8     \$     \$     \$       8     \$     \$     \$       9     \$     \$	1.13     \$ 22.45     \$ 1.66       2.84     \$ 33.72     \$ 1.66       2.84     \$ 33.72     \$ 1.66       3.85     \$ 0.00       3.85     \$ 0.00       3.85     \$ 0.00       3.86     \$ 0.00       3.87     \$ 0.00       3.88     \$ 0.00       3.89     \$ 0.00       3.80<	\$ 8,100.00 \$	€9	1	28.13	S S	ь	Based on current actual with no observe
8     5     2.2.49     \$ 168       8     \$ 33.72     \$ 1.56       8     \$ 33.72     \$ 1.56       9     \$ 0.87     \$ (0.00       8     \$ 0.35     \$ (0.00       8     \$ 61.11     \$ 15.27       2     \$ 20.83     \$ 1.39       8     \$ 61.11     \$ 15.27       8     \$ 60.00       9     \$ 1.74     \$ 1.73       \$ 17.4     \$ 1.73       \$ 17.09     \$ 0.00       \$ 17.09     \$ 0.00       \$ 17.09     \$ 0.00       \$ 17.00     \$ 0.00       \$ 17.00     \$ 0.00       \$ 17.00     \$ 0.00       \$ 290.00     \$ 5.00	8     \$     \$     1.66       8     \$     33.72     \$     1.00       8     \$     33.72     \$     1.00       9     \$     0.035     \$     (0.00       8     \$     0.035     \$     (0.00       8     \$     0.001     \$     1.04       \$     \$     0.041     \$     0.041       \$     \$     1.74     \$     0.001       \$     \$     1.74     \$     0.001       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$	10	Removal \$ 6,950.00 \$	8		24.13	4.	÷ 6	and the control of th
8     \$ 0.07     \$ (0.00       8     \$ 33.72     \$ 1.56       9     \$ 0.87     \$ (0.00       8     \$ 0.35     \$ (0.00       8     \$ (0.00     \$ (0.00)       8     \$ (0.00       9     \$ (0.00       8     \$ (0.00       9     \$ (0.00       1774     \$ (0.01)       8     \$ (0.01)       13     \$ (0.01)       13     \$ (0.01)       14     \$ (0.01)       15     \$ (0.01)       16     \$ (0.01)       17     \$ (0.01)       18     \$ (0.01)       19     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01)       10     \$ (0.01) <td>8     \$ 0.07     \$ (0.00       8     \$ 33.72     \$ 1.56       9     \$ 0.35     \$ (0.00       5     \$ 0.05     \$ (0.00       2     \$ 20.83     \$ 1.39       4     \$ 0.61     \$ (0.00)       5     \$ 1.74     \$ (0.41)       5     \$ 1.74     \$ (0.01)       5     \$ 1.74     \$ (0.01)       6     \$ (0.38)     \$ (0.01)       7     \$ (0.01)     \$ (0.01)       8     \$ (0.01)     \$ (0.01)       8     \$ (0.01)     \$ (0.01)       8     \$ (0.03)     \$ (0.01)       8     \$ (0.03)     \$ (0.01)       9     \$ (0.01)     \$ (0.01)       \$     \$ (0.01)     \$ (0.01)       \$     \$ (0.01)     \$ (0.01)       \$     \$ (0.01)     \$ (0.01)       \$     \$ (0.02)     \$ (0.02)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)   &lt;</td> <td>28 \$ 33.72 \$ 1.56  69 \$ 0.87 \$ (0.00  38 \$ 0.35 \$ (0.00  38 \$ 61.11 \$ 15.27  22 \$ 20.83 \$ 1.39  61 \$ 0.61 \$ (0.00)  52 \$ 8.68 \$ 1.04  53 \$ 113.09 \$ (0.01)  54 \$ 290.00 \$ 35.00</td> <td>\$ 250.00 \$</td> <td>es</td> <td></td> <td>187</td> <td>9</td> <td>P (</td> <td>no change. No bid from vendor</td>	8     \$ 0.07     \$ (0.00       8     \$ 33.72     \$ 1.56       9     \$ 0.35     \$ (0.00       5     \$ 0.05     \$ (0.00       2     \$ 20.83     \$ 1.39       4     \$ 0.61     \$ (0.00)       5     \$ 1.74     \$ (0.41)       5     \$ 1.74     \$ (0.01)       5     \$ 1.74     \$ (0.01)       6     \$ (0.38)     \$ (0.01)       7     \$ (0.01)     \$ (0.01)       8     \$ (0.01)     \$ (0.01)       8     \$ (0.01)     \$ (0.01)       8     \$ (0.03)     \$ (0.01)       8     \$ (0.03)     \$ (0.01)       9     \$ (0.01)     \$ (0.01)       \$     \$ (0.01)     \$ (0.01)       \$     \$ (0.01)     \$ (0.01)       \$     \$ (0.01)     \$ (0.01)       \$     \$ (0.02)     \$ (0.02)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)       \$     \$ (0.03)     \$ (0.03)   <	28 \$ 33.72 \$ 1.56  69 \$ 0.87 \$ (0.00  38 \$ 0.35 \$ (0.00  38 \$ 61.11 \$ 15.27  22 \$ 20.83 \$ 1.39  61 \$ 0.61 \$ (0.00)  52 \$ 8.68 \$ 1.04  53 \$ 113.09 \$ (0.01)  54 \$ 290.00 \$ 35.00	\$ 250.00 \$	es		187	9	P (	no change. No bid from vendor
5     5     7     5     7     5     7     1.56       6     \$     0.035     \$     0.00	\$ 53.72 \$ 1.56 \$ 5 0.01 \$ 5 0.035 \$ (0.00) \$ 8 \$ 61.11 \$ 15.27 \$ 20.83 \$ 1.39 \$ 6.00] \$ 5 0.61 \$ (0.00) \$ 5 0.00 \$ 5 1.74 \$ (0.41) \$ 5 1.73.09 \$ (0.01) \$ 5 69.30 \$ 9.38 \$ \$ 5.00 \$ 5.00 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.0000 \$ 5.00000 \$ 5.00000 \$ 5.00000 \$ 5.000000000000000000000000000000000000	38 \$ 0.35 \$ 1.56 38 \$ 0.35 \$ (0.00) 38 \$ 0.35 \$ (0.00) 38 \$ 0.11 \$ 15.27 22 \$ 20.83 \$ 1.39 61 \$ 0.61 \$ (0.00) 5 \$ 20.00 \$ 35.00  \$ \$ 1.74 \$ 0.01  \$ \$ -	\$ 10,161.00 \$	8		5 28	÷ ⊌	(0.00)	Salt as needed.
5       \$       0.087       \$       (0.18         8       \$       0.35       \$       (0.00         8       \$       61.11       \$       15.27         2       \$       20.83       \$       1.39         8       \$       0.000       \$       1.04         8       \$       1.74       \$       1.73         8       \$       1.74       \$       1.73         8       \$       1.73       \$       0.00         \$       \$       0.001       \$         \$       \$       0.001       \$         \$       \$       0.001       \$         \$       \$       0.001       \$         \$       \$       0.001       \$         \$       \$       0.001       \$         \$       \$       0.001       \$         \$       \$       0.001       \$         \$       \$       0.001       \$	8       \$       0.087       \$       (0.18         8       \$       0.35       \$       (0.00         2       \$       2.0.83       \$       1.39         4       \$       0.000       \$       1.04         5       -       \$       -       -         8       1.74       \$       0.041         8       1.74       \$       -         8       1.74       \$       0.00         8       8.33       \$       0.001         8       (9.38)       \$       9.38         \$       (9.38)       \$       9.38         \$       \$       0.001       \$         \$       \$       0.001       \$	10	- & - S	\$		2 .	9 69	1.56	Contract should include 1,000 in sprinkler repairs
5     \$     0.35     \$     (0.00)       8     \$     61.11     \$     1.39       2     \$     20.83     \$     1.39       8     \$     0.001     \$     1.74       \$     \$     1.74     \$     1.73       \$     \$     1.73     \$     1.73       \$     \$     1.73     \$     0.001       \$     \$     1.73     \$     1.73       \$     \$     1.73     \$     0.001       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     \$     0.001     \$       \$     0.001     \$     0.001       \$     0.002     \$ <td< td=""><td>5       \$       0.05       \$       (0.00)         8       \$       61.11       \$       1.39         1       \$       0.00       \$       1.39         1       \$       0.00       \$       1.04         \$       -       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.73       \$       -       -         \$       1.73       \$       -       -         \$       1.73       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.73       \$       -       -         \$       1.23       \$       0.00       -         \$       1.23       \$       -       -       -         \$       1.38       \$       -<!--</td--><td>38 \$ 0.35 \$ (0.00) 38 \$ (0.00) 38 \$ (0.00) 38 \$ (0.00) 42 \$ 20.83 \$ 1.39 61 \$ (0.00) 42 \$ 8.68 \$ 1.04 43 \$ (0.41) 44 \$ 1.73 5 \$ 8.33 \$ (0.01) 5 \$ (9.38) \$ 9.38 [1] 6 \$ \$ (9.38) \$ 9.38 [1] 7 \$ \$ (9.38) \$ 9.38 [1] 8 \$ (0.01) 8 \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ (0.01) 9 \$ (0.01) 9 \$ (0.01) 9 \$ (0.01)</td><td>200.00</td><td>-</td><td>8</td><td>0.69</td><td></td><td>. 0/</td><td></td></td></td<>	5       \$       0.05       \$       (0.00)         8       \$       61.11       \$       1.39         1       \$       0.00       \$       1.39         1       \$       0.00       \$       1.04         \$       -       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.73       \$       -       -         \$       1.73       \$       -       -         \$       1.73       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.74       \$       -       -         \$       1.73       \$       -       -         \$       1.23       \$       0.00       -         \$       1.23       \$       -       -       -         \$       1.38       \$       - </td <td>38 \$ 0.35 \$ (0.00) 38 \$ (0.00) 38 \$ (0.00) 38 \$ (0.00) 42 \$ 20.83 \$ 1.39 61 \$ (0.00) 42 \$ 8.68 \$ 1.04 43 \$ (0.41) 44 \$ 1.73 5 \$ 8.33 \$ (0.01) 5 \$ (9.38) \$ 9.38 [1] 6 \$ \$ (9.38) \$ 9.38 [1] 7 \$ \$ (9.38) \$ 9.38 [1] 8 \$ (0.01) 8 \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ (0.01) 9 \$ (0.01) 9 \$ (0.01) 9 \$ (0.01)</td> <td>200.00</td> <td>-</td> <td>8</td> <td>0.69</td> <td></td> <td>. 0/</td> <td></td>	38 \$ 0.35 \$ (0.00) 38 \$ (0.00) 38 \$ (0.00) 38 \$ (0.00) 42 \$ 20.83 \$ 1.39 61 \$ (0.00) 42 \$ 8.68 \$ 1.04 43 \$ (0.41) 44 \$ 1.73 5 \$ 8.33 \$ (0.01) 5 \$ (9.38) \$ 9.38 [1] 6 \$ \$ (9.38) \$ 9.38 [1] 7 \$ \$ (9.38) \$ 9.38 [1] 8 \$ (0.01) 8 \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ \$ (0.01) 9 \$ (0.01) 9 \$ (0.01) 9 \$ (0.01) 9 \$ (0.01)	200.00	-	8	0.69		. 0/	
8     \$     61.11     \$     1.39       2     \$     20.83     \$     1.39       8     \$     0.00     \$     -       8     \$     -     \$     -       8     1.74     \$     -     -       8     1.74     \$     -     -       8     8.33     \$     0.00       8     113.09     \$     -     -       8     (9.38)     \$     9.38     1       \$     290.00     \$     35.00	8     \$     61.11     \$     1.39       2     \$     20.83     \$     1.39       8     \$     0.00     \$     -       8     \$     -     \$     -       8     \$     1.74     \$     -       8     \$     -     \$     -       8     \$     1.73     \$     -       8     \$     1.74     \$     -       8     \$     0.00     \$     -       8     \$     0.00     \$     -       8     \$     0.00     \$     -       8     \$     0.33     \$     0.38       8     \$     0.38     \$       8     \$     0.38     \$       8     \$     0.38     \$	38 \$ 61.11 \$ 15.27 22 \$ 20.83 \$ 1.39 61 \$ 0.61 \$ (0.00) 82 \$ 20.83 \$ 1.34 83 \$ 1.74 \$ 1.73 8 \$ 8.33 \$ 0.00 8 \$ - 8 \$ 113.09 \$ 0.00 8 \$ - 8 \$ 113.09 \$ 9.38 8 \$ 4.938 8 \$ 290.00 \$ 35.00			\$	35			Misselland by Owners,
\$ 5 20.83 \$ 1.39  \$ 0.61 \$ (0.00)  \$ - \$ - \$ - \$  \$ 8.68 \$ 1.04  \$ 1.74 \$ (0.41)  \$ 1.74 \$ - \$  \$ 8.33 \$ 0.00  \$ 1.73 \$ - \$  \$ 8.33 \$ 0.00  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 9.38  \$ 8 8.33 \$ 8 9.38  \$ 8 8.33 \$ 8 9.38  \$ 8 8.33 \$ 8 9.38  \$ 8 8.33 \$ 8 9.38  \$ 8 8.33 \$ 8 9.38  \$ 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	\$ 5 20.83 \$ 1.39 \$ 5 0.61 \$ (0.00) \$ 5 - \$ - \$ \$ 1.74 \$ (0.41) \$ 1.74 \$ (0.41) \$ 5 - \$ \$ 1.74 \$ (0.01) \$ 5 - \$ \$ 5 - \$ \$ 5 - \$ \$ 6.00 \$ 5 - \$ \$ 6.00 \$ 5 - \$ \$ 7 - \$ \$ 8.33 \$ 0.00 \$ 8 - \$ \$ 8 -	61 \$ 0.61 \$ 1.39 62 \$ 20.83 \$ 1.39 64 \$ 0.60 72 \$ 8.68 \$ 1.04 73 \$ 1.74 \$ 0.00 8 \$ - 8 \$ - 8 \$ - 8 \$ 1.74 \$ - 8 \$ - 8 \$ - 8 \$ - 8 \$ - 8 \$ - 9 \$ - 8 \$ - 8 \$ - 8 \$ - 8 \$ - 9 \$ - 8	\$ 21,996.00 \$ 76	↔		.38	9		Renewal proposal from Aculty Insurance
\$ 0.61 \$ (0.00) \$ - \$ - \$ \$ 1.04 \$ 1.74 \$ (0.41) \$ 5 6.00 \$ 8.33 \$ 0.00 \$ 5 (0.01) \$ 5 (9.38) \$ 9.38 P	\$ 0.61 \$ (0.00) \$ 5	61 \$ 0.61 \$ (0.00)  52 \$ 8.68 \$ 1.04  53 \$ 1.74 \$ 0.41)  7 \$ 1.74 \$ 0.00  8 \$ -	CAI Membershin & 6,400.00 \$ 22.	8		.22		130	2021 perfinanced and an analysis
\$ 8.68 \$ 1.04 \$ 1.74 \$ (0.41) \$ - \$ - \$ \$ 1.74 \$ 1.73 \$ 8.33 \$ 0.00 \$ 113.09 \$ (0.01) \$ 5 - \$ \$ 6.938 \$ \$ \$ 5 - \$ \$ 7.73 \$ 8.33 \$ 0.00 \$ 5 - \$ \$ 7.73 \$ 8.33 \$ 0.00 \$ 8.33 \$ \$ \$ 8.33 \$	\$ 8.68 \$ 1.04 \$ 1.74 \$ (0.41) \$ 5 - 8 \$ 1.74 \$ 1.73 \$ 8.33 \$ 0.00 \$ 113.09 \$ (0.01) B \$ (9.38) \$ 9.38 P \$ \$ 290.00 \$ 35.00	\$3 \$ \tag{8.68} \times \tag{1.04}\$  \$3 \$ \$ \tag{1.74} \times \tag{0.041}\$  - \$ \$ - \$ \$  \$ \$ - \$ \$  \$ \$ - \$ \$  \$ \$ - \$ \$  \$ \$ - \$ \$  \$ \$ - \$ \$  \$ \$ - \$ \$  \$ \$ - \$  \$ - \$  \$ - \$  \$ \$ - \$  \$ - \$  \$ \$ - \$  \$	\$ 175.00 \$	69		.61		(0.00)	Annual membership for CAI is \$175.00.
\$ 1.74 \$ 1.04  \$ 1.74 \$ (0.41)  \$ -	\$ 8.68 \$ 1.04  \$ 1.74 \$ (0.41)  \$ -	\$3 \$ 1.74 \$ 1.04 \$3 \$ 1.74 \$ 1.73 \$	Accountant/Attorney Fees \$ 2800 00 c	€ €		, ,			
\$ 1.74 \$ (0.41) - \$ - \$ \$ - \$ \$ 1.74 \$ 1.73 \$ 6.33 \$ 0.00 \$ 113.09 \$ (0.01) \$ \$ (9.38) \$ 9.38 \$ \$ \$ \$ \$ \$	\$ 1.74 \$ (0.41)  \$ -	\$3 \$ 1.74 \$ (0.41) - \$ - \$ - \$ \$ - \$ \$ 7 \$ 1.74 \$ 1.73 3 \$ 8.33 \$ 0.00 \$ \$ - \$ 5 \$ - \$ 6 \$ 13.09 \$ \$ 9.38 \$ \$ \$ (9.38) \$ \$ 9.38 \$ \$ \$ \$ \$ \$ \$	-	•	Andrew Control of the	7 7		1.04	Viscellaneous legal advice \$200, Accounting fee is \$2600 *
\$ - \$ - \$ - \$ - \$ \$ - \$ \$ - \$ \$ \$ - \$ \$ \$ - \$	\$	\$ - \$ - \$ \$ - \$ \$ - \$ \$ 290.00 \$ \$ 35.00	Office/Adm Costs \$ 384.00 \$ 1.	<del>69</del>		33	1.74	(0.41)	Sank charges are appx 85 per month on homeowner bank fees
\$ 1.74 \$ 1.73 \$ 8.33 \$ 0.00 \$ 113.09 \$ (0.01)   6 \$ (9.38) \$ 9.38   7 \$ 290.00 \$ 35.00	\$ 1.74 \$ 1.73 \$ 8.33 \$ 0.00 \$ 1.13.09 \$ (0.01)   8 \$ (9.38) \$ 9.38   8 \$ 290.00 \$ 35.00	\$ 1.74 \$ 1.73 \$ 0.00 \$ 8.33 \$ 0.00 \$ \$ 290.00 \$ 35.00		69		T,			
\$ 1.74 \$ 1.73 \$ 8.33 \$ 0.00 \$ - 8 \$ 113.09 \$ (0.01) \$ \$ (9.38) \$ 9.38 \$ \$ 290.00 \$ 35.00	\$ 1.74 \$ 1.73 \$ 8.33 \$ 0.00 \$ 6.001 \$ 113.09 \$ 0.001 \$ (9.38) \$ 9.38 \$ \$ 290.00 \$ 35.00	7     \$     1.74     \$     -       3     \$     8.33     \$     0.00       \$     \$     0.00     \$     -       \$     \$     (0.01)     \$       \$     \$     9.38     \$       \$     \$     \$     9.38     \$	9	$\Box$	7	$\dagger$			recision service company-included in lawn care above. (excess expected)
\$ 8.33 \$ 0.00 \$ 0.00 \$ 113.09 \$ (0.01) \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ 8.33 \$ 0.00 \$ 0.00 \$ 113.09 \$ (0.01) \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	3 \$ 8.33 \$ 0.00 8 \$ 113.09 \$ 0.001 \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	airs \$ 1,000.00 \$	<del>90</del> <del>90</del>		-	1 7 /		
\$ - 200.00 \$ - 0.00 \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ 113.09 \$ 0.001 \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ 113.09 \$ 0.00 \$ (0.01) \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ 2,400.00 \$	8			833	1.73	recision Service includes \$1,000 of repairs and on/off above)
\$ 113.09 \$ (0.01) \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ 113.09 \$ (0.01) \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ 113.09 \$ (0.01) \$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00						0.00	eneral maintenance and repairs. Other unknown expenses.
\$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ (9.38) \$ 9.38 \$ 290.00 \$ 35.00	\$ 32 568 00 6	<del>-</del> → 0	. 440.04			I	stimated excess cash transferred to 2002 but the contraction of the co
290.00 \$ 3	\$ (9.38) \$	\$ 290.00 \$ 3	9 1	9 1	113.08		113.09	(0.01)	eserve study on completed at this time. Used some on applications
290.00 \$	\$ 290.00 \$	\$ 290.00 \$				7	(8:38)		o income projected in 2022
			\$ 325.00 \$ 325.00	\$ 325.0	325.00	44	290.00		
						+			
					The second secon			The second secon	
						-		to day a manufacture of the state of the sta	
				The state of the s	The state of the s				

WYN 2020 BUDGET



# Wynstone Townhomes Association

5	
Association Master Poli	
Insurance Company: Acuity	Policy Period: 11/01/2021-11/01/2022 Policy Number: ZL1040
The association bylaws require the be	oard of directors to purchase a Master Insurance Policy to cover the policy contains the following coverage:
Property Coverage – Buildings & Limit of Insurance: \$10,044,000  Valuation: Replacement Cost Dedu  Unit Owner Insurance Re	Cause of Loss: Special scrible: \$50,000 Wind/Hail per Occurrence \$5,000 all other perils
Standard Coverage:  ✓ Personal Property  ✓ Personal Liability  ✓ Loss Assessment	Additional Coverage Required for Your Unit:  ✓ Ceiling or wall finishing materials ✓ Floor coverings ✓ Improvements and Betterments ✓ Finished millwork ✓ Built-in appliances ✓ Plumbing & Electrical Fixtures
Unit Owner Coverage	
<ul> <li>              ∑ The responsibilities stated above Your coverage should include limple to the Loss Assessment Deductible Compaster Insurance Policy deductions      </li> </ul>	ccuss your individual needs with your insurance professional annually.  ay change.  by e are generally insurable under a standard insurance form HO 6.  mits for building, personal property and personal liability coverage overage can be purchased to satisfy payment for your share of the ble. An amount of at least \$ 50,000 is recommended.
Certificate of Insurance	
If you need verification of insurance covinformation below.	erage for the association's master policy, please provide the
Name and Email of Your North Risk Parti	ners Contact: ray.chingwe@northriskpartners.com
	Unit Owner name:
Mortgage Company Name:	Loan Number:

RESET FORM coverage provided by the master policy should be directed to the association's board of directors or their





### 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:

11-01-21

Expiration Date:

11-01-22

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	. Other ride	
CB-0002(7-20)	- Stake DIS-Pak Proportion	Du
CB-0006(8-15)	Bis-Pak Business Lightly	Premiur
CB-0009(9-04)	Bis-Pak Business Liability and Medical Expenses Coverage Form Bis-Pak Common Policy Conditions	
CB-0412(7-02)	oncy Conditions	
CB-0417(1-10)	Limitation of Coverage to Designated Premises or Project	
CB-0564(1-15)	Profiterior Practices Fychisian	
CB-0577(4-10)	Conditional Exclusion of Terrorism (Relating to Disposition of Federal Act)  Fungi or Bacteria Exclusion (Liability)	
CB-1416(1-10)		
CB-1488(7-13)	Snow Plow Products-Completed Operations Hazard Coverage  Primary and Nancontribute	
CB-1504(5-14)		
CB-7019(4-10)	The following of Confidential or Personal Info/D	
CB-7025(2-07)	Tonowned Auto Liability	
CB-7026(4-10)	Minnesota Changes	\$207.00
	Minnesota Changes - Condominium Association Coverage	
CB-7222(11-99)	- Condominium Unit Owner	
CB-7296(1-15)	Cap on Losses from Certified Acts of Terrorism - Property	
CB-7299(1-15)	Cap on Losses from Certified Acts of Terrorism - Liability	\$864.00
CB-7406(6-15)	Exclusion - Unmanned Aircraft	\$12.00
CB-7410(8-15)	Civil Authority Changes	\$12.00
CB-7425(9-17)	Windstorm or Hail - Fixed Dollar Deductible	
CB-7437(3-21)	Acuity Property Enhancement Services Dollar Deductible	
CB-7455(8-20)	Acuity Property Enhancements - Silver	
IL-7012(3-14)	Acuity Liability Enhancements - Silver Asbestos Exclusion	

Policy Number: ZL1040

Effective Date: 11-01-21

Form Number	Form Title	
IL-7076(5-07)	Minnesota Fire Insurance Surcharge	Premium
IL-7082(12-20)	Disclosure Pursuant to Terrorism Risk Insurance Act	\$99.00
IL-7149(7-20)	Cyber Suite Coverage	
IL-7152(7-20)	Cyber Suite Schedule	\$318.00
L-7157(7-20)	Minnesota Changes - Cyber Suite Coverage	
	Advance Endorsement Premium	
REMIUM SUMM		\$1,500.00
Advance Premi	ium	
Advance Endor	sement Premium	\$20,363.00
Total Advance		\$1,500.00
Total Advance	Premium shown above is been to	\$21,863.00

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	Automatic Increase
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: Wind/Hail Fixed Dollar Deductible: \$50,000	001 \$500	001	Replacement Cost	\$837,000	Percentage 6%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$ Wind/Hail Fixed Dollar Deductible: \$50,000	002 \$500	001	Replacement Cost	\$837,000	6%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$ Wind/Hail Fixed Dollar Deductible: \$50,000	003 500	001	Replacement Cost	\$837,000	6%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$5 Wind/Hail Fixed Dollar Deductible: \$50,000	004	001	Replacement Cost	\$837,000	6%
Building Condominium Deductible: \$5,000 Optional Coverages Deductible: \$50 Wind/Hail Fixed Dollar Deductible: \$50,000	005 00	001	Replacement Cost	\$837,000	6%

Policy Number: ZL1040

Effective Date: 11-01-21

Coverage Item  Building Condominium	Premise Number	s Building r Number	Valuation Basis	Limit of	Automa
Deductible, &E DVV	006	001	Replacement Cost	Insurance	Percent
Optional Coverages Deductible: Wind/Hail Fixed Dollar Deductible: \$50,000	\$500		paradinent cost	\$837,000	6
Building Condominium Deductible: \$5,000	007	001	Poplar		
Optional Coverages Deductible: \$ Wind/Hail Fixed Dollar Deductible: \$50,000	\$500		Replacement Cost	\$837,000	69
Building Condominium	008		45,800		
Deductible: \$5,000 Optional Coverages Deductible: \$ Wind/Hail Fixed Dollar Deductible: \$50,000		001	Replacement Cost	\$837,000	6%
Building Condominium Deductible: \$5,000	009	001			
Optional Coverages Deductible: Wind/Hail Fixed Dollar Deductible: \$50,000	00	001	Replacement Cost	\$837,000	6%
Building Condominium	010	201			
Deductible: \$5,000 Optional Coverages Deductible: \$50 Wind/Hail Fixed Dollar Deductible: \$50,000		001	Replacement Cost	\$837,000	6%
Building Condominium	011	001	D	90.0000	
Optional Coverages Deductible: \$50 Wind/Hail Fixed Dollar Deductible: \$50,000	)		Replacement Cost	\$837,000	6%
uilding Condominium	112	001			
Deductible: \$5,000 Optional Coverages Deductible: \$50 Vind/Hail Fixed Dollar eductible: \$50,000		001	Replacement Cost	\$837,000	6%

# DESCRIPTION OF PREMISES

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

Policy Number: ZL1040

Effective Date: 11-01-21

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

# MORTGAGEHOLDER NAME AND ADDRESS

NONE

# LIABILITY COVERAGES PROVIDED

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