

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

***Hideaway Beach Tax District (Cash Basis)***

	<i>FY2026 Adopted Budget</i>	<i>FY2026 Budget Transfers</i>	<i>FY2026 Revised Annual Budget</i>	<i>FY2026 YEAR TO DATE ACTUAL</i>	<i>FY2026 Budget to Actual Difference</i>	<i>FY2026 Actual % of Annual Budget</i>	<i>FY25 Actual through 12/31/24</i>	<i>FY2026 Actual % Change from FY2025 Actual</i>
<b>REVENUES</b>								
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%
<b>TOTAL REVENUES</b>	<b>\$ 1,503,280</b>	<b>\$ 618,881</b>	<b>\$ 2,122,161</b>	<b>\$ 1,860,598</b>	<b>\$ (261,563)</b>	<b>88%</b>	<b>\$ 1,151,289</b>	<b>62%</b>
<b>EXPENDITURES</b>								
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%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,503,280</b>	<b>\$ 618,881</b>	<b>\$ 2,122,161</b>	<b>\$ 31,732</b>	<b>\$ (2,090,429)</b>	<b>1%</b>	<b>\$ 23,547</b>	<b>35%</b>
<b>REVENUES OVER / (UNDER) EXPENDITURES</b>	<b>\$ 1,828,865</b>				<b>\$ 1,127,742</b>			

**CASH FLOW**

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

## HIDEAWAY BEACH - EXPENSES AS OF 12/31/25

Invoice Date	Expense Category	Amount
<b><u>Professional Services</u></b>		
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
	<b>Total</b>	<b>12,885</b>
<b><u>Legal Other</u></b>		
12/22/25	Weiss Serota Helfman	2,750
12/22/25	Weiss Serota Helfman	770
	<b>Total</b>	<b>3,520</b>
<b><u>Beach Raking</u></b>		
12/3/25	Hideaway Beach Association - Oct	3,066
12/3/25	Hideaway Beach Association - Nov	3,572
	<b>Total</b>	<b>6,637</b>
<b><u>Repairs &amp; Maintenance</u></b>		
12/3/25	Hideaway Beach Association - Oct	8,690
	<b>Total</b>	<b>8,690</b>
	<b>Grand Total</b>	<b>31,732</b>

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

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

**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	<u>-</u>
Net cash provided (used) by captial and related financing activities	1,852,317
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><u>3,250,566</u></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](mailto: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 11/06/25	Time 13:01:25 (O)	Page 01
Account No HIDEA007	Phone No 2393945555	Inv No W0811703
Ship Via		Purchase Order
Tax ID No		
		Salesperson 480

### SERVICE PRELIMINARY

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

SEGMENT# 1 5 512	NA	10/15/25 10/15/25		
Travel				1.50

COMPLAINT:

hoses popped

ADDITIONAL DESCRIPTION:

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

CAUSE:

- 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.

X

Ordered By

X

Received By

Service Release Policy:

All repairs must be paid for in full prior to machine release. All deductibles 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 the only warranties for properly described above are those express warranties of the manufacturer, 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. 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.



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 11/06/25	Time 13:01:25 (O)	Page 02
Account No HIDEA007	Phone No 2393945555	Inv No 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		
36330-63330	COVER	2 N		
			PARTS	215.25
			LABOR	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 dryer and the expansion valve of the system must be replaced.				

CONTINUED ON PAGE 03

**Service Estimate & Invoice Terms:**

I hereby authorize the repair labor, parts and materials as our best estimate. Estimate may change as we diagnose root cause of failure. I hereby authorize PCE 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.  
PCE employees may operate the above vehicle for the purpose of testing, inspection, or delivery at my risk. PCE 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 this 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 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 the only warranties for property described above are those express warranties of the manufacturer, 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.  
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.

X  
Ordered By  
X  
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 11/06/25	Time 13:01:25 (O)	Page 03
Account No HIDEA007	Phone No 2393945555	Inv No 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	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
<b>CAUSE:</b>					
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 drier 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, 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 vehicles left in the equipment.  
Additional charges for shop supplies, disposal fees, and state battery fees will apply to this 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 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 other 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 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.  
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.

X Ordered By  
X 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 11/06/25	Time 13:01:25 (O)	Page 04
Account No HIDEA007	Phone No 2393945555	Inv No 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		1	
T0070-79270				
	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
XXXXXXXXXXXXXXX XXX	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 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. Post 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. Florida Coast Equipment makes absolutely no warranties other 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 express machine's fee is acknowledged on the above equipment to secure the amount of the repair therein. 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.

X Ordered By

X 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 10/08/25	Time 12:08:06 (O)	Page 01
Account No HIDEA007	Phone No 2393945555	Inv No 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

10361003

LABOR                      172.90  
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 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 vehicles 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.

X

Ordered By

X

Received By

Service Release Policy:

All repairs must be paid for in full prior to machine release. All deductibles 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 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 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 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.  
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.



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

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

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

M5-111HDC-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
--------------	-------

XXXXXXXXXXXX

XXX

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.

Customer hereby authorizes the repair labor, parts and materials at no cost estimate. Estimates may change as we diagnose root cause of failure. I hereby authorize PCB 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.  
PCB employees may provide the above vehicle for the purpose of testing, inspection, or delivery at my risk. PCB will not be held responsible for loss or damage to equipment or articles left in the engine compartment. Additional charges for shop supplies, disposal fees, and state battery fees will apply to the work order. Special Order parts may be subject to a 20% Restock Fee. A convenience fee or 3% will be applied to all credit card payments. For your convenience, customers may avoid this extra fee by paying cash.

All requests must be paid for prior to reaching us. All deductions are payable for Florida Credit Equipment. Terms last 30 days. Finance Charges are computed at a periodic rate of 2 1/8% per month, which may vary without notice. The maximum finance charge permitted by law is 18%. If you do not pay your bill as agreed, we will report delinquency to credit bureaus. We reserve the right to change up to 3% credit card fee per invoice. A \$150 per day charge fee included to work orders when machines are not picked up and paid for within 10 days after the work is complete. Florida Credit Equipment makes absolutely no warranties either express or implied, including those warranties of merchantability of Powers 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 express merchant's lien is acknowledged on the above equipment to secure the amount of the repairs therein. 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. Via account Visa, MasterCard, Discover and American Express.

I agree, I certify that I have read and understand this agreement, to sign this receipt and that I agree that the total amount of this invoice is repayable in accordance with the Credit Agreement applying to this receipt.

**X**  
Ordered By

**X** \_\_\_\_\_  
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
<b>Total Professional Services</b>		<b>2.80</b>	<b>\$770.00</b>

**Invoice Summary**

For Professional Services	770.00
For Disbursements Incurred	0.00
<b>Total this Invoice</b>	<b>\$770.00</b>
<b>Past Due Balance</b> past due balance being paid	<b><del>\$2,750.00</del></b>
<b>Total Balance Due</b>	<b><del>\$3,520.00</del></b>

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**

**Invoice Summary**

For Professional Services

2,750.00

For Disbursements Incurred

0.00

**Total this Invoice**

**\$2,750.00**

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



# 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

<b>Invoice Total</b>	<b>\$1,275.00</b>
----------------------	-------------------

Project 25220 Hideaway Beach Long Term Mmgt 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
<b>Total Labor</b>			<b>1,347.50</b>

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

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](mailto: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