Governmental Management Services

Serving Florida's Communities

August 5th, 2026

Captiva Erosion Prevention District Board of Commissioners
c/o **Mr. Bob Walter, Chairman**
11528 Andy Rosse Lane, Third Floor, Unit #4
Captiva, Florida 33924
Via email to BWalter@mycepd.com (239) 472-2472
cc: LBatchelor@mycepd.com

RE: **Proposal for District Management Services**

Dear Mr. Walter,

Governmental Management Services-Southwest Florida LLC ("GMS") is pleased to provide for your review our Proposal associated with providing District Management Services to the Captiva Erosion Prevention District ("CEPD"). We believe the Proposal demonstrates that we are the best choice for this engagement. Here are some of the reasons why:

- We are the leader in the Community Development District ("CDD") industry. We provide district management services to 300+ CDDs and Special Districts across the State of Florida, supported by a well-structured and experienced organization.
- We have a team of management, financial, administrative, and operations professionals who are extremely qualified to provide these services, ensuring consistent execution, accountability, and adherence to time and budget requirements.
- We have a proven approach, methodology, and philosophy towards providing these services that reflect our commitment to delivering structured, reliable, and comprehensive services that exceed client expectations.
- We also have the ability to respond to individual client needs efficiently, effectively, and professionally, with a focus on maintaining consistency in operations while ensuring clear accountability to the Board of Commissioners and compliance with all statutory requirements.

We thank you for this opportunity to submit our Proposal and would be happy to provide any additional information if requested. Please feel free to contact me at (954) 734-5953 or via email at KNelson@gmstnn.com if you have any questions or need additional information.

Sincerely,

Keith Nelson

Keith Nelson
GMS Chief Operating Officer
Enclosures

Proposal for District Management Services Prepared For The

Captiva Erosion Prevention District:

GOVERNMENTAL MANAGEMENT SERVICES-SOUTHWEST FLORIDA, LLC.

DISTRICT MANAGEMENT SERVICES

www.govmgtsvc.com

Submitted
August 5th, 2026

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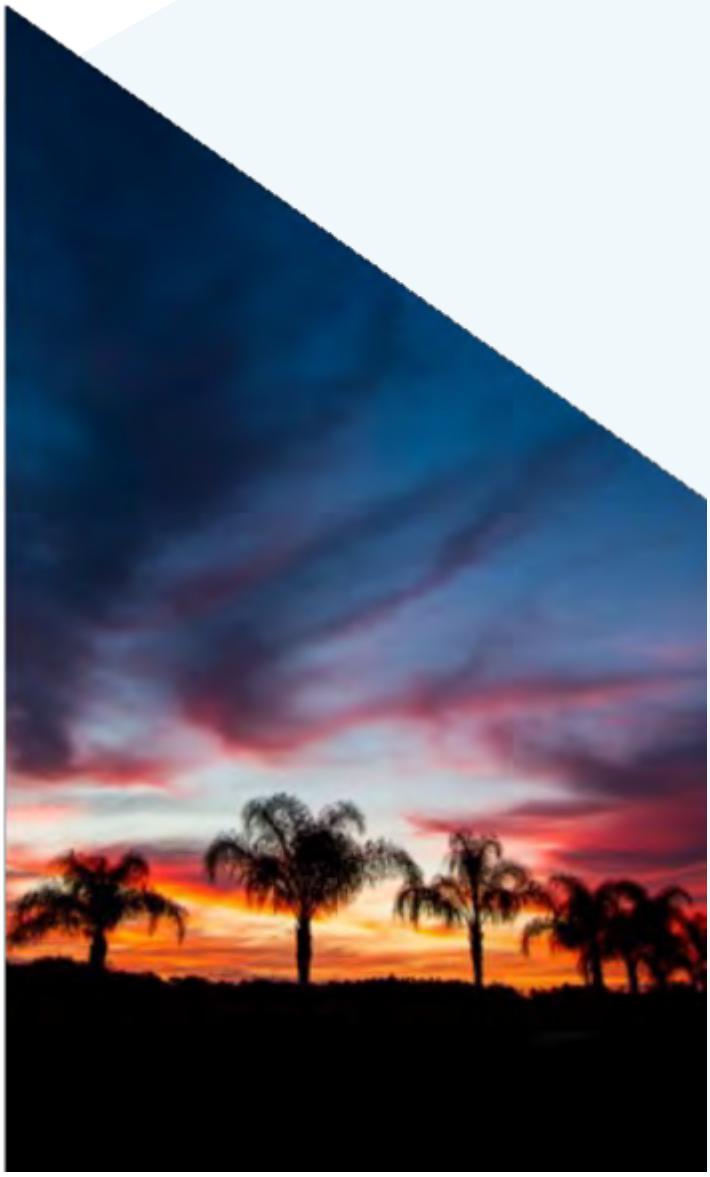

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COMPANY INFORMATION

Governmental Management Services ("GMS") is a family of limited liability companies that was established for the purpose of providing district management services to Special Taxing Districts. With encouragement from industry professionals and the development community, GMS was created to provide an alternative to the existing district management companies. GMS currently has offices in St. Cloud, Orlando, Tampa, Sunrise, Miami, Tallahassee, Port St. Lucie, St. Augustine, Palm Coast, Florida, and Knoxville, Tennessee. Company personnel who would be providing services are generally determined by geography of the District and required services. However, everyone at GMS works together to provide the most efficient, effective and comprehensive management services possible. GMS currently manages over 275 Community Development Districts across the State of Florida and fully understands the requirements of Chapter 190. As described in Section 3, the personnel at GMS are very well known and respected by people involved with Community Development Districts. Many of the personnel have worked with Investment Bankers, Bond Counsel, District Counsel, Engineers, Developers, and Boards of Commissioners across the State of Florida.

They have provided management, financial, administrative, and operational services to over 300 special taxing districts and homeowners associations. Our greatest strength is our ability to respond to individual client needs quickly, efficiently and professionally.

GMS WAS ESTABLISHED TO PROVIDE THE MOST EFFICIENT, EFFECTIVE AND COMPREHENSIVE MANAGEMENT SERVICES FOR COMMUNITY DEVELOPMENT DISTRICTS IN THE STATE OF FLORIDA.

HOW WE WORK

Established in 2004, Governmental Management Services has over 250 full time and part time employees and has offices across the State of Florida. Services are provided by seasoned professionals with well over 1,000 person years of combined Community Development District management experience. Our commitment to serving our clients and providing the most efficient, effective and comprehensive management services for Community Development Districts continues to fuel our growth.

Statement of Qualifications

GMS is the best qualified provider of district management services because of the experience of the personnel who will be providing the management services for the District. GMS brings a wealth of experience in the management, administrative, accounting and financial reporting, field operations, and assessment certifications.

GMS focuses exclusively on the services necessary for the proper management of Community Development Districts. Our staff includes managers, accountants, financial analysts, recording secretaries and operations managers all with experience with Community Development Districts and other special districts. We offer integrated management services including:

- General Management
- Recording Secretary Services
- Accounting and Financial Reporting
- Assessment Roll Administration
- Investment Management
- Field Operations Management
- Amenity Management
- Preventative Maintenance
- Dissemination Agent Services
- Utility Billing
- Other Services

FULLY INTEGRATED SERVICES

These management services are being provided by the principals of GMS to over 300 Community Development Districts across the State of Florida.

OUR VALUES

MISSION

The goal of GMS is to provide the most efficient, effective, and comprehensive management services for Community Development Districts in the State of Florida.

CORE VALUES

Governmental Management Services' greatest strength is its ability to respond to individual client needs quickly, efficiently, and professionally. Listed below are our GMS core values:

Customer Commitment

We keep customer needs at the center of all that we do to provide a superior customer experience.

Integrity

We are honest, open, ethical, and fair.

People trust us to do what's right.

Teamwork

We win together, not alone.

We work together, across divisions, to meet the needs of our customers.

Passion and Drive

We are proud of the services we provide.

We play to win and strive to help our customers do the same.

Empower Individuals

Our employees set us apart.

We value our employees, encourage their development, and reward their performance.

Quality

Details matter.

We provide consistent and unsurpassed service that, together, deliver premium value to our customers.

CONTACT INFORMATION

Corporate Office:

1001 Bradford Way

Kingston, TN 37763

(865) 717-7700

As the largest CDD Management firm in the State of Florida, GMS is prepared to provide all CDD Management services directly and does not contemplate the need to subcontract services.

GMS – Central Florida

219 E. Livingston St.
Orlando, FL 32801
(407) 841-5524

GMS – Tampa

4530 Eagle Falls Place
Tampa, Florida 33619
(813) 344-4844

435 10th Avenue West,
Suite 200
Tampa, Florida 34221

GMS – South Florida

5385 Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

GMS – North Florida

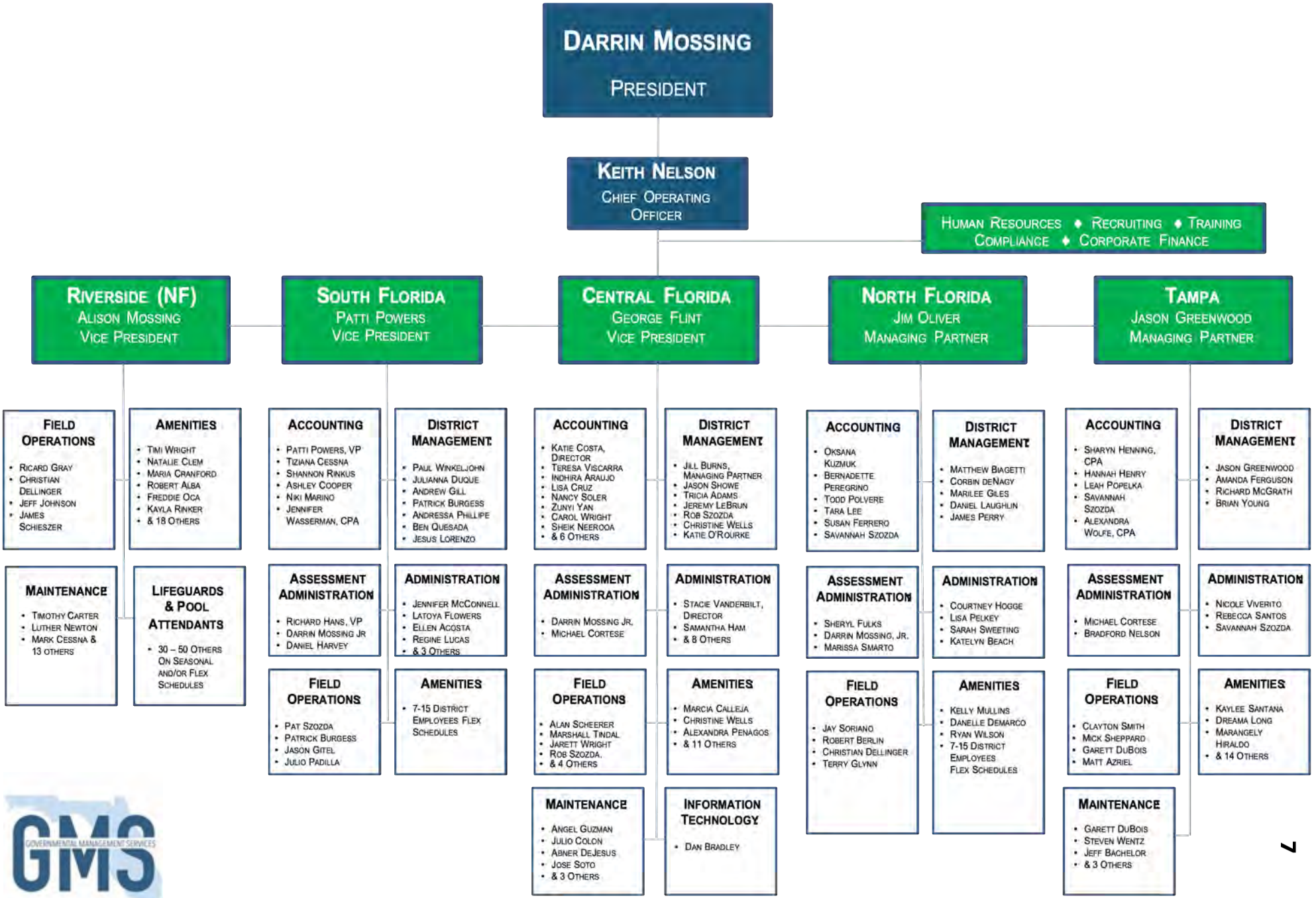
475 West Town Place,
Suite 114
St. Augustine, FL 32092
(904) 940-5850

1200 Riverplace
Boulevard, Suite 705
Jacksonville, FL 32207

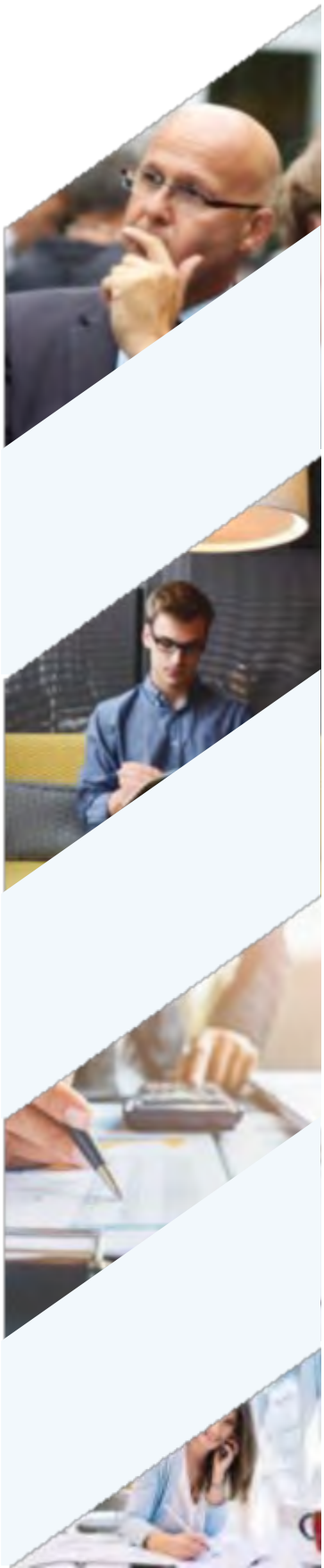
393 Palm Coast
Parkway SW, Suite 4
Palm Coast, FL 32137

We have additional satellite offices throughout the State of Florida

GOVERNMENTAL MANAGEMENT SERVICES



OUR TEAM



Although technology has tremendously impacted how services are provided for nearly every business today, GMS realizes an organization is only as good as the individuals working within it. If an organization is not able to retain hardworking, knowledgeable and dedicated employees that understand their client's needs, it is most certain to fail. It is for this reason that GMS has focused a significant effort on recruiting and retaining the best in the district management industry

STATEMENT OF STAFF CONSISTENCY

The District Management Team proposed remains the same for the duration of the contracts. Any changes in the District Management Team will be discussed and approved by the Boards of Commissioners. Members of the management team have worked together for years, and there is complete trust and loyalty in their abilities to provide the most efficient, effective and professional management services possible. In addition, these types of long-term personal relationship among GMS staff are reassuring to our clients because personnel turnover in any organization is extremely detrimental to its ability to provide the necessary services.

"GMS realizes an organization is only as good as the individuals working within it."

Your Proposed CAPTIVA EROSION PREVENTION DISTRICT

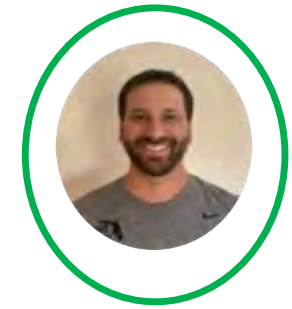
GMS District Management Service Team

Trusted & Service Oriented

Darrin Mossing
President, District Management

Paul Winkeljohn
District Management

Sharyn Henning
District Accountant, CPA



Jason Gitel
Field Operations

Daniel Harvey
District Assessment Administration

Jennifer McConnell
District Administration

Rich Hans
Partner
District Assessment Administration

GMS SOUTH FLORIDA

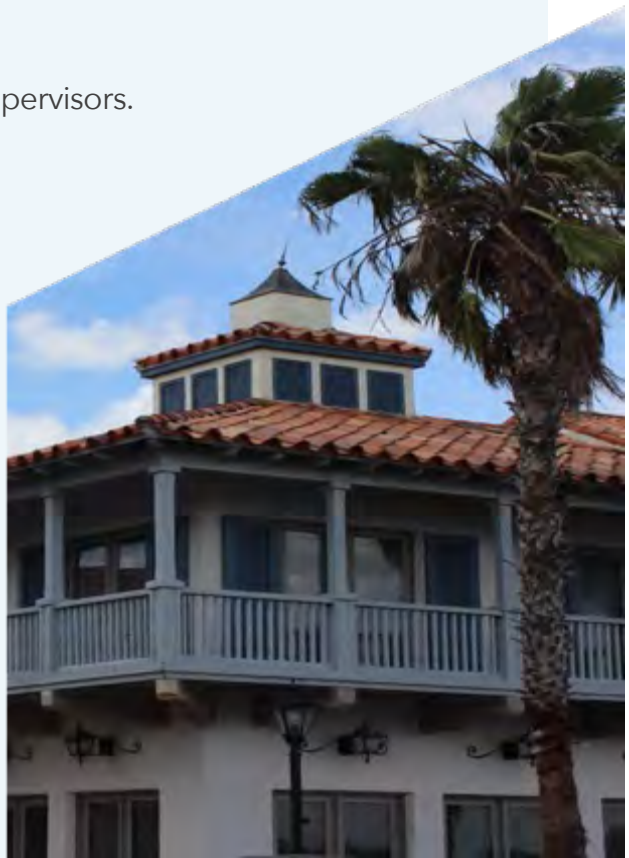
District Management:	District Accounting:	District Acct/Payable:	District Administration:	Assessment Administration:	District Website Administration:
• Darrin Mossing • Paul Winkeljohn • Juliana Duque	• Patti Powers • Sharyn Henning CPA • Jennifer Wasserman CPA • Niki Marino	• Alexandra Salisbury • Natasha Brownfield	• Jennifer McConnell • Latoya Flowers • Regine Lucas • Ellen Acosta	• Richard Hans • Daniel Harvey	• Kayla Rinker

See Page 7 Of Our Proposal For The Rest Of The GMS Organization

DISTRICT MANAGEMENT **SERVICES**

THE FOLLOWING MANAGEMENT SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Attend, record, and conduct all regularly scheduled Board of Supervisors Meetings including landowners' meetings, continued meetings, and workshops.
- Present the District's annual budget in accordance with Chapter 190, Florida Statutes.
- Ensure the District is in compliance with administrative and financial reporting for CDDs.
- Correspond and communicate with the Board of Supervisors and Staff to respond to the various needs of the District and Community.
- Review and approve agendas for circulation to the Board of Supervisors.
- Review and approve the annual budget, the annual audit, and monthly disbursements.
- Review annual insurance policy with the District so that it maintains proper insurance coverage.



DARRIN MOSSING

PRESIDENT

Darrin Mossing is the President and Founder of the GMS organization. Mr. Mossing graduated from Ohio University with a Bachelor's degree in accounting in June 1988 and began his career as a staff accountant on September 1, 1988, for the Indian Trace Community Development District. In November 2004, Mr. Mossing established the GMS organization, which has grown to over 300 CDDs, Homeowners Association, and other Special Taxing Districts across the State of Florida.

EDUCATION

- Ohio University, 1988, Bachelor of Science, Major: Accounting

EXPERIENCE

38+ Years

- President and Founder – GMS Organization
- Corporate Operations & District Management

RICHARD HANS

DISTRICT MANAGER & PARTNER

EDUCATION

- Masters Degree, Virginia Tech University
- Bachelors Degree, Rutgers University

EXPERIENCE

25+ Years

- District Management
- Assessment Methodologies
- Assessment Roll Administration

Mr. Hans is a partner in the GMS Organization and has been in the Community Development District industry since June 2000. Rich currently oversees the management and administrative departments, certification of annual assessment rolls, preparation of assessment methodologies, and management of individual Districts for the GMS-South Florida Division.

PAUL WINKELJOHN
DISTRICT MANAGER

Mr. Winkeljohn has been in government administration since 1990 and in the Community Development District industry since 2003. Paul currently provides district and municipal management to over 20 Districts and regional and local municipalities. He has extensive experience in Public Finance, Utility, Construction, and Emergency Management.

EDUCATION

- Masters Degree, Public Administration

EXPERIENCE

20+ Years
- Government and District Management Administration
- Public Finance
- Assessment Roll Administration

JULIANA DUQUE
DISTRICT MANAGER

EDUCATION

- Juris Doctorate, Universidad Libre - Colombia
- Paralegal certificate, University of Miami.

EXPERIENCE

10+ Years
- District Management
- Budget
- Assessment Roll Administration & Methodologies
- LCAM License

Ms. Duque is an experienced District Manager with GMS and joined the organization in May 2014. She also has significant experience providing operational and field management services to Florida's premiere communities and is well respected in the South Florida community. Juliana provides District Management services to clients in Miami-Dade and Broward counties. She has extensive experience in Emergency Management analyzing and preparing damage assessments following disasters or emergencies. Juliana also prepares assessment methodologies and tax roll services.

ACCOUNTING SERVICES

Patti Powers is Vice President and Partner of the GMS-South Florida Business. She started in the industry in 1995 has has supported hundreds of discrete special district clients in her tenure. She oversees the entire GMS-South Florida financial services practice and supports all facets of the Community Development District business. She has a Bachelor's Degree in Accounting from the Statue University of New York.

EDUCATION
Bachelor's Degree in Accounting, State University of New York

EXPERIENCE
30+ Years
- Accounting
- Financial Reporting

EDUCATION
B.S. in Accounting, Florida Atlantic University

EXPERIENCE
22 Years, CPA
- Accounting
- Financial Reporting

Sharyn Henning is a Certified Public Accountant with over 18 years of accounting and financial reporting experience with Community Development Districts across the State of Florida. Ms. Henning's experience includes financial statement preparation, payroll, budget preparation, preparation of annual audit reports, and statutory and bond compliance. She has a Bachelor of Science Degree in Accounting from Florida Atlantic University. Ms. Henning currently serves as District Accountant to 20+ Community Development Districts in the state of Florida.

THE FOLLOWING FINANCIAL SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, AND RULES AND REGULATIONS:

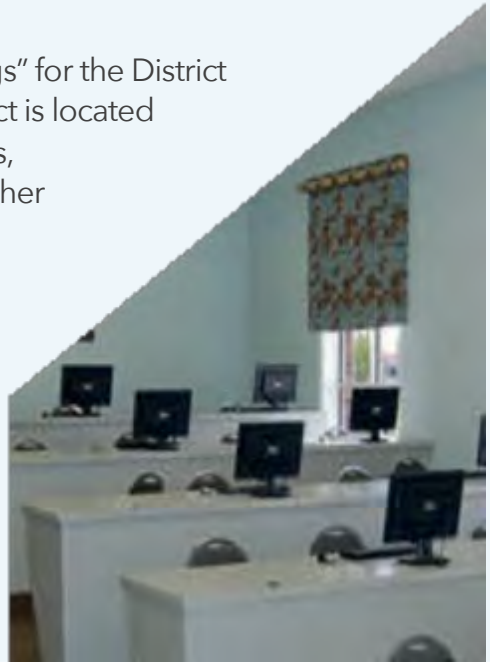
- Establish Governmental Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Florida Department of Financial Services for Government Accounting. This system includes preparing monthly balance sheet and income
- statement(s) with budget to actual variances. Prepare accounts payable and present to Board
- of Supervisors for approval or ratification. Prepare annual budget for review and approval
- by the Board of Supervisors. Transmit proposed budget to local governing
- authorities 60 days prior to adoption. Prepare year-end adjusting journal entries in preparation for annual audit by Independent Certified Public Accounting Firm.
- Maintain checking accounts with qualified public depository selected by the Board of
- Supervisors. Ensure compliance with financial and accounting statutes affecting the District which include but are not limited to:
  - Complete annual financial audit report within 9 months after the fiscal year end.
  - Circulate annual financial audit report and annual financial report to appropriate governmental agencies.
- Prepare annual public depositor report.
- Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.
- Transmit Public Facilities Report to the appropriate agencies
- Bind necessary insurance for the District, which includes liability, property, workers' compensation, etc.

ADMINISTRATIVE **SERVICES**

Jennifer McConnell and her team will prepare agenda packages, meeting notices, public records administration, statutory compliance, and various other required administrative services. She is an Administration Management Professional, who has been committed to GMS since joining the organization in 2005. Ms. McConnell has performed various functions in her 20+ years with GMS. Her education with the New York Institute of Finance has positioned her favorably to support 90+ CDD clients with fully compliant administrative services.

THE FOLLOWING ADMINISTRATIVE SERVICES ARE TYPICALLY PROVIDED TO ENSURE THE DISTRICT OPERATES IN ACCORDANCE WITH ALL APPLICABLE STATUTES, LAWS, RULES AND REGULATIONS:

- Prepare agenda packages for transmittal to the Board of Supervisors and staff seven days prior to the Board of Supervisors' Meeting.
- Provide minutes for all Board of Supervisor Meetings, including landowners' meetings
- Ensure compliance with all administrative statutes affecting the District which include but are not limited to:
  - Publish and circulate the annual meeting notice.
  - Report annually the number of registered voters in the District by June 1 of each year.
  - Maintain "Record of Proceedings" for the District within the County that the District is located which includes meeting minutes, agreements, resolutions, and other required records.
  - Transmit Registered Agent information to Florida Commerce and local governing authorities.
  - File Ordinance or Rule establishing the District to Florida Commerce.



ASSESSMENT ROLL

CERTIFICATIONS & ADMINISTRATION

Richard Hans and **Daniel Harvey** perform our assessment administration services for the South Florida Division.

Our GMS Services Include:

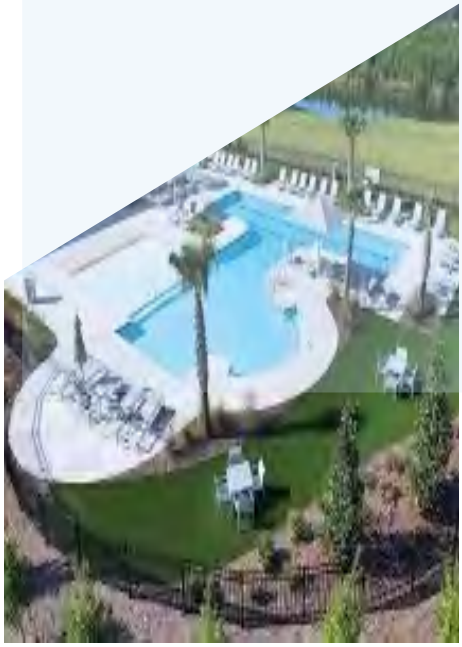
- Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off-tax roll parcels/lots.
- Provide payoff information and pre-payment amounts as requested by property owners and collect pre-payment of assessments as necessary
- Issue estoppel letters as needed for property transfers.
- Maintain the District's Lien Book, in which are recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the South Florida Division.

OPERATIONS MANAGEMENT **SERVICES**

GMS provides comprehensive operations/field management services to 130+ Districts throughout Florida. Our team members have significant industry experience and have deep customer service orientation. They routinely attend Boards of Supervisor meetings to ensure status reporting on key activities with the community.

PROPER OPERATION OF THE DISTRICTS INCLUDE:

- Administer and manage maintenance contracts for landscaping, stormwater, wastewater, and reuse systems management
- Respond to resident and Board of Supervisors inquiries regarding Field Operations & Maintenance
- Coordinate and implement maintenance projects throughout the community with vendors
- Conduct site visits (day and nighttime) to ensure satisfactory operation of the district and prepare periodic reports to the Board.
- Review and approve construction contracts, change orders, payment requests, etc. during the construction phase
- We can also develop landscaping RFPs as requested



BENEFIT-BASED ASSESSMENT METHODOLOGY **SERVICES**

RELEVANT EXPERIENCE – SPECIAL ASSESSMENT METHODOLOGIES:

Benefit-Based Assessment Expertise

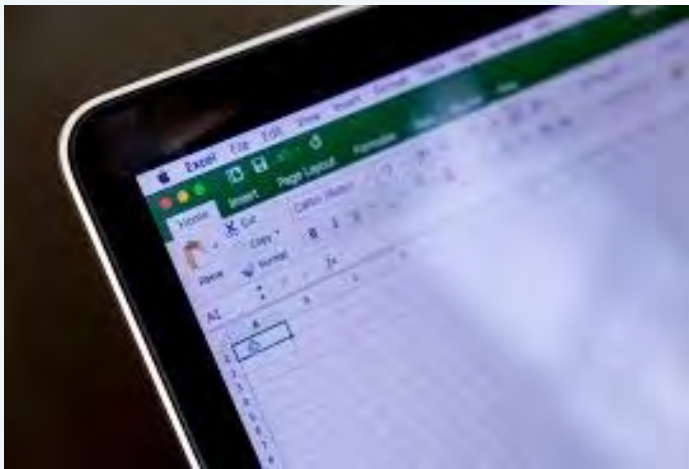
- GMS specializes in reviewing benefit-based methodologies to ensure fair public cost allocation to benefited properties.

Apportionment Framework Evaluation

- GMS assesses the consistency and alignment of zones, benefit groups, and proportional cost distribution in frameworks.

Spreadsheet Model Auditing

- GMS conducts detailed audits of Excel models, verifying formula accuracy, data consistency, and correct methodology implementation.



Technical Validation and Assurance

- The rigorous validation ensures assessment outcomes are accurate, consistent, and defensible to stakeholders.

FULL LIFECYLCE SUPPORT FOR SPECIAL ASSESSMENTS **SERVICES**

RELEVANT EXPERIENCE – SPECIAL ASSESSMENT METHODOLOGIES:

Assessment Roll Administration

- GMS manages the development and updates of assessment rolls with accurate property-level tracking and consistent methodology.

Certification and Levy Phase

- GMS prepares certification documents, coordinates levy processes, and ensures compliance to prevent errors at certification.

Collection and Ongoing Administration

- Support includes collections, prepayments, and payoff calculations, estoppel letters, and the monitoring assessment model performance.

Board Support and Compliance

- GMS assists boards with public hearings, assessment adoption, and statutory compliance, ensuring smooth program operation.

UNDERSTANDING OF CEPD FINAL APPORTIONMENT METHODOLOGY **SERVICES**

RELEVANT EXPERIENCE – CEPD BENEFITS-BASED APPORTIONMENT FRAMEWORK

Benefits-Driven Cost Allocation

- CEPD allocates project costs based on benefits received, focusing on storm protection and recreational benefits for properties.

Benefit Zones and Property Categories

- CEPD allocates project costs based on benefits received, focusing on storm protection and recreational benefits for properties.

Ad Valorem-Based Allocation

- Within benefit groups, costs are distributed based on property values to ensure proportional and fair assessments.

Model Validation by GMS

- GMS validates the model's accuracy, consistency, and alignment with adopted methodologies to certify sound implementation.

GRANT MANAGEMENT SUPPORT **SERVICES**

A CONSULTATIVE, EXPERIENCED APPROACH TO DISTRICT GRANT ADMINISTRATION

Consultative, Experienced Support

- GMS provides consultative, hands-on grant support to the District's Board of Commissioners and in-house grant staff – assisting, not replacing, their efforts.

Grant Categories Currently Supported

- **Beach Nourishment / Shoreline Protection**
  - State and federal funding for beach and dune projects
  - Coastal resilience and shoreline restoration support
  - Grant coordination tied to long-term beach management

- **FEMA / Emergency & Disaster Recovery Funding**
  - FEMA-related and disaster recovery reimbursement work
  - Emergency authorization and compliance support
  - Post-storm documentation and reporting

- **FWC Invasive Species / Environmental Restoration Grants**
  - FWC invasive species grant support
  - Australian pine removal and related vegetation management
  - Habitat restoration and environmental compliance support

Full Lifecycle Assistance

- Application documentation, reimbursement processing, compliance tracking, and closeout support coordinated with the District's consultants and funding agencies.

A True Partnership Approach

- We keep grant activity organized and moving forward while the District and Board of Commissioners retain full visibility and control over strategy and decisions.

REFERENCES

GMS prides itself on the timely delivery of quality services to its clients. As a result, our clients as well as the other CDD industry professionals have come to recognize and appreciate the quality of the services we provide. GMS encourages its prospective clients to call our references and learn what other district supervisors, developers, attorneys, engineers, and financial professionals are saying about us. The following table contains just a few of the clients and professionals who are pleased to serve as our GMS references:

Carolina Herrera

Developer, Vice President
of Land Acquisition
Lennar Southeast Division
730 NW 107th Avenue, 3rd Floor
Miami, FL 33172
(305) 485-2023
Carolina.Herrera@Lennar.com

James Proctor

Chair
Talis Park CDD
16703 Pistoia Way
Naples, FL 34110
(860) 690-4950
assurfinjp@aol.com

Mike Levak

Developer, CFO, and EVP
CC Homes, a Codina-Carr Company
2020 Salzedo Street, Suite 200
Coral Gables, FL 33134
(786) 453-3006
Mlevak@ccdevcofl.com

Josh Evans

J.R. Evans Engineering
Bonita Village CDD
9351 Corkscrew Road, Suite 102
Estero, FL 33928
(239) 273-3996
Josh@JREvansEngineering.com

Nickolas (Nick) Swerdlow

Vice President
Swerdlow Group
2901 Florida Avenue
Coconut Grove, FL 33133
(954) 947-3789
n.swerdlow@swerdlow.com

Carl Barraco

Barraco and Associates, Inc.
Portofino Springs CDD
2271 McGregor Blvd, Suite 100
Fort Myers, FL 33901
(239-461-3170
mrhulse61@gmail.com

GMS's current clients are listed in Table 2-1. This grid reflects a portion of the services provided to our clients.

Table 2-1. District Management & Client Management Experience Summary

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
1	Aberdeen	St. Johns	✓	✓	✓		
2	Acacia Grove	Miami-Dade	✓	✓	✓		
3	Academical Village	Broward	✓	✓	✓		✓
4	Acree	Duval	✓	✓	✓		
5	Amelia Concourse	Nassau	✓	✓	✓		✓
6	Amelia Walk	Nassau	✓	✓	✓		✓
7	Anabelle Island	Clay	✓	✓	✓		✓
8	Armstrong	Clay	✓	✓	✓		
9	Astonia	Polk	✓	✓	✓		✓
10	Asturia	Pasco	✓	✓	✓		✓
11	Auburn Lakes	Brevard	✓	✓	✓		
12	Bahia Mar	Broward	✓	✓	✓		
13	Ballentrae Hillsborough	Hillsborough	✓	✓	✓		✓
14	Bannon Lakes	St. Johns	✓	✓	✓		
15	Banyan Drive Security Guard Spec	Miami-Dade	✓	✓			
16	Bartram Park	Duval	✓	✓	✓		
17	Bartram Springs	Duval	✓	✓	✓		✓
18	Bauer Drive	Miami-Dade	✓	✓	✓		
19	Bay Laurel Center	Marion	✓	✓	✓	✓	
20	Baytree	Brevard	✓	✓	✓		✓
21	Baywinds	Miami-Dade	✓	✓	✓		✓
22	Beacon Tradeport	Miami-Dade	✓	✓	✓		
23	Bella Collina	Lake	✓	✓	✓	✓	✓
24	Bella Tara	Osceola	✓	✓	✓		
25	Bellagio	Miami-Dade	✓	✓	✓		
26	Bellaviva	Osceola	✓	✓	✓		
27	Belmont	Hillsborough	✓	✓	✓		✓
28	Bent Creek	St. Lucie	✓	✓	✓		
29	Biscayne Drive Estates	Miami-Dade	✓	✓	✓		
30	Bonita Village	Lee	✓	✓	✓		
31	Bonnet Creek	Orange	✓	✓	✓		✓
32	Botaniko	Broward	✓	✓	✓		
33	Bradbury	Polk	✓	✓	✓		✓
34	Brandy Creek	St. Johns	✓	✓	✓		
35	Bridgewalk	Osceola	✓	✓	✓		✓
36	Bridgewater	Polk	✓	✓	✓		✓
37	By-The-Sea Security Guard Specia	Miami-Dade	✓	✓			
38	Campo Bello	Miami-Dade	✓	✓	✓		
39	Candler Hills East	Marion	✓	✓	✓		
40	Canopy	Leon	✓	✓	✓		✓
41	Capital Region	Leon	✓	✓	✓		
42	Captiva Erosion Prevention Distric	Lee	✓				
43	Central Lake	Lake	✓	✓	✓	✓	
44	Centre Lake	Miami-Dade	✓	✓	✓		✓
45	ChampionsGate	Osceola	✓	✓	✓		

CLIENT LISTING

GOVERNMENTAL MANAGEMENT SERVICES

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
46	ChampionsGate Condominium Pr	Osceola	✓	✓	✓		
47	ChampionsGate Villas Building 1 C	Osceola	✓	✓	✓		
48	Chapel Creek	Pasco	✓	✓	✓		✓
49	City of Coral Gables**	Miami-Dade	✓	✓			
50	Coastal Ridge	Duval	✓	✓	✓		
51	Coconut Cay	Miami-Dade	✓	✓	✓		✓
52	Cocoplum Lights	Miami-Dade	✓	✓			
53	Cocoplum Security Roving Special	Miami-Dade	✓	✓			
54	Copper Creek	St. Lucie	✓	✓	✓		✓
55	Copper Oaks	Lee	✓	✓	✓		
56	Coquina Shores	Flagler	✓	✓	✓		
57	Coral Bay	Broward	✓	✓	✓		✓
58	Coral Keys Homes	Miami-Dade	✓	✓	✓		
59	Cordova Palms	St. Johns	✓	✓	✓		✓
60	Cory Lakes	Hillsborough	✓	✓	✓		
61	Country Greens	Lake	✓	✓	✓		✓
62	County Road 33	Polk	✓	✓	✓		
63	Creekside	St. Lucie	✓	✓	✓		
64	Crossings	Osceola	✓	✓	✓		✓
65	Crossroads Village Center	Polk	✓	✓	✓		
66	Crosswinds East	Polk	✓	✓	✓		✓
67	Crosswinds West	Polk	✓	✓	✓		
68	Crystal Cay	Miami-Dade	✓	✓	✓		
69	Cypress Bluff	Duval	✓	✓	✓		
70	Cypress Cove	Broward	✓	✓	✓		✓
71	Cypress Park Estates	Polk	✓	✓	✓		✓
72	Cypress Ridge	Hillsborough	✓	✓	✓		✓
73	Darby	Duval	✓	✓	✓		✓
74	Davenport Road South	Polk	✓	✓	✓		✓
75	Deer Island	Lake	✓	✓	✓		✓
76	Deer Run	Flagler	✓	✓	✓		
77	Dewey Robbins	Lake	✓	✓	✓		
78	Double Branch	Clay	✓	✓	✓		✓
79	Dowden Central	Orange	✓	✓	✓		✓
80	Dowden West	Orange	✓	✓	✓		✓
81	Downtown Doral	Miami-Dade	✓	✓	✓		
82	Downtown Doral South	Miami-Dade	✓	✓	✓		✓
83	Dunes	Flagler	✓	✓	✓		
84	Dupree Lakes	Pasco	✓	✓	✓		✓
85	Durbin Crossings	St. Johns	✓	✓	✓		
86	Eagle Bend	St. Lucie	✓	✓	✓		
87	Eagle Hammock	Polk	✓	✓	✓		✓
88	Eagle Trace	Polk	✓	✓	✓		
89	East 547	Polk	✓	✓	✓		✓
90	Eden Hills	Polk	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
91	Elevation Pointe	Orange	✓	✓	✓		
92	Enclave At Black Pointe Marina	Miami-Dade	✓	✓	✓		✓
93	Epmore	Miami-Dade	✓	✓	✓		
94	Estancia at Wiregrass	Pasco	✓	✓	✓		✓
95	Eureka Grove	Miami-Dade	✓	✓	✓		
96	Falcon Trace	Orange	✓	✓	✓		✓
97	Falls at Drake Pointe	Lake	✓	✓	✓		
98	Forest Brooke	Hillsborough	✓	✓	✓		✓
99	Founders Ridge	Lake	✓	✓	✓		
100	Fronterra	Collier	✓	✓	✓		
101	Gardens at Hammock Beach	Flagler	✓	✓	✓		
102	Golden Gem	Lake	✓	✓	✓		
103	Grand Oaks	St. Johns	✓	✓	✓		✓
104	Grande Pines	Orange	✓	✓	✓		✓
105	Green Corridor	Multiple	✓	✓			
106	Griffin Lakes	Broward	✓	✓	✓		✓
107	Hamilton Bluff	Polk	✓	✓	✓		
108	Hammock Lake Banyan Dr. Securi	Miami-Dade	✓	✓			
109	Hammock Lakes Security Guard Sp	Miami-Dade	✓	✓			
110	Hammock Oaks Golf and RV Resor	Sumter	✓	✓	✓		✓
111	Hammock Oaks Harbor Security G	Miami-Dade	✓	✓			
112	Hammock Reserve	Polk	✓	✓	✓		✓
113	Harbor Reserve	Osceola	✓	✓	✓		✓
114	Hartford Terrace	Polk	✓	✓	✓		✓
115	Hemingway Point	Broward	✓	✓	✓		✓
116	Heritage Park	St. Johns	✓	✓	✓		✓
117	Heron Isles	Nassau	✓	✓	✓		
118	Hickory Tree	Osceola	✓	✓	✓		
119	Hicks Ditch	Lake	✓	✓	✓		
120	Hidden Creek	Hillsborough	✓	✓	✓		✓
121	Highland Meadows	Polk	✓	✓	✓		✓
122	Highland Meadows West	Polk	✓	✓	✓		✓
123	Hilliard Isle	Osceola	✓	✓	✓		✓
124	Holly Hill Road East	Polk	✓	✓	✓		✓
125	Hollywood Beach 1	Broward	✓	✓	✓		
126	Horseshoe Creek	Polk	✓	✓	✓		
127	Hunt Club Grove	Polk	✓	✓	✓		✓
128	Indigo	Volusia	✓	✓	✓		
129	Indigo East	Marion	✓	✓	✓		
130	Islands of Doral III	Miami-Dade	✓	✓	✓		
131	Isle of Bartram Park	St. Johns	✓	✓	✓		
132	Jennings Farms HOA	Clay	✓				
133	Kepler Road	Volusia	✓	✓	✓		
134	Kingman Gate	Miami-Dade	✓	✓	✓		✓
135	Kings Bay Security Guard Special	Miami-Dade	✓	✓			

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
136	Knightsbridge	Osceola	✓	✓	✓		✓
137	Lake Ashton	Polk	✓	✓	✓		
138	Lake Ashton II	Polk	✓	✓	✓		
139	Lake Deer	Polk	✓	✓	✓		✓
140	Lake Emma	Lake	✓	✓	✓		✓
141	Lake Harris	Lake	✓	✓	✓		✓
142	Lake Lizzie	Osceola	✓	✓	✓		✓
143	Lake Mattie Preserve	Polk	✓	✓	✓		
144	Lakehaven	Lake	✓	✓	✓		✓
145	Lakes by the Bay South	Miami-Dade	✓	✓	✓		✓
146	LakeShore Ranch	Pasco	✓	✓	✓		✓
147	Lakeside Plantation	Sarasota	✓	✓	✓		
148	Landings	Flagler	✓	✓	✓		
149	Landings At Miami	Miami-Dade	✓	✓	✓		
150	Lawson Dunes	Polk	✓	✓	✓		✓
151	Live Oak Lake	Osceola	✓	✓	✓		✓
152	Lucaya	Lee	✓	✓	✓		
153	Lucerne Park	Polk	✓	✓	✓		✓
154	Mainstreet at Coconut Creek	Broward	✓	✓	✓		
155	Majorca Isles	Miami-Dade	✓	✓	✓		
156	Mayfair	Brevard	✓	✓	✓		
157	McCarty's Choice	St. Lucie	✓	✓	✓		
158	McJunkin At Parkland	Broward	✓	✓	✓		
159	Meadowview At Twin Creeks	St. Johns	✓	✓	✓		
160	Mediterranea	Palm Beach	✓	✓	✓		
161	Metropica	Broward	✓	✓	✓		
162	Middle Village	Clay	✓	✓	✓		
163	Mirada (Lee)	Lee	✓	✓	✓		
164	Mirada (Pasco)	Pasco	✓	✓	✓		✓
165	Narcoossee	Orange	✓	✓	✓		✓
166	New River	Pasco	✓	✓	✓		
167	Newton Road	Miami-Dade	✓	✓	✓		
168	Nokomis Groves	Sarasota	✓	✓	✓		
169	North Boulevard	Polk	✓	✓	✓		✓
170	North Dade	Miami-Dade	✓	✓	✓		
171	North Powerline Road	Polk	✓	✓	✓		✓
172	North Springs	Broward		✓	✓	✓	
173	Northern Riverwalk	Palm Beach	✓	✓	✓		
174	Oakridge	Broward	✓	✓	✓		
175	Old Cutler Bay Security Guard Spe	Miami-Dade	✓	✓			
176	Old Hickory	Osceola	✓	✓	✓		✓
177	Orchid Grove	Broward	✓	✓	✓		✓
178	Osceola Chain of Lakes	Osceola	✓	✓	✓		✓
179	OTC	Duval	✓	✓	✓		
180	Palm Coast Park	Flagler	✓	✓	✓		

CLIENT LISTING

GOVERNMENTAL MANAGEMENT SERVICES

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
181	Palm Glades	Miami-Dade	✓	✓	✓		✓
182	Palms of Terra Ceia Bay	Manatee	✓	✓	✓		
183	Panama City North	Bay	✓	✓	✓		
184	Park Creek	Hillsborough	✓	✓	✓		✓
185	Parkside Trails	Lake	✓	✓	✓		
186	Paulucci Acres	Orange	✓	✓	✓		
187	Peace Creek	Polk	✓	✓	✓		✓
188	Peace Creek Village	Polk	✓	✓	✓		✓
189	Pine Air Lakes	Collier	✓	✓	✓		✓
190	Pine Bay Estates Security Roving &	Miami-Dade	✓	✓			
191	Pine Isles	Miami-Dade	✓	✓	✓		
192	Pine Ridge Plantation	Clay	✓	✓	✓		
193	Poinciana	Polk	✓	✓	✓		✓
194	Poinciana West	Polk	✓	✓	✓		✓
195	Pollard Road	Polk	✓	✓	✓		
196	Portofino Isles	St. Lucie	✓	✓	✓		
197	Portofino Landings	St. Lucie	✓	✓	✓		✓
198	Portofino Shores	St. Lucie	✓	✓	✓		✓
199	Portofino Springs	Lee	✓	✓	✓		
200	Portofino Vineyards	Lee	✓	✓	✓		
201	Portofino Vista	Osceola	✓	✓	✓		
202	Post Oak Ranch	Pasco	✓	✓	✓		
203	Preston Cove	Osceola	✓	✓	✓		✓
204	Princeton Commons	Miami-Dade	✓	✓	✓		
205	Quail Roost	Miami-Dade	✓	✓	✓		✓
206	Radiance	Flagler	✓	✓	✓		
207	Ranches at Lake McLeod	Polk	✓	✓	✓		✓
208	Rancho Grande	Miami-Dade	✓	✓	✓		
209	Randal Park	Orange	✓	✓	✓		✓
210	Randal Park POA *	Orange	✓	✓			
211	Randal Park THOA *	Orange	✓	✓			
212	Randal Walk HOA-	Orange	✓	✓			
213	Remington	Osceola	✓	✓	✓		✓
214	Renaissance	Lee	✓				
215	Reserve	St. Lucie	✓	✓	✓	✓	
216	Residences at Tohoqua Communit	Osceola	✓	✓			
217	Reunion East	Osceola	✓	✓	✓		✓
218	Reunion West	Osceola	✓	✓	✓		✓
219	Rhodine Road North	Hillsborough	✓	✓	✓		✓
220	Ridge at Apopka	Orange	✓	✓	✓		✓
221	Ridgecrest	Polk	✓	✓	✓		✓
222	Ridgewood Trails	Clay	✓	✓	✓		
223	River Place On The St. Lucie	St. Lucie	✓	✓	✓		✓
224	Riverbend	Hillsborough	✓	✓	✓		
225	Rivercrest	Hillsborough	✓	✓	✓		✓

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
226	Rivers Edge	St. Johns	✓	✓	✓		
227	Rivers Edge II	St. Johns	✓	✓	✓		
228	Rivers Edge III	St. Johns	✓	✓	✓		
229	Riverwalk	Orange	✓	✓	✓		✓
230	Rolling Hills	Clay	✓	✓	✓		
231	Rolling Oaks	Osceola	✓	✓	✓		✓
232	Sabal Palm	Broward	✓	✓	✓		✓
233	Sampson Creek	St. Johns	✓	✓	✓		
234	San Diego Villas	Miami-Dade	✓	✓	✓		
235	San Simeon	Miami-Dade	✓	✓	✓		✓
236	Sand and Silica	Polk	✓	✓	✓		✓
237	Sandmine Road	Polk	✓	✓	✓		✓
238	Sawyer's Landing	Miami-Dade	✓	✓	✓		
239	Scenic Highway	Polk	✓	✓	✓		✓
240	Scenic Terrace North	Polk	✓	✓	✓		✓
241	Scenic Terrace South	Polk	✓	✓	✓		✓
242	Schaller Preserve	Polk	✓	✓	✓		
243	Seaton Creek Reserve	Duval	✓	✓	✓		✓
244	Sedona Point	Miami-Dade	✓	✓	✓		
245	Seminole Palms	Flagler	✓	✓	✓		
246	Seminole Palms of Flagler*	Flagler	✓	✓			
247	Shingle Creek	Osceola	✓	✓	✓		✓
248	Shingle Creek At Bronson	Osceola	✓	✓	✓		✓
249	Shotgun Road	Broward	✓	✓	✓		
250	Siena North	Miami-Dade	✓	✓	✓		
251	Silver Palms West	Miami-Dade	✓	✓	✓		
252	Six Mile Creek	Clay	✓	✓	✓		✓
253	Snapper Creek Lakes Security Gua	Miami-Dade	✓	✓			
254	Solterra	Miami-Dade	✓	✓	✓		
255	South Bay	Hillsborough	✓	✓	✓		
256	South Village	Clay	✓	✓	✓		
257	South Village New Smyrna Beach	Volusia	✓	✓	✓		✓
258	South-Dade Venture	Miami-Dade	✓	✓	✓		
259	St. Augustine Lakes	St. Johns	✓	✓	✓		
260	Stillwater	St. Johns	✓	✓	✓		
261	Stoneybrook South	Osceola	✓	✓	✓		✓
262	Stoneybrook South At CG	Osceola	✓	✓	✓		✓
263	Stoneybrook West	Orange	✓	✓	✓		✓
264	Storey Creek	Osceola	✓	✓	✓		✓
265	Storey Drive	Orange	✓	✓	✓		✓
266	Storey Park	Orange	✓	✓	✓		✓
267	Summit View	Pasco	✓	✓	✓		✓
268	Summit View II	Pasco	✓	✓	✓		
269	Sunrise Harbour Security Guard S	Miami-Dade	✓	✓			
270	Talis Park	Collier	✓	✓	✓		✓

CLIENT LISTING

GOVERNMENTAL MANAGEMENT SERVICES

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
271	Tapestry	Osceola	✓	✓	✓		✓
272	Terra Bella	Pasco	✓	✓	✓		✓
273	Tesoro	St. Lucie	✓	✓	✓		✓
274	The Crossings At Fleming Island	Clay	✓	✓	✓	✓	
275	The Gardner Trails	Polk	✓	✓	✓		✓
276	TIFA	Brevard	✓	✓	✓		
277	Tison's Landing	Duval	✓	✓	✓		
278	Tohoqua	Osceola	✓	✓	✓		✓
279	Tohoqua Crossings Townhomes H	Osceola	✓	✓			
280	Tohoqua Master Association *	Osceola	✓	✓			
281	Tohoqua Reserve *	Osceola	✓	✓			
282	Tolomato	St. Johns	✓	✓	✓		
283	Towne Park	Polk	✓	✓	✓		✓
284	Townhomes at Tohoqua *	Osceola	✓	✓			
285	Tranquility	Brevard	✓	✓	✓		
286	Turnbull Creek	St. Johns	✓	✓	✓		
287	Turtle Run	Broward	✓	✓	✓		✓
288	Valencia Water Control District	Orange	✓	✓	✓	✓	
289	Venice Grand Oaks	Sarasota	✓	✓	✓		
290	Ventana	Hillsborough	✓	✓	✓		✓
291	Veranda Landing	St. Lucie	✓	✓	✓		
292	Verano #1	St. Lucie	✓	✓	✓		
293	Verano #2	St. Lucie	✓	✓	✓		✓
294	Verano #3	St. Lucie	✓	✓	✓		✓
295	Verano #4	St. Lucie	✓	✓	✓		
296	Verano #5	St. Lucie	✓	✓	✓		
297	Verano Center	St. Lucie	✓	✓	✓		
298	Viera East	Brevard	✓	✓	✓		
299	Villa Portofino East	Miami-Dade	✓	✓	✓		
300	Villa Portofino West	Miami-Dade	✓	✓	✓		
301	Villages of Biscayne Park**	Miami-Dade	✓	✓			
302	Villages of Bloomingdale	Hillsborough	✓	✓	✓		✓
303	Villamar	Polk	✓	✓	✓		✓
304	Water Tank Road	Polk	✓	✓	✓		
305	Water's Edge	Manatee	✓	✓	✓		✓
306	Waterford Estates	Charlotte	✓	✓	✓		
307	Waterleaf	Hillsborough	✓	✓	✓		
308	Waterlin Stewardship District	Osceola	✓	✓	✓		✓
309	Waterstone	St. Lucie	✓	✓	✓		✓
310	Weiberg Road	Polk	✓	✓	✓		
311	Wellness Ridge	Lake	✓	✓	✓		✓
312	Westside	Osceola	✓	✓	✓		✓
313	Westside Haines City	Polk	✓	✓	✓		
314	Westview North	Miami-Dade	✓	✓	✓		✓
315	Westwood OCC	Orange	✓	✓	✓		

CLIENT LISTING

GMS Client #	GMS Client Name As of 2026-07-14	Florida State County	General Management	Accounting & Financial Reporting	Recording Secretary	Water / Wastewater Utility	Operations Management/ Amenities
316	White Clay	Polk	✓	✓	✓		
317	Wilford Preserve	Clay	✓	✓	✓		✓
318	Willow Creek	Brevard	✓	✓	✓		✓
319	Willow Creek II	Brevard	✓	✓	✓		
320	Willowbrook	Polk	✓	✓	✓		
321	Wind Meadows South	Polk	✓	✓	✓		✓
322	Windsor at Westside	Osceola	✓	✓	✓		✓
323	Windsor Cay	Lake	✓	✓	✓		✓
324	Windward	Osceola	✓	✓	✓		✓
325	Woodland Crossing	Sumter	✓	✓	✓		
326	Woodland Ranch Estates	Polk	✓	✓	✓		
327	Woodlands Section 9	Broward	✓	✓	✓		
328	Wynnfield Lakes	Duval	✓	✓	✓		
329	Wynnmere West	Hillsborough	✓	✓	✓		✓
330	Yarborough Lane	Polk	✓	✓	✓		
331	Zephyr Ridge	Pasco	✓	✓	✓		✓
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CLIENT LISTING

RISK MANAGEMENT REQUIREMENTS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/12/2026

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 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: Holly Howe
Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	PHONE (A/C, No, Ext): (904) 262-8080 FAX (A/C, No): (904) 262-1444 E-MAIL ADDRESS: holly@zelenrisk.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Northfield Insurance Company
INSURED Governmental Management Services, LLC 1001 Bradford Way Kingston TN 37763	INSURER B : The Princeton Excess and Surplus Lines Ins Co
	INSURER C : Great American Insurance Company
	INSURER D : Hartford Fire Insurance Company
	INSURER E :
	INSURER F :

COVERAGES — CERTIFICATE NUMBER: — 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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC			WS681603	10/07/2025	10/07/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 100,000 $ 5,000 $ 2,000,000 $ 3,000,000 $ 3,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
B	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $ 0			82A3FF0004857-01	10/07/2025	10/07/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		21 WEC BY6SXX	01/01/2026	01/01/2027	X WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Employment Practices Liability			EPLE044783	12/20/2025	12/20/2026	Each Claim Aggregate	$1,000,000 $1,000,000

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

Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

CERTIFICATE HOLDER	CANCELLATION
Captiva Erosion Prevention District 475 West Town Place Ste 114 St Augustine, FL 32092	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: Vicky M. Zelen

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Updated Certificates of Insurance have been requested for the GMS-Southwest Florida, LLC company and will be provided once issued.
Any additional insurance requirements will be considered as an additional cost passthrough expense

RISK MANAGEMENT
REQUIREMENTS

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/12/2026

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: Kylee Barrios
Sipowski Insurance 6192 North Federal Highway Boca Raton, FL 33487	PHONE (A/C, No, Ext): (561)912-3991 FAX (A/C, No): (561)826-2500 E-MAIL ADDRESS: todd@sipowskiinsurance.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : United Specialty Insurance Company — 12537
INSURED Governmental Management Services - Central Florida LLC 1001 Bradford Way Kingston, TN 37763	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 95949570-260512163112 REVISION NUMBER: 4

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. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	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)	$
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER		
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Misc. Professional Liability	Y	Y	GCT152706702	03/27/2026	03/27/2027	Each Claim/Aggr.	2,000,000
							Aggregate	2,000,000

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

The Captiva Erosion Prevention District, its officers, supervisors, agents, managers, counsel, engineers, staff, and representatives are included as Additional Insureds on the above-listed policies. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds. All such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds, and a 30-Day Notice of Cancellation applies in favor of the Additional Insureds.

CERTIFICATE HOLDER	CANCELLATION
Captiva Erosion Prevention District 475 West Town Place, Suite 114 Saint Augustine, FL 32092	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 (KGS)

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/12/2026

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: Stephanie Marciani
StateFarm Edie Williams State Farm 330 A1A N Suite 324 Ponte Vedra, FL 32082	PHONE (A/C, No, Ext): 904-425-4054 FAX (A/C, No): 904-425-4049 E-MAIL ADDRESS: Stephanie@EdieWilliams.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : State Farm Mutual Automobile Insurance Company — 25178
INSURED Governmental Management Services LLC 1001 Bradford Way Kingston, TN 37763	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 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	
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE	$
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
							PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	Y	Y	946 5826-C23-59	03/23/2026	09/23/2026	COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$ 1,000,000
							BODILY INJURY (Per accident)	$ 1,000,000
							PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

The Captiva Erosion Prevention District is Additional Insured with regard to Auto Liability.
The insurance is Primary and Non-Contributory with respects to claims arising out of the operation of the described vehicle.
Waiver of Subrogation under the Liability Coverage and Property Damage Coverage.
If Liability Coverage or Property Damage Liability Coverage is changed or terminated as to the interest of the Additional Insured, we will provide the Additional Insured 30 days notice of such change or termination unless another number of days notice is shown on the Declarations Page.

CERTIFICATE HOLDER	CANCELLATION
Captiva Erosion Prevention District 475 West Town Place, Suite 114 St. Augustine, FL 32092	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 Stephanie Marciani

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1001486 132849.12 03-16-2016

Updated Certificates of Insurance have been requested for the GMS-Southwest Florida, LLC company and will be provided once issued.
Any additional insurance requirements will be considered as an additional cost passthrough expense

COST OF SERVICES

MANAGEMENT SERVICES

Management services will be provided for a fixed annual fee.

See Exhibits "A" and "B"

Reimbursable expenses such as copies, postage, courier services, printing, and binding will be billed on a monthly basis. Management fees are invoiced at the beginning of each month and due within 30 days of the invoice date. Subsequent management fees will be established based upon the adoption of the annual operating budget, which will be adjusted to reflect ongoing levels of service.

EXHIBIT "A" – DISTRICT MANAGEMENT FEE SCHEDULE

Services Descriptions	FY 2026 GMS Fees	FY 2027 GMS Fees
Management, Administrative, Financial and Revenue Collection, and Accounting Services • Our services include a team of part-time named associates to support the District. • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) • Our Agreement contemplates up to twenty-five (25) meetings per year. (Estimated eight (8) in-person Meetings)	**$135,000**	**$135,000**
Annual Assessment Administration • Including coordination with Lee County Tax Collector, direct billing programs, special assessments, and related revenue collection activities.	**Included**	**Included**
Information Technology Fees & Annual Website Maintenance • Annual Fee paid in equal monthly payments (Does not include the cost of the creation of an ADA-compliant website, if applicable. No overage fees due to the number of pages stored by GMS.)	**$3,600**	**$3,600**
The GMS Proposal For The Captiva Erosion Prevention District	**$138,600** (Prorated Based Upon Effective Date)	**$138,600**

NOTES:

- This proposal assumes that GMS will partner with existing on-site District staff, including the current Office Manager/Accountant, who will continue to serve as a resource to support District operations; however, in the event of an extended vacancy or if the District elects to modify or eliminate any existing staff positions, GMS reserves the right to revise the scope of services and corresponding fees accordingly, with any such changes to be presented to the District under a separate proposal for Board consideration and approval.

- At the District's request, GMS has the ability to transition current District employees to GMS employment; any such transition would be subject to a separate proposal outlining the scope of services and associated costs for Board consideration and approval.

EXHIBIT "B" – MISCELLANEOUS FEES SCHEDULE

Item	Co
Agenda Package Hardcopy (if Applicable)	**$2.50 per regular Agenda Mtg.**
Copy	**$0.15 / black and white page**
Binders, Envelopes, Storage Boxes, and other Office Supplies	**Actual Cost**
USPS / FedEx / UPS / Conference Calls	**Actual Cost**
Offsite Physical Records Storage and Archival	**$50.00/Month**
Extended or Extra Board Meetings • Any extra meeting(s) beyond the Twenty-Five (25) Included or meeting duration exceeding a three-hour duration may be charged a meeting overage fee rounded up to the nearest full hour.	**$2,000/Meeting** **$ 250/Hour**
Additional Services Available:	**Cost**
Other Services ** ▪ New Bond Issuance Cost (per bond issue) • Refinance Bond Issuance Cost (per bond issue) • Annual Construction Accounting Fee (while active) • Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.) **Grant Application/Grant Administration Services:** • Five (5) Hours included monthly; Additional Hours at the District Manager's Hourly Billable Rate **Special Hurricane/FEMA Management:** • Five (5) Hours included monthly; Additional Hours at the District Manager's Hourly Billable Rate; Not to Exceed $3,000 per Month **Dissemination Agent Services, If Applicable:** • $2,500 Annual Fee for First Debt Issue; $2,500 for each Additional Series	 **$ 25,000** **$ 20,000** **$ 5,000** **$ 3,500**
Other Requested Administrative Services As Requested By Bondholders, District Counsel, or Board of Commissioners • District Manager • District Accountant • District Administration • Field Operations Manager • Litigation / Expert Witness Support	 **$ 125/Hour** **$ 63/Hour** **$ 40/Hour** **$ 43/Hour** **$ 125/Hour**
Field Management Services • Annual Fee paid in equal monthly payments (plus, reimbursable expenses) or Hourly Rate + Expenses • Monthly On-Site Inspections Vendor Coordination • One (1) Visit per Month on Average	**To Be Determined Based on Scope**

Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Commissioners for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.

TO THE BOARD OF COMMISSIONERS OF THE

Captiva Erosion Prevention District

THANK YOU

SERVING FLORIDA'S COMMUNITIES

GMS GOVERNMENTAL MANAGEMENT SERVICES

Addresses:
475 West Town Place, Suite 114
St. Augustine, FL 32092

1200 Riverplace Blvd, Suite 705
Jacksonville, FL 32207

393 Palm Coast Parkway, SW Suite 4
Palm Coast, FL 32137

Direct Phone Line:
(865) 603-5101

Darrin Mossing, GMS President:
DMOSSING@GMSTNN.COM