



ADDITIONAL REMARKS SCHEDULE

AGENCY Arthur J. Gallagher Risk Management Services, LLC		NAMED INSURED Riverside Terrace Condo Inc. The Wright Community Mgmt. 1079 Shotgun Rd Sunrise FL 33326	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 24 **FORM TITLE:** CERTIFICATE OF PROPERTY INSURANCE

SPECIAL CONDITIONS:

Any cancellation notices will be sent to the association as they are the insured. The amount of time would be based upon the reason for cancellation (i.e., 10 days non-payment; 45 days non-renewal, etc.).
 Lenders of unit owners cannot be added as a loss payee to the association policies as the policy covers common areas.
 Property Manager is considered an Employee by definition of Crime Policy. Therefore, covered under this policy while conducting business for the insured association.
 Please carefully read all pages to this Certificate of Insurance, specifically, the additional wording sections. If there are additional questions, please email your questions to CertRequests@ajg.com as NO information will be provided over the phone.



ASSURANT®

**American Bankers Insurance Company of Florida
Scottsdale, AZ**

Renewal Flood Insurance Policy Declarations

This Declarations Page is part of your Policy.

Policy Term: 10/25/2025 (12:01 a.m.) to 10/25/2026 (12:01 a.m.)

NAIC: 10111

Policy Number: 7800926607

First Mortgagee / Lender Name:

Named Insured and Mailing Address:

RIVERSIDE TERRACE CONDO INC
1079 SHOTGUN RD
C/O NEXTGEN MANAGEMENT
SUNRISE, FL 33326-1911

Loan Number:

Producer Number: 70005-00001-000

Second Mortgagee / Lender Name:

Premium Payor: INSURED

Property Location:

615 N RIVERSIDE DR
POMPANO BEACH, FL 33062

Loan Number:

Other / Loss Payee:

For Service Please Contact:

ARTHUR J GALLAGHER AND CO
2255 GLADES RD STE 240W
AJG RMS LLC
BOCA RATON, FL 33431-7391
800-488-3003

Loan Number:

LOCATION AND PROPERTY INFORMATION

Date of Construction: 06/01/1970	Number Of Units: 41
Building Occupancy: Residential Condo Building	Primary Residence: No
Method Used to Determine First Floor Height: FEMA determined	Prior NFIP Claims: 0 claim(s)
Building Description: Entire Residential Condo Building	First Floor Height: 1.00 ft
Property Description: ELEVATED WITH ENCLOSURE ON POSTS, PILES OR PIERS, THREE OR MORE FLOORS	Replacement Cost: \$ 13,126,600

Your property's NFIP flood claims history can affect your premium. Prior Claims counted are from April 1, 2023 and after.

COVERAGE AND PREMIUM INFORMATION

Rate Category: FEMA Rating Engine

Coverage Type	Coverage Limit	Deductible	Premium
Building	\$ 10,250,000	\$ 2,000	\$ 18,212.00
Contents	\$ 97,000	\$ 2,000	\$ 738.00
		Increased Cost of Compliance:	\$ 75.00
		Community Rating System Discount:	\$ -3,766.00
Coinsurance penalty may apply. See your Policy Form for Details.		Full Risk Premium Excluding Fees and Surcharges:	\$ 15,259.00

STATUTORY DISCOUNTS

\$ 0.00
Discounted Premium: \$ 15,259.00

FEES AND SURCHARGES

Reserve Fund Assessment: \$ 2,747.00
Homeowner Flood Insurance Affordability Act of 2014 (HFIAA) Surcharge: \$ 250.00
Federal Policy Fee: \$ 1,350.00

TOTAL PREMIUM, DISCOUNTS, FEES AND SURCHARGES PAID \$ 19,606.00

Coverage limitations may apply. See your NFIP RCBAP Form for details.

To prevent delays in claim handling, it is important to make sure that your policy information is up to date and accurate. Contact your insurance agent or company to make changes to your policy or visit [floodsmart.gov/flood](https://www.floodsmart.gov/flood) to learn more about flood insurance.

NFIP POLICY NUMBER: 7800926607

American Bankers Insurance Company of Florida
P.O. Box 4276, Clinton, IA 52733-4276

ARTHUR J GALLAGHER AND CO
2255 GLADES RD STE 240W
AJG RMS LLC
BOCA RATON FL 334317391



Riverside Terrace Condominium, Inc

Property / Hazard Schedule

Insurance Carrier: Slide Insurance Company
 Policy Number: CPFL 0000541-00
 Policy Period: Effective Date: 8/28/2025

Expiration Date: 8/28/2026

Replacement Cost Special

Additional Wording: Windstorm / Hail INCLUDED
 Equipment Breakdown Included
 Ordinance or Law Included - Full A; Combined B/C Limit \$500,000
 Calendar Year Hurricane Percentage Deductible: 3%

Building	Location	Limits		# Units	AOP Deductible
		Building	Contents		
1	615 N Riverside Dr, Pompano Beach FL	\$10,975,000	\$10,000	41	\$10,000
2	Swimming Pool and Equipment	\$90,000	\$0		\$10,000

CRIME

Insurance Carrier: Philadelphia Indemnity Insurance Company
 Policy Number: PCAC007499-0719
 Policy Period: Effective Date: 8/28/2025

Expiration Date: 8/28/2026

Insuring Agreements	Limit	Deductible
Employee Theft & Client Property	\$250,000	\$250
ERISA Fidelity	\$250,000	\$0
Forgery or Alteration	\$25,000	\$250
Computer Fraud & Funds Transfer Fraud	\$250,000	\$250
Money Orders & Counterfeit Paper Currency	\$25,000	\$250

FLOOD

Insurance Carrier: Assurant P&C Group
 Policy Number: 7800926607
 Policy Period: Effective Date: 10/25/2025

Expiration Date: 10/25/2026

Replacement Cost RCBAP

Additional Wording: This Flood covers the master condominium association, its structures and common areas
 Flood Zone: AE

Building	Location	Limits		# Units	Deductible
		Building	Contents		
1	615 N Riverside Dr, Pompano Beach FL	\$10,250,000	\$97,000	41	\$2,000

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