

Insured's Name: Coral Isle East Association, Inc. Policy #: P-001-001814666-01

Policy Dates: From: 2/26/2026 To: 4/26/2027

Surplus Lines Agent's Name: Susan Flemming

Surplus Lines Agent's Physical Address: 1227 South Patrick Drive Suite 101, Satellite Beach, FL 32937

Surplus Lines Agent's License #: A085932

Producing Agent's Name: Juan Cordoba

Producing Agent's Physical Address: 600 Brickell Avenue Suite 2575 Miami FL, 33131

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY.

Policy Premium: \$115,000.00

SL Agent Policy Fee: \$4,410.47

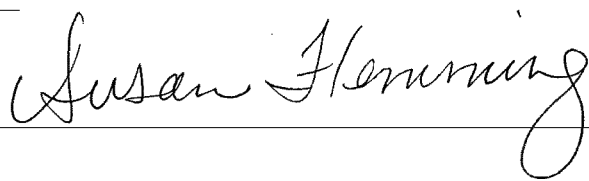
Inspection Fee: \$0.00

Other Policy Fees: \$0.00

Tax: \$5,970.53

FSLSO Service Fee: \$0.00

EMPA Surcharge: \$4.00

Surplus Lines Agent's Countersignature: 

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THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR HURRICANE OR WIND LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

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THIS POLICY CONTAINS A CO-PAY PROVISION THAT MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

**AXIS BINDER****DELIVERED TO:**

1227 South Patrick Drive, Suite 101
Satellite Beach, FL 32937

Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

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***This binder expires in 60 days, or on the date the policy is issued, whichever is earlier
(unless extended in writing by AXIS).***

COVERAGE IS BOUND PURSUANT TO THE FOLLOWING TERMS AND CONDITIONS:

NAMED INSURED AND ADDRESS	Coral Isle East Association, Inc 12350 SW 132nd Ct Miami, FL 33186
BROKER OF RECORD	AmWINS Insurance Brokerage, LLC [Satellite Beach] 1227 South Patrick Drive, Suite 101 Satellite Beach, FL 32937
INSURER	AXIS Surplus Insurance Company (Non-Admitted) 233 South Wacker Drive, Suite 4930 Chicago, IL 60606 <i>A Stock Insurer</i>



POLICY FORM	AXIS PROPERTY AXIS 1012401 0525
POLICY NUMBER	P-001-001814666-01
POLICY PERIOD	Effective Date: 02/26/2026 Expiration Date: 04/26/2027 <i>Both dates at 12:01 a.m. standard time at the Named Insured's address stated herein.</i>
POLICY TERRITORY	The United States of America, including the District of Columbia.

POLICY PREMIUM/FEES	All premiums reflect AXIS's share of the Total Policy Premium. Premium based on Total Insured Values of: \$16,812,118	AXIS Base Premium:	\$115,000
		AXIS Total Policy Premium:	\$115,000
		AXIS Risk Engineering Fees:	\$0
MINIMUM EARNED PREMIUM <i>(percentage of Total Policy Premium)</i>	35%		
CANCELLATION NOTICE	30 days except for nonpayment of premium which is 10 days		
PERCENT OF STATED VALUE	100%		

COINSURANCE	
Real Property	Waived

COVERED CAUSE OF LOSS
Risk of direct physical loss: Excluding Earthquake and Earth Movement Excluding Flood and as otherwise excluded or limited in this policy.



QUOTA SHARE SCHEDULE		
Quota Share Participant	Proportionate Limit of Liability	Proportionate Percentage
AXIS Surplus Insurance Company	\$10,000,000	59.48%
Per Schedule on File with the Retail Agent	\$6,812,118	40.52%
AXIS has assumed the respective Proportionate Percentage set forth in the Quota Share Schedule above of all limits and losses under this policy issued by AXIS to the named insured . AXIS's obligation under this policy is several, not joint, and is limited solely to the extent of its Proportional Percentage. The failure of any quota share participant to pay all or a portion of its Proportionate Share of any Limit of Insurance, does not increase the liability of any other quota share participant.		

SCHEDULE OF LIMITS OF INSURANCE	
The Insurer will not be liable for more than its Proportionate Percentage.	
Policy Limit	\$10,000,000 part of \$16,812,118 Per Occurrence as a result of all covered loss or damage regardless of the number of Insured Locations , buildings, coverages or perils insured under this Policy.
Sub-limits	The sub-limits of insurance set forth below and in any endorsement to this policy are the total applicable sub-limits of insurance in this policy issued to the named insured by AXIS. AXIS will not be liable for more than its Proportionate Percentage regardless of the number of insured locations, buildings, coverages or perils insured under this Policy. The sub-limits of insurance set forth below and in any endorsement to this policy are subject to and not in addition to the policy limit of insurance. All sub-limits of insurance are per occurrence unless otherwise indicated. If the words "No Coverage" are shown then no coverage is provided for that coverage. When a sub-limit of insurance for a specific type of coverage is shown as "in the aggregate", our maximum limit of liability for that coverage will not exceed such limit during the policy period. When a sub-limit of insurance applies to property, that sub-limit of insurance also applies to any time element coverage associated with that property, unless a different sub-limit applies to that time element coverage.
Real Property	Included
Business Personal Property	No Coverage
Personal Property Of Others	No Coverage
Accounts Receivable	\$1,000
Debris Removal	25% of direct physical loss subject to a maximum of \$25,000
Fire Department Service Charge	\$1,000



Limited Coverage for Fungus, Wet Rot or Dry Rot	\$10,000 in the Aggregate
Pollutant Clean Up and Removal	\$10,000 in the Aggregate
Property in Transit	\$10,000
Property off Premises	\$10,000
Valuable Papers & Records	\$2,500
Time Element Business Income including Rental Value	No Coverage
Time Element Extra Expense	No Coverage
Extended Business Income	No Coverage
Convective Storm	\$16,812,118
Named Storm	\$16,812,118
Newly Acquired Property	\$250,000
Newly Constructed Property	\$250,000
Outdoor Property	\$1,000
Outdoor Signs	\$2,500

ORDINANCE OR LAW LIMITS OF INSURANCE

The limits of insurance set forth below are the limits of insurance in this policy as issued to the named insured. AXIS is liable only for its Proportionate Percentage of such limit. The limits of insurance set forth herein are part of and not in addition to the policy limit.

Coverage A: Loss to Undamaged Portion of the Real Property	Included
Coverages B & C Combined sublimit	\$1,000,000

DEDUCTIBLE**Policy Deductible**

\$10,000 Per **Occurrence** regardless of the number of **Insured Locations, buildings**, coverages or perils insured under this Policy as set forth in the Policy unless a specific deductible shown below or on an applicable endorsement applies.

If two or more deductible amounts provided in this Policy apply to a single **occurrence**, the total to be deducted shall not exceed the largest deductible applicable unless the **occurrence** involved **named storm or flood**, in which event all applicable deductibles apply.

CONVECTIVE STORM OR NAMED STORM DEDUCTIBLES

	Applicable To:	Dollar or Percentage Amount
Convective Storm Deductible	All Insured Locations	\$100,000 per occurrence
Named Storm Deductible	All Insured Locations	5% the total value per insured location at the



		time such physical loss or damage occurs. \$100,000 minimum deductible
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NOTICES TO INSURER*Send Notice of Claims To:*

AXIS Insurance
Claims Department
P.O. Box 4470
Alpharetta, GA 30023-4470

Email: USFNOL@axiscapital.com
Phone (Toll-Free): (866) 259-5435
Phone: (678) 746- 9000
Fax: (866) 770-5629

SUBJECTIVITIES PRIOR TO POLICY ISSUANCE:***Please provide the following documentation:***

- Completed Surplus Lines Form

If any item requested above is not received, reviewed and accepted by AXIS underwriters and acknowledged as such in writing by the above specified date, then this binder and any policy issued will be automatically deemed void ab initio (as if it had never existed) with no effect. The payment of premium or the issuance of any policy shall not serve to waive the above requirements.

Please note that a condition precedent to coverage under this binder is that no material change in the exposure or risk occurs and no submission is made to the insurer of a claim or circumstances that might give rise to a claim between the date of this binder and the inception of the policy. Applicant is under the continuing duty to report any such change and to notify us of any such claims or circumstances. A public filing with the Securities and Exchange Commission will be deemed to be compliance with this duty to report. The Insurer may take any action appropriate and allowed under state law in response to such information.



SCHEDULE OF FORMS & ENDORSEMENTS		
Policyholder Notices and Policy Forms		Form Number and Edition Date
Policyholder Disclosure - Notice of Terrorism Insurance Coverage - TRIA Declined		TRIA DECLINED DISCLOSURE 0115
PolicyHolder Notice		AXIS 105 0316
Service of Suit		AXIS 106 0415
Policyholder Notice - Economic And Trade Sanctions		AXIS 906 0316
AXIS Property Form		AXIS 1012401 0525
Signature Page		AXIS 102ASIC 0415
Endorsements		Form Number and Edition Date
1	Minimum Earned Premium Endorsement	AXIS 1011730 0618
2	Schedule of Valuable Papers and Records	AXIS 1012407 0619
3	EXCLUSION OF SPECIFIED COVERED PROPERTY ENDORSEMENT	AXIS 1012423 0322
4	Outdoor Signs Coverage Endorsement	AXIS 1012430 0619
5	Newly Acquired Property Endorsement	AXIS 1012432 0619
6	Newly Constructed Property Endorsement	AXIS 1012433 0619
7	Ordinance or Law Endorsement	AXIS 1012434 0619
8	Outdoor Property Endorsement	AXIS 1012435 0619
9	Roof Surfacing Limited Exclusion Endorsement	AXIS 1012441 0619
10	Roofing Material Valuation Condition Endorsement	AXIS 1012442 0619
11	Terrorism Exclusion Endorsement	AXIS 1012445 0619
12	Convective Storm And Named Storm Deductibles Endorsement	AXIS 1012455 0619
13	Convective Storm And Named Storm Coverage Endorsement	AXIS 1012481 1120
14	Loss Condition Endorsement - Assignment of Benefits Fully Prohibited	AXIS 1013154 0922
15	Coastal Minimum Earned Premium Endorsement	AXIS 1013171 1122
16	Catastrophic Ground Cover Collapse Endorsement	AXIS 1013479 0524
17	Cancellation And Nonrenewal Endorsement - Florida	AXIS 801FL 0620
18	WIND DRIVEN PRECIPITATION COVERAGE ENDORSEMENT	AXIS 1013398 0924
19	WATER DAMAGE COVERAGE LIMITATION ENDORSEMENT	AXIS 1013611 1124