

WYNSTONE TOWNHOMES ASSOCIATION
EDEN PRAIRIE, MINNESOTA

ENCLOSED PLEASE FIND THE FINANCIAL REPORT FOR 2018

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WYNSTONE TOWNHOMES ASSOCIATION
 STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCES
 AS OF DECEMBER 31, 2018

(UNAUDITED)

| | OPERATING FUND | REPLACEMENT FUND | TOTAL |
|--|-------------------|---------------------|-------------------|
| ASSETS: | | | |
| CASH •CHECKING ACCOUNTS | 548.14 | 0.00 | 646.14 |
| CASH • MONEY MARKET ACCOUNT | 15,989.12 | 253,796.71 | 289,785.83 |
| CASH-CD'S | 0.00 | 101,078.21 | 101,078.21 |
| DUE TO/FROM | | 0.00 | 0.00 |
| TOTAL ASSETS | <u>16,535.26</u> | <u>354,874.92</u> | <u>371,410.18</u> |
| LIABILITIES: | | | |
| UNPAID BILLS | 0.00 | 0.00 | 0.00 |
| PREPAID ASSESSMENTS | 0.00 | 0.00 | 0.00 |
| TOTAL LIABILITIES | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| FUND BALANCES: | 16,535.26 | 354,874.92 | 371,410.18 |
| TOTAL LIABILITIES AND FUND BALANCES | <u>16,535.26</u> | <u>354,874.92</u> | <u>371,410.18</u> |

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, 2018

(UNAUDITED)

| | OPERATING FUND | REPLACEMENT FUND | TOTAL |
|--|-------------------------|---------------------|-------------------|
| REVENUE: | | | |
| ASSESSMENTS-OPERATING | 50,280.00 | | 50,280.00 |
| ASSESSMENTS-RESERVE | 4,727.71 | 28,805.97 | 33,533.68 |
| SPECIAL ASSESSMENT | | | 0.00 |
| INVESTMENT INCOME | 0.25 | 1,337.08 | 1,337.31 |
| OTHER | 1,986.90 | | 1,986.90 |
| | | | 0.00 |
| TOTAL | <u>56,994.86</u> | <u>30,143.03</u> | <u>87,137.89</u> |
| EXPENSES: | | | |
| TRASH REMOVAL | 6,083.29 | | 6,083.29 |
| SNOW REMOVAL | 6,579.00 | | 6,579.00 |
| LAWN CARE | 9,732.03 | | 9,732.03 |
| INSURANCE / BONDING | 16,176.00 | | 16,176.00 |
| PROFESSIONAL SERVICES | 1,800.00 | | 1,800.00 |
| OFFICE AND ADM EXPENSE | 734.74 | 104.32 | 839.06 |
| SPRINKLER SYSTEM/WATER COSTS | 6,786.04 | | 6,786.04 |
| GENERAL MAINTENANCE EXPENSES | 4,225.72 | | 4,225.72 |
| MISCELLANEOUS AND TAXES | 0.00 | | 0.00 |
| CAPITAL IMPROVEMENTS | 0.00 | | 0.00 |
| OPERATING RESERVE COSTS | 4,450.00 | | 4,450.00 |
| TOTAL | <u>56,566.82</u> | <u>104.32</u> | <u>56,671.14</u> |
| EXCESS/ -DEFICIENCY OF REVENUES OVER EXPENSES | 428.04 | 30,038.71 | 30,466.75 |
| BEGINNING FUND BALANCES | 16,400.90 | 324,836.21 | 341,237.11 |
| INTER-FUND TRANSFERS FROM OPERATIONS RESERVE TO OPERATING ACCOUNT | 0.00 -293.68 0.00 | 0.00 | 0.00 -293.68 |
| ENDING FUND BALANCES | <u>16,535.26</u> | <u>354,874.92</u> | <u>371,410.18</u> |

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Wynstone Townhomes Association
Operations Actual vs Budget Annual
January through December 2018

| | <u>Jan - Dec 18</u> | <u>Budget</u> | <u>\$ Over Budget</u> |
|--------------------------------------|---------------------|------------------|-----------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Member Assessments | | | |
| 0 - Current Year Operations | 49,986.32 | 50,280.00 | -293.68 |
| 0 - Operating Reserve | 4,727.71 | 4,364.00 | 363.71 |
| R . LT Replacement Reserve | <u>28,805.97</u> | <u>28,876.00</u> | <u>-70.03</u> |
| Total Member Assessments | 83,520.00 | 83,520.00 | 0.00 |
| Investment Income | | | |
| 0 - Dividend/interest Income | 0.25 | | |
| R • Interest/Dividend Income | <u>1,337.06</u> | <u>2,600.00</u> | <u>-1,262.94</u> |
| Total Investment Income | 1,337.31 | 2,600.00 | -1,262.69 |
| Reimbursed Expenses | | | |
| X - Reimbursed Expenses | <u>1,986.90</u> | | |
| Total Reimbursed Expenses | <u>1,986.90</u> | | |
| Total Income | 86,844.21 | 86,120.00 | 724.21 |
| Expense | | | |
| Total Operating Fund Expenses | | | |
| Trash Removal | 6,083.29 | 5,200.00 | 883.29 |
| Snow Removal | | | |
| Plowing Contract | 6,579.00 | 6,465.00 | 114.00 |
| Winter Supplies and Expense | <u>0.00</u> | <u>250.00</u> | <u>-250.00</u> |
| Total Snow Removal | 6,579.00 | 6,715.00 | -136.00 |
| Lawn Care | | | |
| Lawn Contract | | | |
| Sprinkler System Costs | | | |
| Sprinkler Repairs | <u>273.54</u> | <u>130.00</u> | <u>143.54</u> |
| Total Sprinkler System Costs | 273.54 | 130.00 | 143.54 |
| Lawn Contract - Other | <u>9,732.03</u> | <u>9,710.00</u> | <u>22.03</u> |
| Total Lawn Contract | 10,005.57 | 9,840.00 | 165.57 |
| Aeration and Lawn Repair | <u>0.00</u> | <u>100.00</u> | <u>-100.00</u> |
| Total Lawn Care | 10,005.57 | 9,940.00 | 65.57 |
| Water and Sewer | 6,512.50 | 5,700.00 | 812.50 |
| Insurance | | | |
| Liability Insurance | <u>16,176.00</u> | <u>16,000.00</u> | <u>176.00</u> |
| Total Insurance | 16,176.00 | 16,000.00 | 176.00 |
| Professional Services | | | |
| Dues | 0.00 | 175.00 | -175.00 |
| Accounting and Tax | 1,800.00 | 1,800.00 | 0.00 |
| Legal and Collection | <u>0.00</u> | <u>500.00</u> | <u>-500.00</u> |
| Total Professional Services | 1,800.00 | 2,475.00 | -675.00 |
| Office and Adm. Expense | | | |
| Office Supplies and Adm Expense | 351.06 | | |
| Bank Charges | 286.25 | | |
| Postage | 29.04 | | |
| Association Events | 68.39 | | |
| Office and Adm. Expense - Other | <u>0.00</u> | <u>700.00</u> | <u>-700.00</u> |
| Total Office and Adm. Expense | 734.74 | 700.00 | 34.74 |
| Miscellaneous | 104.32 | | |
| Overall General Maintenance | | | |
| Maintenance Expense | | | |

No assurance is provided by any Certified Public Accountant

Wynstone Townhomes Association
Operations Actual vs Budget Annual
 January through December 201 B

| | <u>Jan· Dec 18</u> | <u>Budget</u> | <u>\$ Over Budget</u> |
|--|--------------------|------------------|-----------------------|
| Deck Repair,; | 1,364.26 | | |
| Exterior and Misc Repairs | 1,198.83 | | |
| General Maintenance | 0.00 | 2,100.00 | +2,100.00 |
| Total Maintenance Expense | 2,563.09 | 2,100.00 | 463.09 |
| Grounds and Landscape | | | |
| Trees and Shrubs | 1,406.38 | 1,200.00 | 206.38 |
| Miscellaneous Maintenance | 256.25 | | |
| Grounds and Landscape Other | 0.00 | 250.00 | -250.00 |
| Total Grounds and Landscape | 1,662.63 | 1,450.00 | 212.63 |
| Total Overall General Maintenance | 4,225.72 | 3,550.00 | 675.72 |
| Total Total Operating Fund Expenses | 52,221.14 | 50,280.00 | 1,941.14 |
| Total Expense | 52,221.14 | 50,280.00 | 1,941.14 |
| Net Ordinary Income | 34,623.07 | 35,840.00 | -1,216.93 |
| Other Income/Expense | | | |
| Other Expense | | | |
| Other Expenses | | | |
| Operating Reserve Payments | | | |
| Roads Sealcoating | 4,450.00 | | |
| Total Operating Reserve Payments | 4,450.00 | | |
| Total Other Expenses | 4,450.00 | | |
| Total Other Expense | 4,450.00 | | |
| Net Other Income | -4,450.00 | 0.00 | -4,450.00 |
| Net Income | 30,173.07 | 35,840.00 | -5,666.93 |

8:54PM

04/22/19

**Wynstone Townhomes Association
Homeowner Balance Summary
As of December 31, 2018**

| | | |
|-------|------------|------|
| | Dec 31, 18 | |
| TOTAL | | 0.00 |

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04122/19

**Wynstone Townhomes Association
Schedule of Unpaid Bills
As of December 31, 2018**

| | | |
|-------|------------|------|
| | Dec 31, 18 | |
| TOTAL | | 0.00 |

**WYNSTONE TOWNHOMES ASSOCIATION
ANNUAL REPORT SUPPLEMENTARY SCHEDULES
For the year ended 12/31/2018**

(Unaudited J

SCHEDULE OF CAPITAL EXPENDITURES OVER\$ 1,000.

| | | |
|-------|---|----------------|
| 2019: | Capital Improvements paid from reserves | none scheduled |
| 2018: | Roads repairs | \$ 4,450.00 |

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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WYNSTONE TOWNHOMES ASSOCIATION

2019

BUDGET DETAIL

| Category | Item | 2019 Annual Budget | 2019 Budget Per Unit Per Month | 2018 Budget Per Unit Per Month | Increase / (Decrease) | Description |
|-----------------------------------|-----------------------------|--------------------|--------------------------------|--------------------------------|-----------------------|---|
| Trash Removal | | \$ 5,200.00 | \$ 16.06 | \$ 18.06 | \$ (0.00) | Same as 2018 |
| Snow Plowing | Standard Snow Removal | \$ 6,465.00 | \$ 22.45 | \$ 22.45 | \$ (0.00) | New contract signed. Same amount |
| | Winter supplies | \$ 250.00 | \$ 0.87 | \$ 0.87 | \$ (0.00) | Salt as needed. |
| Lawn Care | Standard Lawn Care | \$ 9,710.00 | \$ 33.72 | \$ 33.72 | \$ (0.00) | New contract includes pond mowing/\$1,000 sprinkler system repairs. |
| | Pond Maintenance/misc | \$ - | \$ - | \$ - | \$ - | Included in basic contract .. |
| | Grounds Flowers, etc | \$ 250.00 | \$ 0.87 | \$ 0.87 | \$ (0.00) | Handled by Owners. |
| | Aeration/repair | \$ 100.00 | \$ 0.35 | \$ 0.35 | \$ (0.00) | Miscellaneous repair estimate. No aeration scheduled. |
| Insurance Premiums | Year 1 of a 3 year contract | \$ 16,000.00 | \$ 55.56 | \$ 55.56 | \$ (0.00) | 2nd year of 3 year fixed contract. Renewal v,as November 2017. Higher wind/hail deductible of 5% of claim |
| Water | | \$ 5,700.00 | \$ 19.79 | \$ 19.79 | \$ 0.00 | No change |
| Professional Fees and Memberships | CAI Membership & Education | \$ 175.00 | \$ 0.61 | \$ 0.61 | \$ (0.00) | Annual membership for CAI is \$175.00, |
| | Income Taxes on interest | \$ - | \$ - | \$ - | \$ - | |
| | Accounting/Attorney Fees | \$ 2,300.00 | \$ 7.99 | \$ 7.99 | \$ 10.00 | Miscellaneous legal advice \$200, Accounting fee is \$2100." |
| Office/Adm Costs | Office/Adm Costs | \$ 800.00 | \$ 2.78 | \$ 2.43 | \$ 0.35 | Bank charges are \$85 for auto payments. Increase in postage costs, Annual mtg, owner plants, etc, Acctg is 150.00/mo plus 300 year end and tax fee. See above) |
| Sprinklers | Start up / shutdown | \$ - | \$ - | \$ - | \$ - | Precision service company included in lawn care above. (excess expected) |
| | Sprinkler Repairs | \$ 130.00 | \$ 0.45 | \$ 0.45 | \$ 0.00 | Precision Service includes \$1,000 of repairs and on/off above) |
| Miscellaneous Maintenance | General items | \$ 1,522.00 | \$ 5.28 | \$ 7.29 | \$ (2.01) | General maintenance and repair. Other unknown expenses. |
| | Tree Maintenance | \$ 1,200.00 | \$ - | \$ 4.17 | \$ (0.00) | Unknown maintenance. |
| | Overage estimate applied | \$ - | \$ 4.17 | \$ - | \$ - | Estimated excess cash transferred to 2018 budget at 12/31/17 |
| Reserves | Reserves | \$ 38,718.00 | \$ 134.44 | \$ 124.44 | \$ 10.00 | Funded based on ROA study. RDA Study based on a 3.0% inflation cost increase for current year. |
| | Reserves - income | \$ (5,000.00) | \$ (17.36) | \$ (9.03) | \$ (8.33) | |
| TOTAL Budget = | | \$ 83,520.00 | \$ 290.00 | \$ 290.00 | \$ - | |

WYNSTONE TOWNHOMES ASSOCIATION
 OPERATING AND LONG-TERM RESERVES SUMMARY
 2018

| | BEG. BALANCE | BUDGET DEPOSITS | INTEREST INCOME | DISB. | ADJ AND RECLASS | ENDING BALANCE |
|---------------------------|-------------------|--------------------|--------------------|-------------------|--------------------|-------------------|
| OPERATING RESERVES: | | | | | | |
| MAINTENANCE RESERVE | 12,711.41 | 3,727.71 | 0.00 | -4,450.00 | 0.00 | 11,989.12 |
| INSURANCE DEDUCTIBLE | 3,000.00 | 1,000.00 | | | | 4,000.00 |
| CONTINGENCY/OTHER | 0.00 | | | | | 0.00 |
| | | | | | | 0.00 |
| TOTAL | <u>15,711.41</u> | <u>4,727.71</u> | <u>0.00</u> | <u>-4,450.00</u> | <u>0.00</u> | <u>15,989.12</u> |
| CAPITAL REPLACEMENT FUND: | | | | | | |
| RESERVE STUDY ITEMS | 324,836.21 | 28,805.97 | 1,337.06 | -104.32 | 0.00 | 354,874.92 |
| | | | | | | 0.00 |
| TOTAL | <u>324,836.21</u> | <u>28,805.97</u> | <u>1,337.06</u> | <u>-17,695.81</u> | <u>0.00</u> | <u>354,874.92</u> |
| TOTALS | <u>340,547.62</u> | <u>33,533.68</u> | <u>1,337.06</u> | <u>-22,145.81</u> | <u>0.00</u> | <u>370,864.04</u> |

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



CINCINNATI
INSURANCE COMPANIES

The Cincinnati Insurance Company

A Stock Insurance Company

Headquarters: 6200 S. Gilmore Road. Fairfield, OH 45014-5141

Mailing address: P.O. Box 145496. Cincinnati, OH 45250-5496

www.cnfin.com 11513-870-2000

ECP0287183

Previous Policy Number

CinciPak™

**IFOR APARTMENTS, RESIDENTIAL CONDOMINIUM ASSOCIATIONS
AND TOWNHOUSES
COMMON POLICY DECLARATIONS**

BiJlingMethod: DIRECT BILL

POUCY NUMBER BCP 028 71 83 / EBA 028 71 83

NAMED INSURED WYNSTONE TOWWriOMES ASSOCIATION

C/01 GARY FALKENSTEIN

ADDRESS 13764 FENWICK CIR

(Number & Street EDEN PRAIRIE, MN 55346-3008

Town, County,
State & Zip Code)

Policy Period: At 12:01 **AM.** STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE

All coverages except Automobile and/ or Garage

Policy number: ECP 028 71 83 FROM: 11-01-2017 TO: 11-01-2020

Automobile and I or Garage

Policy number: EBA 02s 71 83 FROM: 11-01-2011 TO: 11-01-201.8

Agency INSURANCE ADVISORS, INC. 22-043

City PLYMOUTH, MI

Legal Entity/ Business Description

ORGANIZATION (ANY OTHER)

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROV! DE THE INSURANCE AS STATED IN THIS POLICY.

FORMS APPLICABLE TO ALL COVERAGE PARTS:

- IL0017 11/98 COMMON POLICY CONDITIONS
- ICP101 05/11 CINCIPAK™ SUMMARY OF PREMIUMS CHARGED
- IA904 04/04 SCHEDULE OP LOCATIONS
- IA4236 01/1S POLIC'I/HOLDER NOTICE TERRORISM INSURANCE COVERAGE
- IA4486 03/17 NOTICE OF LOSS CONTROL SERVICES- COMMUNITY ASSOCIATIONS
- IP446 08/01 NOTICE TO POLICYHOLDERS
- IA4006 07/10 SPECIAL PER OCCURRENCE DEDUCTIBLE ENDORSEMENT
- IA4090MN 03/15 MINNESOTA CHANGES - CANCELLATION AND NONRENEWAL
- IA4226 03/02 NOTICE TO POLICY HOLDERS FUNGI OR BACTERIA EXCLUSION
ENDORSEMENTS
- Il\4238 01/15 CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
- J:A4338MN 03/15 SIGNATURE ENDORSEMENT • MINNESOTA
- IA4442 05/14 NOTICE TO POLICYHOLDERS - EXCLUSION • ACCESS OR DISCLOSURE OF
CONFIDENTIAL OR PERSONAL IN"ORMATION AND DATA-RELATED LIABILITY
- IA481 01/09 NOTICE CONCERNING POLICYHOLDER RIGHTS IN AN INSOLVENCY uNDER THE
MINNESOTA INSURANCE GUARANTY ASSOCIATION LAW
- FM502 07/08 COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

FORMS APPLICABLE TO ALL COVERAGE PARTS:

| | | |
|---------|-------|---|
| GAS32 | 07/08 | COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS |
| ML>.573 | 06/07 | ELECTRONIC DATA PROCESSING EQUIPMENT COVERAGE FORM DECLARATIONS |
| CA516 | 03/09 | CRIME AND FIDELITY COVERAGE PART DECLARATIONS (COMMERCIAL ENTITIES) |
| PA541 | 12/10 | CONDOMINIUM OR HOMEOWNERS ASSOCIATIONS WRONGFUL ACTS COVERAGE PART DECLARATIONS |
| A. 05 | 03/06 | BUSINESS AUTO COVERAGE PART DECLARATIONS |
| 0SC513 | 05/10 | COMMERCIAL UMBRELLA LIABILITY COVERAGE PART DECLARATIONS |
| 11C502 | 01/16 | CINCINNATI DATA DEFENDER ^W COVERAGE PART DECLARATIONS |

10-18-2017 14:01

Countersigned -----

(Date)

By -----

(Authorized Representative)