CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 02/18/2026

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.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Nakia Parker	
Brown & Brown Insurance Services, Inc. 2290 Lucien Way, Suite 400 Maitland FL 32751	PHONE (A/C, No, Ext): (407) 660-8282	FAX (A/C, No): (407) 660-2012
	E-MAIL ADDRESS: Nakia.Parker@bbrown.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Boca Teeca Condominium No. 10, Inc. 2945 W. Cypress Creek Rd. Ste. 201 Ft. Lauderdale FL 33309	INSURER A : Westchester Surplus Lines Insurance Company	10172
	INSURER B : Midvale Indemnity Company	27138
	INSURER C : Zenith Insurance Company	13269
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2621823953 **REVISION NUMBER:**

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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			G49622387 001	01/01/2026	01/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Hired/Non-Owned Auto	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 1,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			PRP-229824000-02-3778683	01/01/2026	01/01/2027	EACH OCCURRENCE AGGREGATE	$ 25,000,000 $ 25,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		Z143122001	01/01/2026	01/01/2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

For Informational Purposes Only

CERTIFICATE HOLDER

Boca Teeca Condominium No. 10, Inc.
2495 W. Cypress Creek Rd.
Suite 201
Ft. Lauderdale FL 33309

CANCELLATION

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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AGENCY CUSTOMER ID: 00864778

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Brown & Brown Insurance Services, Inc.	Boca Teeca Condominium No. 10, Inc.
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

"Separation of Insureds" provision applies as granted by the General Liability policy form.

PROPERTY COVERAGE
Insurer: Lloyd's of London
Effective: 5/31/2025 - 5/31/2026
Policy #: B1180D251080/438BS

Location 1: 5340 NW 2nd Ave, Boca Raton, FL 33487 (50 Units)
Building Limit: $14,408,600

Location 2: 5260 & 5280 NW 2nd Ave, Boca Raton, FL 33487 (93 Units)
Building Limit: $18,766,000

Location 3: 5240 NW 2nd Ave, Boca Raton, FL 33487
Clubhouse: $650,000
Swimming Pool: $85,000
Pool Deck: $40,000
Pool Perimeter Fence: $8,000
Pool & Property Lighting: $48,000
Pool Heaters (2): $16,500
Pool Shade Structure: $10,000
Tennis Courts (6): $280,000
Flagpole: $2,000

TOTAL INSURED VALUE: $34,314,100

Deductibles: Locations 1-3
All Other Perils: $10,000
Named Storm: 5% Per Occurrence
All Other Wind: 1% Per Occurrence
Water Damage: $25,000 Per Occurrence

Deductibles: Other Property
All Other Perils: $10,000 Per Occurrence
Named Storm: $10,000 Per Occurrence
All Other Wind: $10,000 Per Occurrence
Water Damage: $25,000 Per Occurrence

Special Form
Replacement Cost
No Inflation Guard

Ordinance or Law Coverage Limits:
Coverage A: Full
Coverage B&C Combined: 10%

30 day notice of cancellation, except 10 days for non-payment of premium

Walls-Out Coverage (No Coverage for Interior of Units)

DIRECTORS & OFFICERS COVERAGE
Insurer: Accredited Surety and Casualty Company, Inc.
Effective: 1/1/2026 - 1/1/2027
Policy #: 1-SKN-FL-17-01584327-00

Each Loss Limit: $1,000,000
Aggregate Limit: $1,000,000
Retention: $2,500

CRIME COVERAGE
Insurer: The Hanover Insurance Company
Effective: 1/1/2026 - 1/1/2027
Policy #: BDJ-M283503-00

Employee Theft: $1,500,000. Deductible: $7,500

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AGENCY CUSTOMER ID: 00864778

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Brown & Brown Insurance Services, Inc.	Boca Teeca Condominium No. 10, Inc.
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

Forgery or Alteration: $1,500,000. Deductible: $7,500
Premises Coverage: $25,000. Deductible: $500
Transit Coverage: $25,000. Deductible: $500
Computer Fraud: $1,500,000. Deductible: $7,500
Funds Transfer Fraud: $1,500,000. Deductible: $7,500
Investigative Expense: $5,000

Property Manager is Included in the Definition of an Employee

BOILER & MACHINERY
Insurer: National Fire Insurance Company of Hartford
Effective: 5/31/2025 -5/31/2026
Policy #: 8032960684

Limit: $34,414,100
Deductible: $5,000

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