



ADDITIONAL REMARKS SCHEDULE

AGENCY Alliant Insurance Services, Inc.		NAMED INSURED Five Fountains Condominiums Association, Inc. c/o Balanced Bookkeeping & Community Association Management PO Box 25696 Colorado Springs, CO 80936	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Remarks

Fidelity/Crime, General Liability, and Directors & Officers Liability policies include coverage for Property Manager:
Balanced Bookkeeping & Community Association Management
PO Box 25696
Colorado Springs, CO 80936

Fidelity/Crime policy includes coverage for Board Members and Volunteers

Commercial Property:

Carriers: Palms Specialty Insurance Company, Certain Underwriters at Lloyds, Sutton
Specialty Insurance Company
Policy Number: Q25SPP0007

Policy Effective Dates: 05/01/2026-05/01/2027

Deductible per Occurrence All Other Perils: \$50,000

Wind/Hail Deductible per Occurrence: 5%

Total Policy Limit: \$28,414,390

100% Replacement Cost applies up to the limit of insurance shown for each building

17 Buildings + Recreation Building + Carports

146 Units

Agreed Amount/Coinsurance Waived

Special Form

Ordinance or Law Coverage Included

Inflation Guard is not included on policy. Limits are reviewed annually by Board of Directors to ensure coverage compliant with governing documents for the project.

Waiver of Subrogation in favor of unit owners

No other projects/complexes included on policies listed on certificate

Severability of liability (Separation of Insureds) is included

Mortgagee listed as Certificate Holder is recognized as mortgagee

Equipment Breakdown Coverage

Carrier: Travelers Property Casualty Company of America

Policy Number: BME1B3491604TIL26

Policy Effective Dates: 05/01/2026-05/01/2027

Deductible: \$25,000

Policy Limit: \$28,414,390

*****PLEASE READ*****

INSURANCE FOR BUILDINGS AND COMMON AREAS FOLLOWS THE REQUIREMENTS IN THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS (GOVERNING DOCUMENTS) IN PLACE AT THE TIME OF LOSS. GOVERNING DOCUMENTS CAN ONLY BE PROVIDED BY THE UNIT OWNER OR PROPERTY MANAGEMENT COMPANY. EACH UNIT OWNER AND/OR THEIR TENANT MAY BE REQUIRED TO CARRY AN OWNER'S POLICY OR TENANT'S POLICY AND SHOULD CONSULT THEIR OWN INSURANCE PROVIDER TO CONFIRM COVERAGES NEEDED.

Covered Property (Colorado Springs, CO 80915):

1625 N Murray Blvd Units 128-145, 228-245	\$3,236,800	22	Units
1625 N Murray Blvd Units 118-120, 218-219	\$1,048,600	5	Units
1625 N Murray Blvd Units 115-117, 215-217	\$1,160,320	5	Units



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1625 N Murray Blvd Units 112-114, 212-214	\$605,440	4	Units
1625 N Murray Blvd Units 101-106, 203-206	\$1,878,340	10	Units
1625 N Murray Blvd Units 107-111, 208-211	\$1,686,820	9	Units
1625 N Murray Blvd Units 125-127, 225-226	\$1,043,460	5	Units
1625 N Murray Blvd Units 121-124, 223-224	\$1,281,840	6	Units
1625 N Murray Blvd Units 132-137, 232-237	\$2,181,200	12	Units
1625 N Murray Blvd Units 146-151, 246-249	\$2,010,200	10	Units
1625 N Murray Blvd Units 152-155, 253-254	\$1,289,680	6	Units
1625 N Murray Blvd Units 156-157, 256-257	\$722,400	4	Units
1708 Sawyer Way Units 161-168, 261-268	\$2,496,600	16	Units
1708 Sawyer Way Units 173-176, 273-276	\$1,575,600	8	Units
1708 Sawyer Way Units 169-172, 269-272	\$1,520,000	8	Units
1708 Sawyer Way Units 177-178, 277-278	\$1,045,800	4	Units
1708 Sawyer Way Units 179-184, 279-284	\$1,605,120	12	Units
Recreation building	\$310,000		
Outdoor property	\$105,000		
Carports	\$ 990,500		