

HIDEAWAY BEACH
Revenue and Expense Report
October 1, 2025 through December 31, 2025
25% of Year Completed

Hideaway Beach Tax District (Cash Basis)

	FY2026 Adopted Budget	FY2026 Budget Transfers	FY2026 Revised Annual Budget	FY2026 YEAR TO DATE ACTUAL	FY2026 Budget to Actual Difference	FY2026 Actual % of Annual Budget	FY25 Actual through 12/31/24	FY2026 Actual % Change from FY2025 Actual
REVENUES								
Ad Valorem Property Taxes - Millage 1.6	1,478,930	-	1,478,930	1,233,436	(245,494)	83%	1,141,886	8%
Delinquent Ad Valorem Property Tax	-	-	-	-	-	0%	-	0%
Net Gain (Loss) on Investments	-	-	-	8,280	8,280	0%	5,347	-55%
Collier County TDC Grant	-	618,881	618,881	618,881	-	100%	-	0%
Rent	24,350	-	24,350	-	(24,350)	0%	4,056	-100%
Use of Reserves	-	-	-	-	-	0%	-	0%
Loan Proceeds	-	-	-	-	-	0%	-	0%
TOTAL REVENUES	\$ 1,503,280	\$ 618,881	\$ 2,122,161	\$ 1,860,598	\$ (261,563)	88%	\$ 1,151,289	62%
EXPENDITURES								
Professional Services	160,000	40,000	200,000	12,885	(187,116)	6%	12,264	5%
Legal - Other	15,000	-	15,000	3,520	(11,480)	23%	743	374%
Wildlife Monitoring	40,000	-	40,000	-	(40,000)	0%	-	0%
Beach Raking	65,000	-	65,000	6,637	(58,363)	10%	10,431	-36%
Other Contractual Services	-	-	-	-	-	0%	-	0%
Freight & Postage	100	-	100	-	(100)	0%	110	-100%
Repair & Maintenance	200,000	618,881	818,881	8,690	(810,191)	1%	-	0%
Contingency - Unassigned	1,023,180	(40,000)	983,180	-	(983,180)	0%	-	0%
Transfers Out	-	-	-	-	-	0%	-	0%
Infrastructure - Tigertail/Sand Dollar Restoration	-	-	-	-	-	0%	-	0%
Machinery & Equipment	-	-	-	-	-	0%	-	0%
Interest	-	-	-	-	-	0%	-	0%
TOTAL EXPENDITURES	\$ 1,503,280	\$ 618,881	\$ 2,122,161	\$ 31,732	\$ (2,090,429)	1%	\$ 23,547	35%
REVENUES OVER / (UNDER) EXPENDITURES				\$ 1,828,865			\$ 1,127,742	

CASH FLOW

CASH ON HAND as of 12/31/25	3,250,741
Less: Open purchase orders @ 12/31/25	126,706
AVAILABLE CASH	\$ 3,124,035

HIDEAWAY BEACH - EXPENSES AS OF 12/31/25

Invoice Date	Expense Category	Amount
<u>Professional Services</u>		
10/1/25	Florida Dept of Economic Opportunity	175
11/3/25	Coastal Engineering Consultant	8,725
11/3/25	Coastal Engineering Consultant	2,710
12/22/25	Coastal Engineering Consultant	1,275
	Total	12,885
<u>Legal Other</u>		
12/22/25	Weiss Serota Halfman	2,750
12/22/25	Weiss Serota Halfman	770
	Total	3,520
<u>Beach Raking</u>		
12/3/25	Hideaway Beach Association - Oct	3,066
12/3/25	Hideaway Beach Association - Nov	3,572
	Total	6,637
<u>Repairs & Maintenance</u>		
12/3/25	Hideaway Beach Association - Oct	8,690
	Total	8,690
	Grand Total	31,732

HIDEAWAY BEACH - OPEN PO'S AS OF 12/31/25

PO#	Expense Category	Amount
<u>Professional Services</u>		
260162	Coastal Engineering	25,482.50
260163	Humiston & Moore	10,009.00
260317	Humiston & Moore	25,306.00
	Total	60,797.50
<u>Legal - Other</u>		
260184	Weiss Serota Helfman	4,480.00
	Total	4,480.00
<u>Beach Raking</u>		
260316	Hideaway Beach Association	61,428.25
	Total	61,428.25
	Grand Total	<u>126,705.75</u>

HIDEAWAY BEACH
Statement of Cash Flows
October 1, 2025 through December 31, 2025
25% of Year Completed

Cash flows from operating activities	
Cash payments to suppliers	<u>(31,732)</u>
Net cash provided (used) by operating activities	(31,732)
 Cash flows from captial and related financing activities	
Proceeds from ad valorem taxes	1,233,436
Proceeds from rent	-
Proceeds from grant	618,881
Proceeds from interfund transfer	-
Proceeds from loan	-
Net cash provided (used) by captial and related financing activities	<u>1,852,317</u>
 Cash flows from investing activities	
Interest and investment earnings	<u>8,280</u>
Net cash provided (used) by investing activities	<u>8,280</u>
Net increase (decrease) in cash and cash equivalents	1,828,865
 Cash and cash equivalents, beginning of year	<u>1,421,701</u>
Cash and cash equivalents as of 12/31/25	<u>3,250,566</u>



HIDEAWAY BEACH ASSOCIATION, INC.
250 SOUTH BEACH DRIVE
MARCO ISLAND, FL 34145

INVOICE DATE:
10/31/25

TO: Hideaway Beach Tax District
c/o City of Marco Island Finance
Department, Accounts Payable
accountspayable@cityofmarcoisland.com

INVOICE #
10312025

PO # 00250140-005 [EXT. THROUGH 12/31/25]

DUE DATE: Upon Receipt

CONTRACT# 2021039

PO 260273

ANNUAL COST BEACH RAKING PER AGREEMENT \$62,584.72

DESCRIPTION	PRICE	QTY	TOTAL
Beach Raking Costs Monthly	\$5,215.39	1	\$5,215.39
Less: Lease Payment	-\$2,028.06	1	(\$2,028.06)
Less: Sales Tax on Lease	-\$121.68	1	(\$121.68)

Monthly Payment Due **\$3,065.65**

FL Coast Equipment invoice #W0811703	\$8,339.81	1	\$8,339.81
Tractor Repairs			
FL Coast Equipment invoice #W0799703	\$350.43	1	\$350.43
Tractor Repairs			

Total Payment Due **\$11,755.89**

PLEASE REMIT PAYMENT TO:

HIDEAWAY BEACH ASSOCIATION
ATTN: LORI REYNOLDS, CFO
250 SOUTH BEACH DRIVE
MARCO ISLAND, FL 34145



Florida Coast Equipment
694 Commercial Blvd
Naples, FL 34104
Phone: (239) 435-1667

Ship To: IN STORE PICKUP

Invoice To: HIDEAWAY BEACH GOLF COURSE
333 HIDEAWAY CIR N
MARCO ISLAND FL 34145

Branch		
NAPLES		
Date	Time	Page
11/06/25	13:01:25 (0)	01
Account No	Phone No	Inv No
HIDEA007	2393945555	W0811703
Ship Via	Purchase Order	
Tax ID No		
		Salesperson
		480

SERVICE PRELIMINARY

STK#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
000906 TRACTOR	X	59096		
M5-111HDC-1				
SEGMENT# 1 5 512 NA	10/15/25	10/15/25		
Travel			1.50	
<u>COMPLAINT:</u>				
hoses popped				
<u>ADDITIONAL DESCRIPTION:</u>				
FIELD SERVICE				
POC -239-642-2830				

KEY -				
ATTACHMENTS -				

FIELD SERVICE-900 Hideaway circle east				

CAMPAIGNS -NO				

WARRANTY -	Expired			
10361003			LABOR	285.00
			SEGMENT TOTAL==>	285.00

SEGMENT# 2 5 512 NA	10/15/25	10/15/25
DIAG		
<u>CAUSE:</u>		
1) The cooling and bolting lines of the steering system of the		
M5-111 Tractor were found cracked and constantly leak hydraulic fluids when operating the tractor.		
2) The Tractor's A/C system must be inspected and diagnosed as		
it is not working properly.		

CONTINUED ON PAGE 02

Service Estimate & Invoice Terms:
I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.
FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

Service Release Policy:
All repairs must be paid in full prior to machine release. All deductible are payable for Florida Coast Equipment. Terms Not 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 3% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that he only works for Florida Coast Equipment and not for any other company or individual. An express merchant's lien is acknowledged on the above equipment to secure the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

Ordered By _____
 Received By _____



Florida Coast Equipment
694 Commercial Blvd
Naples, FL 34104
Phone: (239) 435-1667

Ship To: IN STORE PICKUP

Invoice To: HIDEAWAY BEACH GOLF COURSE
333 HIDEAWAY CIR N
MARCO ISLAND FL 34145

Branch		
NAPLES		
Date	Time	Page
11/06/25	13:01:25 (O)	02
Account No	Phone No	Inv No
HIDEA007	2393945555	W0811703
Ship Via	Purchase Order	
Tax ID No		
	Salesperson	
	480	

SERVICE PRELIMINARY

STK#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
000906 TRACTOR	X	59096		
M5-111HDC-1				
10361003			LABOR	737.20
			SEGMENT TOTAL==>	737.20

SEGMENT# 3 5 512 NA	10/16/25	10/16/25		
OIL COOLER lines			6.00	6.00
<u>CAUSE:</u>				
The cooling and bolting lines of the steering system of the M5-111 Tractor were found cracked and constantly leak hydraulic fluids when operating the tractor.				
10/22/25 An oil leak was observed in the oil cooler supply and return lines.				
FRT			2	
SHIPPING AND HANDLING				
3B791-18280	COMP, PIPE	1 N		215.25
36330-63330	COVER	2 N		1140.00
10361003			SEGMENT TOTAL==>	1355.25

SEGMENT# 4 5 512 NA	10/16/25	10/22/25		
A/C systems Compressor Diag			2.50	2.50
<u>CAUSE:</u>				
The Tractor's A/C system must be inspected and diagnosed as it is not working properly.				
<u>ADDITIONAL DESCRIPTION:</u>				
10/22/25 It was determined by the tests performed that the A/C system is damaged and contaminated due to the internal failure of the Compressor. The lines must be cleaned and the compressor, filter dyer and the expansion valve of the system must be replaced.				

CONTINUED ON PAGE 03

Service Estimate & Invoice Terms:
I hereby authorize & repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, bids and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.
FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

Service Release Policy:
All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 5% credit card fee per invoice. A \$10 per day storage fee is applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability or fitness for a particular purpose, and customer acknowledges that the only warranty for the goods or services provided is the express warranty provided by the manufacturer. If a repair is required under the express warranty of the manufacturer, the customer is responsible for all costs of repair. An express manufacturer's lien is acknowledged on the above equipment to secure the amount of the repairs thereon. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is payable in accordance with the Credit Agreement applicable to the account.

Ordered By
 Received By



Florida Coast Equipment
694 Commercial Blvd
Naples, FL 34104
Phone: (239) 435-1667

Ship To: IN STORE PICKUP

Invoice To: HIDEAWAY BEACH GOLF COURSE
333 HIDEAWAY CIR N
MARCO ISLAND FL 34145

Branch		
NAPLES		
Date	Time	Page
11/06/25	13:01:25 (O)	03
Account No	Phone No	Inv No
HIDEA007	2393945555	W0811703
Ship Via	Purchase Order	
Tax ID No		
		Salesperson
		480

SERVICE PRELIMINARY

STK#/FLEET#	HRS	PIN/BIN	WARRANTY DATE	HRS
000906 TRACTOR	X	59096		
M5-111HDC-1				
10361003			LABOR	475.00
			SEGMENT TOTAL==>	475.00
SEGMENT# 5 5 512 NA	10/22/25	10/22/25		
OIL COOLER LINES 1			2.00	2.00
<u>CAUSE:</u>				
An oil leak was observed in the oil cooler supply and return lines.				
FRT			1	
SHIPPING AND HANDLING				
04714-00200			4	
GASKET, COPPER				
3A091-18290		VALVE, CHEC	1 N	
3B291-18270		PIPE, CHEC	1 N	
3B291-27630		JOINT, PIP	2 N	
3B292-18272		PIPE(CHECK VALV	1 N	
			PARTS	646.28
			LABOR	380.00
10361003			SEGMENT TOTAL==>	1026.28
SEGMENT# 6 5 512 NA	10/22/25	10/22/25		
A/C systems Compressor			7.00	7.00
10/22/25 It was determined by the tests performed that the A/C system is damaged and contaminated due to the internal failure of the Compressor. The lines must be cleaned and the compressor, filter dyer and the expansion valve of the system must be replaced.				
FRT			2	
SHIPPING AND HANDLING				
RD451-93900			1 S	
			CONTINUED ON PAGE 04	
Service Estimate & Invoice Terms:				
I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, bids and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.				
FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.				
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock F/Tm. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.				
Service Release Policy:				
All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 5% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Returns of equipment must be made in accordance with law or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of law or implied, if any. An express mechanic's lien is acknowledged on the above equipment to secure the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.				
<input checked="" type="checkbox"/> Ordered By				
<input checked="" type="checkbox"/> Received By				



Florida Coast Equipment
694 Commercial Blvd
Naples, FL 34104
Phone: (239) 435-1667

Ship To: IN STORE PICKUP

Invoice To: HIDEAWAY BEACH GOLF COURSE
333 HIDEAWAY CIR N
MARCO ISLAND FL 34145

Branch		
NAPLES		
Date	Time	Page
11/06/25	13:01:25 (O)	04
Account No	Phone No	Inv No
HIDEA007	2393945555	W0811703
Ship Via	Purchase Order	
Tax ID No		
		Salesperson
		480

SERVICE PRELIMINARY

STK#/FLEET#		HRS	PIN/EIN	WARRANTY DATE	HRS
000906	TRACTOR		X 59096		
	M5-111HDC-1				
	ASSY COMPRESSOR				
T0070-79270				1	
	TANK, RECEIVER				
3B791-79320			V-BELT	1 S	
33760-56960			O-RING	6	
33760-56970			O-RING	2	
33760-56980			O-RING	1	
6A671-75090				1	
	FILTER, CABIN A-C 1				
				PARTS	2659.01
				LABOR	1330.00
10361003				SEGMENT TOTAL==>	3989.01

***** WORK ORDER TOTALS *****

PARTS	3520.54
LABOR	4347.20
SUB TOTAL==>	7867.74
FL STATE TAX	472.07
TOTAL CREDIT CARD	8339.81

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials as our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and emails to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days. I will not operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.

Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

Service Release Policy:
All repairs must be paid for in full prior to machine release. All deductibles are payable for Florida Coast Equipment. Terms Net 30 Days. Finance Charges are computed at a periodic rate of 2.0% per month, which is an annual rate of 24% on all balances over 30 days. Past due accounts are subject to a service charge of 2.0% per month, or the maximum rate permitted by applicable law, whichever is higher. We reserve the right to charge up to 5% credit card fee per invoice. A \$10 per day storage fee is applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes no warranties to the customer or third party regarding these warranties of merchantability or fitness for a particular purpose, and customer acknowledges that the only warranties explicitly described above are those express warranties of the express Seller. If any express machine's fee is acknowledged on the above equipment to secure the amount of the repairs thereon. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is payable in accordance with the Credit Agreement applicable to the account.

Ordered By _____
 Received By _____



Florida Coast Equipment
694 Commercial Blvd
Naples, FL 34104
Phone: (239) 435-1667

Ship To: IN STORE PICKUP

Invoice To: HIDEAWAY BEACH GOLF COURSE
333 HIDEAWAY CIR N
MARCO ISLAND FL 34145

Branch		
NAPLES		
Date	Time	Page
10/08/25	12:08:06 (O)	01
Account No	Phone No	Inv No
HIDEA007	2393945555	W0799703
Ship Via	Purchase Order	
Tax ID No		
		Salesperson
		480

SERVICE PRELIMINARY

STK#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
000906	TRACTOR	X 59096		
M5-111HDC-1				

SEGMENT# 1 S 512 NA 09/22/25 09/22/25

Travel

COMPLAINT:

3-point hitch not lowering properly

ADDITIONAL DESCRIPTION:

FIELD SERVICE

POC -239-642-2830

KEY -

ATTACHMENTS -

FIELD SERVICE-900 Hideaway circle east

CAMPAIGNS -NO

WARRANTY - Expired

	LABOR	172.90
10361003	SEGMENT TOTAL==>	172.90

SEGMENT# 2 S 512 NA 09/22/25 09/22/25

DIAG

CAUSE:

The Kubota M5-111 HD tractor was inspected. It exhibited operating abnormalities when operating the 3-point linkage/drawbar/hitch. The operator reported slowness when using the implement and also had difficulty turning the steering wheel.

The customer was observed using H68 oil, which is not optimal for the tractor's operation. It is recommended that

CONTINUED ON PAGE 02

Service Estimate & Invoice Terms:

I hereby authorize the repair labor, parts and materials on our best estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize FCE to make recurring calls, texts and transmit to you at the phone number(s) provided on repair progress. Service Estimates are valid for 10 working days.

FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.

Additional charges for shop supplier, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

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reserve the right to charge up to 5% credit card fee per invoice. A \$10 per day storage fee is applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment reserves absolutely no warranties either express or implied, including those warranties of merchantability or fitness for a particular purpose, and customer acknowledges that the only

express warranty is the implied warranty of merchantability of the machine as it exists at the time of manufacture. If no express warranty is provided, then the implied warranty is limited to the amount of the repair(s) made.

An express merchant's lien is acknowledged on the above equipment for the amount of the repairs thereto. A convenience fee of 3% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applicable to the account.

Ordered By

Received By



Florida Coast Equipment
694 Commercial Blvd
Naples, FL 34104
Phone: (239) 435-1867

Ship To: IN STORE PICKUP

Invoice To: HIDEAWAY BEACH GOLF COURSE
333 HIDEAWAY CIR N
MARCO ISLAND FL 34145

Branch		
NAPLES		
Date	Time	Page
10/28/25	16:01:45 (O)	02
Account No	Phone No	Inv No
HIDEA007	2393945555	W0799703
Ship Via	Purchase Order	
Tax ID No		
		Salesperson
		480

SERVICE PRELIMINARY

STK#/FLEET#	HRS	PIN/EIN	WARRANTY DATE	HRS
000906	TRACTOR	X 59096		

MS-111HDC-1

the transmission filters be replaced to check for metal particles, take an oil sample, and replace the transmission fluid.

After replacing the oil, operational hydraulic tests should be performed to check for pressure on the steering and hydraulic system.

	LABOR	157.70
10361003	SEGMENT TOTAL==>	157.70

***** WORK ORDER TOTALS *****

LABOR	330.60
SUB TOTAL==>	330.60
FL STATE TAX	19.83
TOTAL CREDIT CARD	350.43

Paid page 1 for \$172.90.

Page 2 work had not been completed at the time so Tom advised to pay page 1. This work has been completed now. \$350.43 - \$172.90 already paid = \$177.53 due.

Service Estimate & Invoice Terms:
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FCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery of my risk. FCE will not be held responsible for loss or damage to equipment or articles left in the equipment.
Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts are subject to a 20% Restock Fee. A convenience fee of 5% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.

Service Release Policy:
An account is due for full prior to machine release. All delinquencies are payable for Florida Coast Equipment. Terms Not 30 Days. Finance Charges are computed at a periodic rate of 2.75% per month, which is an annual rate of 32% on all balances over 30 days. Past due amounts are subject to a service charge of 2.75% per month, or the maximum rate permitted by applicable law, whatever is higher. We reserve the right to charge up to 5% credit card fee per invoice. A \$10 per day storage fee applied to work orders when machines are not picked up and paid for within 10 days after the work is completed. Florida Coast Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of fitness for a particular purpose, and customer acknowledges that the only warranties for property described above are those express warranties of the manufacturer, if any. An account is due for full prior to machine release. All delinquencies are payable for Florida Coast Equipment. Terms Not 30 Days. Finance Charges are computed at a periodic rate of 2.75% per month, which is an annual rate of 32% on all balances over 30 days. Past due amounts are subject to a service charge of 2.75% per month, or the maximum rate permitted by applicable law, whatever is higher. We reserve the right to charge up to 5% credit card fee per invoice. A convenience fee of 5% will be applied to all credit card purchases. For your convenience, customers may avoid this extra fee by paying with cash or debit. We accept Visa, MasterCard, Discover and American Express.
By signing, I certify that I am authorized to use this account, to sign this receipt and that I agree that the total amount of this invoice is payable in accordance with the Credit Agreement applicable to the account.

Ordered By _____

Received By _____

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
Tax ID No. 20-8112403

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION
EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Marco Island, City of
accountspayable@cityofmarcoisland.com

December 11, 2025
Invoice # 310171
Page 1 of 1

CLIENT: 2914 - Marco Island, City of
Re: 047 Hideaway Beach District Special Ad Valorem Tax - PO 260184

For Professional Services Rendered

Date	Services	Hours	Amount
11/20/25 dnt	Prepare For And Attend Hideaway Beach Tax District Board Meeting Via Zoom	2.50	687.50
11/20/25 dnt	Telephone Conference With Ms. Ryan Regarding Permitting Issues And Upcoming Board Meeting	0.30	82.50
Total Professional Services		2.80	\$770.00

Invoice Summary	
For Professional Services	770.00
For Disbursements Incurred	0.00
Total this Invoice	\$770.00

Past Due Balance	past due balance being paid	\$2,750.00
Total Balance Due		\$3,520.00

Payments Can Be Wire Transferred To:
City National Bank of Florida
2855 LeJeune Road
Coral Gables, FL 33134
SWIFT Code: CNBFUS3M
ABA#: 066004367

Account Name: Weiss Serota Helfman Cole & Bierman, P.L. Operating Account

Account No.: 1753777107

PLEASE INCLUDE INVOICE NUMBER

WEISS SEROTA HELFMAN
COLE & BIERMAN, P.L.

2800 Ponce de Leon Boulevard
Suite 1200
Coral Gables, FL 33134
305-854-0800
Fax 305-854-2323
Tax ID No. 20-8112403

THIS INVOICE MAY CONTAIN ATTORNEY / CLIENT INFORMATION
EXEMPT FROM PUBLIC DISCLOSURE. CONTACT US PRIOR TO RELEASE.

Marco Island, City of
accountspayable@cityofmarcoisland.com

November 11, 2025
Invoice # 308927
Page 1 of 2

CLIENT: 2914 - Marco Island, City of
Re: 047 Hideaway Beach District Special Ad Valorem Tax - ~~PO 250144~~ **PO# 260184**

For Professional Services Rendered

Date	Services	Hours	Amount
09/03/25 dnt	Review And Analyze Renewal Of Lease Agreement For Tractor	0.30	82.50
09/09/25 alg	Review And Approve Hide My Beach Tentative Mileage And Budget Approval Resolutions	0.50	137.50
10/08/25 dnt	Telephone Conference With Mr. Zinkan Regarding Agreement With Hideaway Beach Association For Tractor Lease And Maintenance	0.30	82.50
10/15/25 dnt	Review And Analyze Issues Associated With Agreement With Hideaway Beach Association - Tractor Lease And Beach Maintenance	0.50	137.50
10/16/25 dnt	Prepare For And Attend Hideaway Beach Regular Meeting At City Hall	2.50	687.50
10/17/25 dnt	Prepare For And Attend Hideaway Beach Tax District Strategic Planning Workshop At City Hall	2.50	687.50
10/24/25 dnt	Review And Analyze Issues Related To Maintenance And Lease Agreement - Extension Requirement	0.30	82.50
10/27/25 dnt	Draft Letter Extension Between Association And Tax District For Maintenance And Lease Agreement	0.70	192.50
10/28/25 dnt	Draft Amendment To Lease And Maintenance Agreement - Extension And Modification Of Costs	1.00	275.00
10/29/25 dnt	Telephone Conference With Ms. Ryan Regarding Amendment To Hideaway Beach/Association Maintenance And Lease Agreement	0.30	82.50
10/30/25 dnt	Telephone Conference With Mr. Zinkan Regarding Amendment To Hideaway Beach Association Agreement	0.30	82.50
10/31/25 dnt	Review And Revise Amendment To Maintenance Agreement With Hideaway Beach Association	0.50	137.50
10/31/25 dnt	Telephone Conference With Mr. Zinkan Regarding Amendment To Maintenance Agreement With Hideaway Beach Association	0.30	82.50

Total Professional Services	10.00	\$2,750.00
For Professional Services		2,750.00
For Disbursements Incurred		0.00
Total this Invoice		<u>\$2,750.00</u>

Payments Can Be Wire Transferred To:

City National Bank of Florida
 2855 LeJeune Road
 Coral Gables, FL 33134
 SWIFT Code: CNBFUS3M
 ABA#: 066004367

Account Name: Weiss Serota Helfman Cole & Bierman, P.L. Operating Account
 Account No.: 175377107
 PLEASE INCLUDE INVOICE NUMBER



INVOICE

Justin Martin, PE
City of Marco Island
Public Works/ Construction Manager
1310 San Marco Rd
Marco Island, FL 34145

December 12, 2025
Project No: 25220
Invoice No: 54970

Invoice Total \$1,275.00

Project 25220 Hideaway Beach Long Term Mgmt Strategies

Please refer to CEC project and invoice number on all correspondence.

Thank you for the opportunity to be of service.

PO# 00260161

Professional Services from November 01, 2025 to November 30, 2025

Billing Group 02 Long Term Management Strategies 2026
PO# 00260161

Professional Personnel

	Hours	Rate	Amount
101_Principal / President			
Poff, Michael	5.50	245.00	1,347.50
Totals	5.50		1,347.50
Total Labor			1,347.50

Billing Limits	Current	Prior	To-Date
Total Billings	1,347.50	8,725.00	10,072.50
Limit			10,000.00
Adjustment			-72.50
			Total this Billing Group \$1,275.00
			Total this Invoice \$1,275.00

Authorized
By: _____

Date: 12/12/2025

Michael Poff



HIDEAWAY BEACH ASSOCIATION, INC.
250 SOUTH BEACH DRIVE
MARCO ISLAND, FL 34145

TO: Hideaway Beach Tax District
c/o City of Marco Island Finance
Department, Accounts Payable
accountspayable@cityofmarcoisland.com

Invoice DATE: 11/30/2025

INVOICE # 11302025

PO # 260316

Contract# 2021039

MONTH OF SERVICE: November 2025

DUE DATE: Upon receipt

BEACH RAKING SERVICES NOVEMBER 2025-SEPTEMBER 2026 (11 MONTHS) \$45,119.25

DESCRIPTION	PRICE	QTY	TOTAL
Beach Raking Services November 2025	\$4,101.75	1	\$4,101.75
Less: Lease Payment	-\$500.00	1	(\$500.00)
Less: Sales Tax on Lease	-\$30.00	1	(\$30.00)

Monthly Payment Due **\$3,571.75**

Total Payment Due **\$3,571.75**

PLEASE REMIT PAYMENT TO:

HIDEAWAY BEACH ASSOCIATION
ATTN: LORI REYNOLDS, CFO
250 SOUTH BEACH DRIVE
MARCO ISLAND, FL 34145