



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
03/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Insurance Office of America 500 W. Cypress Creek Road Suite 760 Fort Lauderdale, FL 33309	CONTACT NAME: Reinaldo Borrego PHONE (A/C, No, Ext): (305) 537-0389 E-MAIL ADDRESS: Rey.Borrego@ioausa.com PRODUCER CUSTOMER ID: WOODAPA-03	FAX (A/C, No):
INSURED Woodside Apartments Association, Inc. C/O FirstService Residential 2950 North 28TH Terrace Hollywood, FL 33020	INSURER(S) AFFORDING COVERAGE INSURER A : Old Republic Insurance Company INSURER B : Travelers Casualty and Surety Company of America INSURER C : INSURER D : INSURER E : INSURER F :	NAIC # 24147 31194

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
1 1 16950 W Dixie HWY & 16851 NE 23 AVE (1 BLDG), North Miami Beach, FL, 33160

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	X	PROPERTY	ORAWPR008336-00	04/25/2025	04/25/2026	X BUILDING	\$ 25,825,316
		CAUSES OF LOSS					
		DEDUCTIBLES				PERSONAL PROPERTY	\$
		BASIC				BUSINESS INCOME	\$
		BROAD				EXTRA EXPENSE	\$
	X	SPECIAL				RENTAL VALUE	\$
		EARTHQUAKE				BLANKET BUILDING	\$
	X	WIND				BLANKET PERS PROP	\$
		FLOOD				BLANKET BLDG & PP	\$
						X Clubhouse	\$ 461,076
						X Business Personal Pr	\$ 15,000
		INLAND MARINE	TYPE OF POLICY				\$
		CAUSES OF LOSS					\$
		NAMED PERILS	POLICY NUMBER				\$
							\$
B	X	CRIME				X Employee Theft	\$ 250,000
		TYPE OF POLICY					\$
		Crime	106863675	01/27/2026	01/27/2027		\$
		BOILER & MACHINERY / EQUIPMENT BREAKDOWN					\$
							\$
							\$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

- 232 Units - Replacement Cost applies - Wind/Hurricane Policy #07105143-3 Deductible: 5%

This certificate regarding coverage for Woodside Apartments Association Inc. is issued to the certificate holder in regard to:

CERTIFICATE HOLDER

CANCELLATION

First Service Residential 16950 W. Dixie Highway North Miami Beach, FL 33160	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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