

ADMIRALTY CLUB CONDOMINIUM ASSOCIATION, INC.

SUMMARY OF BOUND COVERAGE

05/05/2024 – 05/05/2025



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CONTACTS

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NAMED INSUREDS

#	Named Insured	FEIN
1	Admiralty Club Condominium Association, Inc	59-1531610

LOCATION SUMMARY

Loc	Bldg	Street Address	City / State / Zip Code
1	1	3606 S Peninsula Dr	Port Orange, FL 32127

PROPERTY – EXCLUDING WIND

Carrier: Wilshire Insurance Co. (A-, XI)

Policy Period: May 5, 2024 – May 5, 2025

Coverage	Limit
Loc. 1 – 1: 3606 S Peninsula Dr.	
Building	\$18,129,283
Business Personal Property	\$50,000
Pool House	\$32,912
Swimming Pool	\$113,305
Piers and Decks	\$120,600
Carports	\$229,923
Seawall	\$371,303
Total Insured Value (TIV)	\$19,047,326

*Higher limits of insurance are available upon request

Exposure Comparison	Expiring	Renewal	% Change
Total Insured Value	\$19,047,326	\$19,047,326	0%
Property Rate	\$0.258	\$0.243	-6%

Deductibles	
All Other Perils – Per Occurrence	\$10,000
Water Damage and Sprinkler Leakage	\$25,000

Policy Provisions	
Valuation	Replacement Cost
Covered Causes of Loss	Special Form Including Theft; Excluding Flood, Earthquake, Excluding Wind / Hail
Coinsurance	90%
Agreed Amount Applies	Yes

Terms and Conditions Include (but are not limited to)
100% Minimum Earned Premium

Additional Coverages	
Ordinance or Law	
- Coverage A	Included in Bldg Limit
- Coverage B & C	\$1,000,000
Discharge From Sewer, Drain Or Sump Limits Of Insurance	\$25,000
- Deductible	\$25,000

PROPERTY – EXCLUDING WIND - CONTINUED

Carrier: Wilshire Insurance Co. (A-, XI)

Policy Period: May 5, 2024 – May 5, 2025

Forms, Endorsements & Exclusions Include (but are not limited to)
PCP3268 EXISTING DAMAGE EXCLUSION
PIL30011118 COMMERCIAL LINES POLICY JACKET
PIL20160121 CLAIM REPORTING POLICYHOLDER NOTICE
CPP0201220 CYBER INCIDENT EXCLUSION ENDORSEMENT ADVISORY NOTICE TO POLICYHOLDERS
PIL00100521 COMMON POLICY DECLARATIONS
PIL10100818 SCHEDULE OF FORMS AND ENDORSEMENTS
IL00171198 COMMON POLICY CONDITIONS
PCP00010521 COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS
CP00170607 CONDOMINIUM ASSOCIATION COVERAGE FORM
CP00900788 COMMERCIAL PROPERTY CONDITIONS
CP10300607 CAUSES OF LOSS - SPECIAL FORM
CP10320808 WATER EXCLUSION ENDORSEMENT
CP10540607 WINDSTORM OR HAIL EXCLUSION
CP10751220 CYBER INCIDENT EXCLUSION
CP12700996 JOINT OR DISPUTED LOSS AGREEMENT
PCP32681120 EXISTING DAMAGE EXCLUSION
PCP32750921 ORDINANCE OR LAW COVERAGE
CP01400706 EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
PCP32840423 COVERED PROPERTY AMENDMENT ENDORSEMENT
PCP32870423 DISCHARGE FROM SEWER, DRAIN OR SUMP (NOT FLOOD-RELATED)
PCP32900723 WATER DAMAGE AND SPRINKLER LEAKAGE DEDUCTIBLE
PCP32910723 WINDSTORM OR HAIL EXCLUSION SCHEDULE
CP01250223 FLORIDA CHANGES
CP01910710 FLORIDA CHANGES - RESIDENTIAL CONDOMINIUM ASSOCIATIONS
IL09350702 EXCLUSION OF CERTAIN COMPUTER-RELATED LOSSES
IL09520115 CAP ON LOSSES FROM CERTIFIED ACTS OF TERRORISM
IL09851220 DISCLOSURE PURSUANT TO TERRORISM RISK INSURANCE ACT
PIL20150820 NOTICE OF DISCLOSURE FOR AGENT BROKER & MANAGING GENERAL AGENCY
PIL20211220 TERRORISM COVERAGE NOTICE
PRNotice0118 NOTICE OF PRIVACY POLICY
IL01121118 FLORIDA CHANGES - MEDIATION OR APPRAISAL (COMMERCIAL RESIDENTIAL PROPERTY)
IL01750907 FLORIDA CHANGES - LEGAL ACTION AGAINST US
IL02550324 FLORIDA CHANGES - CANCELLATION AND NONRENEWAL
IL04010212 FLORIDA - SINKHOLE LOSS COVERAGE
ILN1540707 YOUR OPTION TO EXCLUDE WINDSTORM COVERAGE
PIL2014 MINIMUM EARNED PREMIUM

WIND / HAIL

Carrier: First Protective Insurance Company (BBB+ KBRA Rated)

Policy Period: May 5, 2024 – May 5, 2025

Coverage	Limit
Loc. 1 – 1: 3606 S Peninsula Dr.	
Building	\$18,129,283
Business Personal Property	\$50,000
Pool House	\$32,912
Swimming Pool	\$113,305
Car Port	\$229,933
Total Insured Value (TIV)	\$18,555,433

**Higher limits of insurance are available upon request*

Exposure Comparison	Expiring	Renewal	% Change
Total Insured Value	\$18,596,000	\$18,555,433	<-1%
Property Rate	\$1.28	\$1.26	-1%

Deductibles	
Named Storm Deductible – Per Occurrence	5%
All Other Wind/Hail Deductible – Per Occurrence	\$10,000

Policy Provisions	
Valuation	Replacement Cost
Covered Causes of Loss	Wind / Hail Only
Coinsurance	80%

Terms and Conditions Include (but are not limited to)
Subject to Satisfactory Inspection
Unacceptable plumbing includes cast iron, galvanized, and polybutylene.
No short term (30 days) rentals over 25%.
No Mercantile over 25%.
No Structural EIFS or Decorative over 25%
No Existing Damage
Not Covering Seawall and Dock Exposure

WIND / HAIL - CONTINUED

Carrier: First Protective Insurance Company (BBB+ KBRA Rated)

Policy Period: May 5, 2024 – May 5, 2025

Forms, Endorsements & Exclusions Include (but are not limited to)
FPIC FL DEC 03 23 DECLARATIONS PAGE
FPIC TOC CA 04 23 TABLE OF CONTENTS - CONDOMINIUM ASSOCIATION
IL P 001 01 04 OFAC ADVISORY NOTICE
CP 00 17 06 07 CONDOMINIUM ASSOCIATION COVERAGE FORM
FPIC WIND 03 23 CAUSES OF LOSS - WINDSTORM OR HAIL FORM
FPIC CPC 07 23 COMMON POLICY CONDITIONS CANCELLATION AND NONRENEWAL
CP 01 40 07 06 EXCLUSION OF LOSS DUE TO VIRUS OR BACTERIA
CP 01 91 07 10 FLORIDA CHANGES - RESIDENTIAL CONDOMINIUM ASSOCIATIONS
CP 03 22 01 06 FLORIDA - MULTIPLE DEDUCTIBLE FORM (FIXED DOLLAR DEDUCTIBLES)
CP 03 23 07 23 FLORIDA CALENDAR YEAR HURRICANE PERCENTAGE DEDUCTIBLE (RESIDENTIAL RISKS)
CP 12 70 09 96 JOINT OR DISPUTED LOSS AGREEMENT
CP 14 10 06 95 ADDITIONAL COVERED PROPERTY
FPIC ADPR 04 23 ADDITIONAL PROPERTY NOT COVERED
FPIC CPPC 03 23 FLORIDA - CLAIM PAYMENT PROVISION - CONDOMINIUM
FPIC EDEE 03 23 EXISTING DAMAGE EXCLUSION ENDORSEMENT
FPIC FC 03 23 FLORIDA CHANGES
FPIC ORDLAW 03 23 ORDINANCE OR LAW COVERAGE
FPIC REM 12 23 ADDITIONAL COVERAGE - REASONABLE EMERGENCY MEASURES ENDORSEMENT
FPIC SOLC 03 23 ORDINANCE OR LAW COVERAGE SCHEDULE
IL 01 75 09 07 FLORIDA CHANGES - LEGAL ACTION AGAINST US
IL 09 35 07 02 EXCLUSION OF CERTAIN COMPUTER - RELATED LOSSES
IL 09 53 01 15 EXCLUSION OF CERTIFIED ACTS OF TERRORISM
FPIC TRIAOPT 07 23 POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

COINSURANCE ILLUSTRATION

Property policies typically contain a co-insurance clause that states the insurance company will not pay the full amount of any loss if the covered property is insured for less than the required value at time of a loss. Required insurable value is considered the value of the covered property at the time of loss multiplied by the co-insurance amount.

80% Coinsurance Example			
Building Value	Insured Amount	Loss Amount	Insurance Paid
\$100,000	\$100,000	\$60,000	\$60,000
\$100,000	\$90,000	\$60,000	\$60,000
\$100,000	\$80,000	\$60,000	\$60,000
\$100,000	\$70,000	\$60,000	\$52,500

90% Coinsurance Example			
Building Value	Insured Amount	Loss Amount	Insurance Paid
\$100,000	\$100,000	\$60,000	\$60,000
\$100,000	\$90,000	\$60,000	\$60,000
\$100,000	\$80,000	\$60,000	\$53,333
\$100,000	\$70,000	\$60,000	\$46,667

100% Coinsurance Example			
Building Value	Insured Amount	Loss Amount	Insurance Paid
\$100,000	\$100,000	\$60,000	\$60,000
\$100,000	\$90,000	\$60,000	\$54,000
\$100,000	\$80,000	\$60,000	\$48,000
\$100,000	\$70,000	\$60,000	\$42,000

\$Insured Amount {Did}

$\$Insured\ Amount\ Based\ on\ Coinsurance\ \% \{Should\} \times \$Loss\ Amount = \$Insurance\ Paid$

AGREED VALUE ENDORSEMENT

This endorsement waives any coinsurance clause and eliminates any potential penalty for purchasing an inadequate amount of insurance based on the required value at time of loss.

PACKAGE - GENERAL LIABILITY

Carrier: CUMIS Specialty Insurance Co. (A, XII)

Policy Period: May 5, 2024 – May 5, 2025

Coverage	Limit
General Liability	
General Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000
Advertising Injury and Personal Injury Aggregate	\$1,000,000
Each Occurrence	\$1,000,000
Medical Expenses – Any One Person	\$5,000
Damage to Premises Rented to You Limit – Any One Premise	\$50,000
Deductible – Per Claim	\$0
Self-Insured Retention - Property Damage Subrogation – Each Claim	\$15,000
Hired & Non-Owned Auto	
Liability	\$1,000,000

*Higher limits of insurance are available upon request

Exposure Schedule	Exposure Basis	Expiring Exposure	Renewal Exposure
62003 – Condominium Residential	Units	90	101
60010 – Apartment Buildings NOC	Units	11	-
48925 – Swimming Pool	# of Pools	1	1
10105 – Dock	# of Docks	1	1
OC081 – Shuffleboard Courts	# of Courts	2	Included

General Liability Coverage Extension Endorsement
- Association Owned Units
- Knowledge of Incidents, Claims or Suits by Board or Manager Only Enhancement
- Revised Notice of Occurrence Duties
- Blanket Additional Insured When Required by Contract
- Additional Insured – Committee, Organization, and Subsidiary
- Additional Insured – Manager or Lessors of Premise
- Unintentional Failure to Disclose Hazards
- Revised Waiver or Transfer of Rights of Recovery
- Property Damage to Borrowed Property

Terms and Conditions Include (but are not limited to)
Subject to annual audit
25% Minimum Earned Premium
Unit Owners Included as Additional Insureds
Property Damage Subrogation – Self-Insured Retention does not apply if the association's governing documents prohibits subrogation by the unit owner against the association

PACKAGE - CRIME

Carrier: CUMIS Specialty Insurance Co. (A, XII)

Policy Period: May 5, 2024 – May 5, 2025

Coverage	Limit	Deductible
Employee Theft Coverage Form: Discovery Form		
Employee Theft	\$250,000	\$1,000
Forgery & Alteration	\$250,000	\$1,000
Money Order & Counterfeit Currency	\$250,000	\$1,000
Funds Transfer Fraud	\$250,000	\$1,000
Computer Fraud	\$250,000	\$1,000
Include Designated Agents as Employees for Employee Theft-Accountant or Bookkeeper	\$25,000	\$1,000

**Higher limits of insurance are available upon request*

Terms and Conditions Include (but are not limited to)
25% Minimum Earned Premium
Covered Employees – Management Company, Directors and Trustees, Non-Compensated Officers

PACKAGE - DIRECTORS & OFFICERS / EMPLOYMENT PRACTICES LIABILITY

Carrier: CUMIS Specialty Insurance Co. (A, XII)

Policy Period: May 5, 2024 – May 5, 2025

Coverage	Limit
Each Claim & Aggregate	\$1,000,000
Third Party	Included
Deductible – Each Claim	\$1,000

*Higher limits of insurance are available upon request

Policy Provisions	
Full Prior Acts	Included. Subject to Warranty Statement on application
Prior & Pending Litigation Date	Policy Inception Date

Terms and Conditions Include (but are not limited to)
25% Minimum Earned Premium

Policy Features
Full prior acts coverage included (subject to warranties)
Named insured entity coverage included
Any current, past, or future duly elected or appointed directors, officers, or trustees as insureds
Spouses, committee members, volunteers, estates, employees, or leased employees included as insureds
Property management employees included as insureds
D&O extended for insureds serving on outside not for profit boards with written approval (i.e. CAI board)
Non-monetary and monetary damages included
Defense cost outside the limit
No insured versus insured exclusion
Defense and Settlement Provision 70%/30% with insured (Soft Hammer Clause) included
Defense cost included for contractual liability
Oral or written publication of material unless published with knowledge of falsity
Defense cost included for failure to maintain insurance
Criminal final adjudication Language
Pay on behalf wording
Duty to defend form
As soon as practical claim reporting language
Full severability for innocent insured (severability for each insured)
Punitive damages included when insurable
Consideration of insured's choice of defense attorney
Sixty days basic extended reporting period for claims not reported
Five year basic extended reporting period for previous reported prior claims at no additional premium
12 & 36 month supplemental extended reporting period available for an additional premium
Broad definition of claim including civil and criminal proceedings
No exclusion for noise or interference with quiet enjoyment
Cyber liability is silent on exclusions
Broad EPLI definition (23 affirmative perils)
Third party discrimination coverage
Failure to maintain insurance exclusion removed
Property manager entity coverage
See Policy Form for exact policy terms, conditions, Limitations, definitions, and exclusions

PACKAGE - FORMS

Carrier: CUMIS Specialty Insurance Co. (A, XII)

Policy Period: May 5, 2024 – May 5, 2025

Forms, Endorsements & Exclusions Include (but are not limited to)
CIU0101FL 03/08 Surplus Lines Statement
CSIC CIU IL 001 10/12 Minimum Earned Premium Endorsement
IL0003 09/08 Calculation of Premium
IL0017 11/98 Common Policy Conditions
CSIC 70 03 05/23 Service of Suit Clause
TRIA Disclosure 09/12 Policyholder Disclosure Notice of Terrorism Insurance Coverage And Cap On Losses
CSIC CIU IL 031 05/20 Cancellation And Nonrenewal Endorsement
CSIC CIU CP 019 07/13 Special Activity Exclusion
CG0001 12/07 Commercial General Liability Coverage Form
CG0300 01/96 Deductible Liability Insurance
CG2004 11/85 Additional Insured - Condominium Unit Owners
CG0067 03/05 Exclusion - Violation of Statutes that Govern E-mails, Fax, Phone Calls or Other Methods of Sending Material or Information
CG2147 12/07 Exclusion - Employment Related Practices Exclusion
CG2165 12/04 Exclusion – Total Pollution Exclusion With A Building Heating, Cooling, And Dehumidifying Equipment Exception And A Hostile Fire Exception
CSIC CIU GL 004 08/18 General Liability Coverage Extension Endorsement - Community Association
CG2160 09/98 Exclusion - Year 2000 Computer-Related And Other Electronic Problems
CG2167 12/04 Fungi or Bacteria Exclusion
CG2196 03/05 Silica or Silica Related Dust Exclusion
CSIC CIU IL 018 11/13 Nuclear, Biological or Chemical Terrorism Exclusion
CG2186 12/04 Exclusion - Exterior Insulation and Finish Systems
CSIC CIU IL 019 01/15 Terrorism Exclusion
CG2426 07/04 Amendment of Insured Contract Definition
CSIC 61 02 05/23 Exclusion - Lead Paint
CSIC 61 01 05/23 Exclusion - Asbestos
IL0021 09/08 Nuclear Energy Liability Exclusion Endorsement (Broad Form)
CSIC 61 03 05/23 PFAs And Related Chemicals Exclusion Endorsement
CSIC CIU GL 006 10/12 Hired and Non-Owned Auto Liability
CSIC CIU GL 025 11/20 Communicable Disease Exclusion
CSIC CIU GL 024 12/19 Property Damage Subrogation Self-Insured Retention Endorsement
CSIC CIU DO 001 02/18 Condominium Directors, Officers and Employment Practices Liability Insurance Policy
CSIC CIU DO 013 01/15 Third Party Wrongful Employment Practices Endorsement
CSIC CIU DO 016 01/15 Increased Consent To Settle Clause Coverage Endorsement
CSIC CIU DO 019 02/15 Bodily Injury / Physical Damage Exclusion Endorsement
CSIC CIU DO 021 03/15 Catastrophic Event Preparedness And Response Exclusion
CSIC CIU DO 022 03/15 Failure To Obtain Or Maintain Insurance Exclusion
CSIC CIU DO 002 01/16 Continuity of Coverage Endorsement
CR0020 11/15 Commercial Crime Policy (Discovery Form)
CR2508 10/10 Include Specified Non-Compensated Officers
CR2506 10/10 Include Chairman and Member of Specified Committees
CR2502 10/10 Include Designated Agents as Employees
CR2502 10/10 Include Designated Agents as Employees (Other)
CR0151 08/07 Florida Changes - Legal Action Against Us

WORKERS' COMPENSATION AND EMPLOYERS LIABILITY

Carrier: Technology Insurance Company (A-, XV)

Policy Period: May 5, 2024 – May 5, 2025

Part One – Workers' Compensation Insurance: Part One of the policy applies to the Workers Compensation Law of the states listed here: FL

Part Two – Employers' Liability Insurance

Subject of Insurance	Limit
Bodily Injury by Accident – Each Accident	\$500,000
Bodily Injury by Accident – Policy Limit	\$500,000
Bodily Injury by Accident – Each Employee	\$500,000

**Higher limits of insurance are available upon request*

Payroll Schedule

State	Class Code	Payroll Classification	Renewal Payroll	Renewal Rate	Renewal Premium
FL	9015	Condominiums or Cooperatives—All Other Employees	\$41,410	2.74	\$1,135
FL	9012	Condominiums, Cooperatives Or Time-Shares--Property	\$33,767	0.68	\$230
Total			\$75,177		\$1,365

	Renewal
Total Class Premium	\$1,365
Increased Emp. Liability Limits	\$75
Experience Modification	N/A
Terrorism	\$8
Expense Constant	\$160
Total Estimated Policy Cost	\$1,608

Terms and Conditions Include (but are not limited to)

Subject to Annual Audit

UMBRELLA LIABILITY

Carrier: Midvale Indemnity Co. (A, XV)
 Navigators Ins. Co. (A+, XV)

Policy Period: May 5, 2024 – May 5, 2025

Coverage	Limit
Each Occurrence	\$15,000,000
General Aggregate	\$15,000,000
Products/Completed Operations Aggregate	\$15,000,000
Self-Insured Retention	\$0

**Higher limits of insurance are available upon request*

Schedule of Underlying Coverages	Limit
General Liability	
Each Occurrence	\$1,000,000
Aggregate	\$2,000,000
Hired & Non-Owned Auto	
Combined Single Limit	\$1,000,000
Employers' Liability	
Each Accident	\$500,000
Policy Limit	\$500,000
Each Employee	\$500,000
Directors & Officers	
Each Occurrence	\$1,000,000
Aggregate	\$1,000,000

Forms, Endorsements & Exclusions Include (but are not limited to)
Policyholder Notice
OFAC Advisory Notice to Policyholders
Policyholder Fraud Warning
Master Policy Declarations - Risk Purchasing Group Commercial Liability Umbrella
Coverage
Commercial Liability Umbrella Coverage Form
Common Policy Conditions
Additional Conditions
Calculation of Premium
Terrorism Coverage Disclosure Notice
Form Schedule
Amendment of Insuring Agreement
Amendatory Exclusions
Condominium/Co-Operative Directors and Officers Liability Claims-Made Coverage

UMBRELLA LIABILITY - CONTINUED

Carrier: Midvale Indemnity Co. (A, XV)
 Navigators Ins. Co. (A+, XV)

Policy Period: May 5, 2024 – May 5, 2025

Forms, Endorsements & Exclusions Include (but are not limited to)
Employee Benefits Liability Limitation Claims Made Version
Garage Keepers Legal Liability Limitation
Schedule of Underlying Insurance
Employee Benefits Liability Limitation Occurrence Based
Exclusion - Human Trafficking (With Limitations)
Coverage Enhancement (Program Version - Risk Purchasing Group)
Expenses in Addition to Limits of Insurance
Limits of Insurance Amendment
Limitation - Anti-Stacking
Condition - Claims Reporting Amendment
Economic or Trade Sanctions
Knowledge of Occurrence
Additional Definitions
Member Policy Period
Insured and Named Insured Amendatory Endorsement
Amendment of Definition of Retained Limit and Schedule of Retained Limits
Exclusion - Absolute Access, Collection and Disclosure of Non-Public Information
Limitation - Auto Liability
Limitation - Commercial General Liability
Exclusion - Communicable Disease and Infectious Agent
Exclusion - Condominium and Cooperative Conversion
Exclusion - Construction Operations
Exclusion - Diving Board and Water Slide
Exclusion - Earth Movement
Limitation - Employers' Liability
Exclusion - Financial Institutions
Exclusion - Foreign Liability
Exclusion - Fungus and Bacteria
Exclusion - Marine Liability
Exclusion - No Coverage for Sub-limits
Exclusion - Pesticide or Herbicide
Exclusion - Pollution and SIR Amendment
Act of Terrorism Self-Insured Retention
Exclusion - Water Sports
Limitation of Coverage to Designated Premises, Project, or Operation
Exclusion - Designated Ongoing Operations
Exclusion - Cross Suits Liability
Exclusion - Exterior Insulation and Finish Systems
All State Amendatory Endorsements

FLOOD

Carrier: American Bankers Insurance Co. of Florida (A+, XIV)

Policy Period: June 6, 2024 – June 6, 2025

Coverage	Limit
Building	\$18,924,000
Contents	\$56,000

**Higher limits of insurance are available upon request*

Deductibles	
Building	\$25,000
Contents	\$25,000

PREMIUMS SUMMARY

Lines of Coverage	Expiring	Annualized*	Renewal	%
Property Excluding Wind	\$ 49,241.00	\$ 49,241.00	\$ 46,261.00	-6%
Taxes / Fees / Surcharges	\$ 2,623.55	\$ 2,623.55	\$ 3,367.05	
Wind Only	\$ 237,305.00	\$ 237,305.00	\$ 234,533.00	-1%
Taxes / Fees / Surcharges	\$ 44,495.00	\$ 44,495.00	\$ 2,755.33	
General Liability	\$ 15,124.00	\$ 15,124.00	\$ 15,268.00	1%
Taxes / Fees / Surcharges	\$ 966.20	\$ 966.20	\$ 1,661.85	
Crime / Directors & Officers	\$ 3,151.00	\$ 3,151.00	\$ 4,319.00	37%
Taxes / Fees / Surcharges	\$ 52.78	\$ 52.78	Included w/ GL Taxes	
Umbrella Liability	\$ 3,024.00	\$ 3,024.00	\$ 1,839.00	-39%
Taxes / Fees / Surcharges	\$ -	\$ -	\$ 26.78	
Program Dues	\$ 515.00	\$ 515.00	\$ 313.00	
Agency Fee	Included in Premium	Included in Premium	\$ 183.90	
Flood	\$ 12,788.00	\$ 15,090.00	\$ 15,090.00	0%
Taxes / Fees / Surcharges	\$ 4,494.00	\$ 4,908.00	\$ 4,908.00	
Subtotal	\$ 373,779.53	\$ 376,495.53	\$ 330,525.91	-12%
Workers Comp Premium	\$ 1,867.00	\$ 1,867.00	\$ 1,608.00	-14%
Payroll	\$ 75,177.00	\$ 75,177.00	\$ 75,177.00	0%
9012 - Bldgs Operations	\$ 0.76	\$ 0.76	\$ 0.68	-11%
9015 - Condos - All Other Ees	\$ 3.30	\$ 3.30	\$ 2.74	-17%
Total Premium	\$ 375,646.53	\$ 378,362.53	\$ 332,133.91	-12%

*Annualized Premium represents expiring rates applied to renewal exposures for auditable coverages

Options (Premiums below do not include applicable taxes / fees / surcharges)

Property Ex-Wind - Terrorism	Included
Boiler & Machinery	Declined Coverage

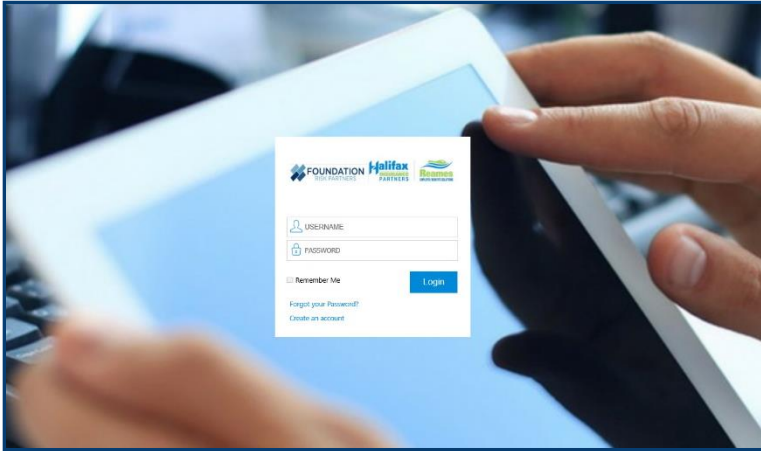
AM BEST RATING

Best's Financial Strength Rating (FSR) Scale			
Rating Categories	Rating Symbols	Rating Notches	Category Definitions
Superior	A+	A++	Assigned to insurance companies that have, in our opinion, a superior ability to meet their ongoing insurance obligations.
Excellent	A	A-	Assigned to insurance companies that have, in our opinion, an excellent ability to meet their ongoing insurance obligations.
Good	B+	B++	Assigned to insurance companies that have, in our opinion, a good ability to meet their ongoing insurance obligations.
Fair	B	B-	Assigned to insurance companies that have, in our opinion, a fair ability to meet their ongoing insurance obligations. Financial strength is vulnerable to adverse changes in underwriting and economic conditions.
Marginal	C+	C++	Assigned to insurance companies that have, in our opinion, a marginal ability to meet their ongoing insurance obligations. Financial strength is vulnerable to adverse changes in underwriting and economic conditions.
Weak	C	C-	Assigned to insurance companies that have, in our opinion, a weak ability to meet their ongoing insurance obligations. Financial strength is very vulnerable to adverse changes in underwriting and economic conditions.
Poor	D	-	Assigned to insurance companies that have, in our opinion, a poor ability to meet their ongoing insurance obligations. Financial strength is extremely vulnerable to adverse changes in underwriting and economic conditions.

Best's Financial Size Category (FSC)			
Class	Adj. PHS (\$ Millions)	Class	Adj. PHS (\$ Millions)
I	Less than 1	IX	250 to 500
II	1 to 2	X	500 to 750
III	2 to 5	XI	750 to 1,000
IV	5 to 10	XII	1,000 to 1,250
V	10 to 25	XIII	1,250 to 1,500
VI	25 to 50	XIV	1,500 to 2,000
VII	50 to 100	XV	2,000 or greater
VIII	100 to 250		

ON-DEMAND ACCESS TO YOUR INSURANCE INFORMATION

We strive to be available whenever you need us. With our multi-channel customer service platform, you have access to insurance information at any time. These service options meet the needs of today's digitally enabled consumer.



YOUR CONVENIENCE IS CRITICAL

Time is your most valuable asset and our goal is to ensure you make the most of it. Our commitment to customer service includes extended service hours and more service options.

EXCEEDING YOUR SERVICE EXPECTATIONS

With access to your information where and when you need it, you can focus on your business rather than insurance. CSR24 is mobile-optimized, 24/7 online access to your insurance information from any device. This results in faster service response and allows you to provide documents to your clients and vendors quickly, driving business success and growth.

Why choose us?

- 24/7 access to your account
- Certificates of insurance & auto ID cards on demand
- Online claims reports
- Access to your policy information for review or to initiate change requests
- Ability to report a claim or loss at any time

Simply log in to:

- Review your coverages
- Request changes
- Create and send certificates of insurance & auto ID cards

Reach us anytime!

- Standard business office hours
- 24/7 account access through a computer or mobile device

Sign up today:

- Have your policy # and expiration date ready
- Visit: <http://portalfrp.csr24.com>
- Select "Create an Account"