



March 2025

Pursuant to CCIOA, Section 38-33.3-209.4, within ninety days after the end of each fiscal year and thereafter, the Association shall make the following information available to unit owners:

- INSURANCE POLICIES:

Berkley National Insurance Company

Policy No.: QDP 4AL0000062-10

Policy Period: June 25, 2024 to June 25, 2025

General Liability Coverage (no deductibles)

General Aggregate	Limit: \$2M
Products-Completed Operations Aggregate	Limit: \$2M
Personal Injury & Advertising Injury	Limit: \$1M
Each Occurrence	Limit: \$1M
Damage to Premises Rented to You	Limit: \$500,000 any one premises
Medical Expense	Limit: \$ 5,000 any one person

Property Coverage

Blanket Coverage	Limit: \$472,500 Deductible: \$0
Additional Covered- Building	Limit: \$ 62,500 Deductible: \$1,000

Travelers Casualty and Surety Company of America

Community Association Management Liability Coverage (Directors & Officers)

Policy No. 105946099

Policy Period June 5, 2024 to June 5, 2025

Limit of Liability: \$1M (coverages A through B)

Deductible: \$0 for coverage A; \$2,500 for coverages B through D

- FISCAL YEAR COMMENCEMENT DATE: January 1, 2025
- CURRENT REGULAR ASSESSMENT: \$55 per month
- OPERATING BUDGET 2025: E-Mailed to all Owners.
- YEAR END FINANCIALS 2024: E-mailed to all Owners.
- FINANCIAL AUDIT/REVIEW: N/A
- GOVERNING POLICIES, RULES AND REGULATIONS AND MEETING MINUTES:
Posted on HOA Website at www.toddcreekriversidehoa.com