

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of November 23, 2021  
Remote Participation via Zoom (see below\*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

- a. The Creeks Preserve – Ribbon Cutting Ceremony

2. GOLF BUSINESS

- a. Sconset Golf Course – Manager’s Monthly Review
- b. Sconset Golf Course – Planning Update
- c. Miacomet Golf Course – Manager’s Monthly Review
- d. Warrant Authorization – Golf Capital Funds Transfer Request

3. PROPERTY MANAGEMENT

- a. Keltz/113 Madaket Road – Property Planning Discussion
- b. Draft Landscaping Policy – Review and Approval
- c. Lappin Property/49 Somerset Rd – Hunting Discussion
- d. My Grandfather’s Farm/101 & 103 Hummock Pond Rd – New Gate

4. TRANSFER BUSINESS

- a. “M” Exemption Update – Release of Liens

5. APPROVAL OF MINUTES

- a. Regular Meeting of November 9, 2021

6. FINANCIAL BUSINESS

- a. Monthly Financial Report – October
- b. Warrant Authorization – Cash Disbursement

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties. The Commission will not reconvene in open session at the conclusion of executive session.*

- 1. Approval of Executive Session Minutes
- 2. Real Estate Acquisition

C. ADJOURNMENT

\*Join Zoom Meeting

<https://us06web.zoom.us/j/81658467056?pwd=eVdUQjN1cjNzbDBuV01wZ1JkL1U4Zz09>

Meeting ID: 816 5846 7056

Passcode: 745645

One tap mobile

+13126266799,,81658467056#,,, \*745645# US (Chicago)

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Meeting ID: 816 5846 7056

Passcode: 745645

Find your local number: <https://us06web.zoom.us/j/kjJyn6sRe>

**Siasconset Golf  
Balance Sheet  
October 2021**

**Assets**

	<u><b>Current YTD</b></u>	<u><b>Prior YTD</b></u>
NGM - SGC Operating Account	\$383,361.02	\$456,422.74
Golf Shop Cash	\$300.00	\$300.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$2,701.40	\$4,667.93
Credit Cards F&B	\$82.00	\$0.00
Management Contract escrow	\$1,575.00	\$1,575.00
<b>Total Cash</b>	<u>\$388,519.42</u>	<u>\$463,465.67</u>
Accounts Receivable-Miacomet Golf	(\$42,340.50)	(\$17,380.17)
Accounts Receivable	\$0.00	(\$156.00)
<b>Total Accounts Receivable</b>	<u>(\$42,340.50)</u>	<u>(\$17,536.17)</u>
Inventory Golf Shop	\$15,301.49	\$15,764.87
Rental Club Inventory	\$9,231.00	\$4,900.00
Inventory Food	\$901.13	\$1,036.09
Inventory Bar	\$1,834.32	\$979.70
Inventory - Wine	\$635.00	\$815.00
<b>Total Inventory</b>	<u>\$27,902.94</u>	<u>\$23,495.66</u>
Prepaid Expenses- Administration	\$3,044.69	\$4,743.69
<b>Total Prepaid Expenses</b>	<u>\$3,044.69</u>	<u>\$4,743.69</u>
<b>Total Current Assets</b>	<u>\$377,126.55</u>	<u>\$474,168.85</u>
Accumulated Amortization	(\$230.25)	\$0.00
<b>Total Accumulated Amortization</b>	<u>(\$230.25)</u>	<u>\$0.00</u>
Logo	\$3,768.00	\$0.00
Ric-shaw Push/Pull Carts	\$0.00	\$0.00
Golf Course Equipment	\$286,474.83	\$286,474.83
Accum Depreciation	(\$640,803.88)	(\$525,880.66)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,524,589.37	\$8,484,627.00
Leasehold Improvements	\$2,783,280.50	\$2,756,014.50
Vehicle & Dump Trailer	\$2,149.00	\$2,149.00
Unspecified- (Equipment)	\$1,215.99	\$1,215.99
<b>Total Fixed Assets</b>	<u>\$11,135,273.81</u>	<u>\$11,179,200.66</u>
<b>Total Fixed Assets</b>	<u>\$11,135,043.56</u>	<u>\$11,179,200.66</u>
<b>Total Assets</b>	<u><u>\$11,512,170.11</u></u>	<u><u>\$11,653,369.51</u></u>

**Siasconset Golf  
Balance Sheet  
October 2021**

**Liabilities and Equity**

	<b>Current YTD</b>	<b>Prior YTD</b>
Accounts Payable	(\$170.39)	\$0.00
Total Accounts Payable	(\$170.39)	\$0.00
<b>Total Accounts Payable</b>	(\$170.39)	\$0.00
Gift Certificate Issued	\$1,087.25	\$774.25
Total Gift Certificate	\$1,087.25	\$774.25
Gratuity Liability Bar	\$90.00	\$0.00
Total Gratuity	\$90.00	\$0.00
Land Bank Advance on Operations	\$11,108,215.86	\$11,466,990.55
Total Note Payable	\$11,108,215.86	\$11,466,990.55
MA Sales Tax Payables Golf	\$169.81	(\$175.75)
MA Meals Tax Payable	\$119.61	(\$180.01)
Total Tax	\$289.42	(\$355.76)
<b>Total Current Liabilities</b>	\$11,109,682.53	\$11,467,409.04
<b>Total Liabilities</b>	\$11,109,512.14	\$11,467,409.04
Retained Earnings	\$89,807.72	(\$137,056.48)
Total Retained Earnings	\$89,807.72	(\$137,056.48)
Total Current Year P&L	\$312,850.25	\$323,016.95
<b>Total Equity</b>	\$402,657.97	\$185,960.47
<b>Total Liabilities and Equity</b>	\$11,512,170.11	\$11,653,369.51

<div>Siasconset</div> <div>October, 2021</div> <div>Summary</div>							<div>Month To Date</div>						<div>YearTo Date</div>					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %					
Rounds	919	180	739	694	225	411%		14,412	9,180	5,232	8,709	227	57%					
Covers	2	50	(48)	0	2	-96%		3,854	1,800	2,116	1,255	2,220	114%					
Revenue																		
Golf Shop Revenue	24,753	10,900	13,853	29,177	(4,423)	127%		679,305	598,140	81,165	608,455	70,850	14%					
Food & Beverage	2,620	600	2,020	2,747	(127)	337%		60,054	29,650	30,404	43,030	17,025	103%					
Initiation Fees	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!					
Membership Dues	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!					
Member Finance Charges	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!					
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!					
Total Revenue	27,373	11,500	15,873	31,923	(4,550)	138%		739,359	627,790	111,569	651,485	87,874	18%					
Cost of Goods Sold																		
Golf Shop	2,331	1,000	1,331	3,943	(1,612)	133%		59,277	42,200	17,077	46,687	12,590	40%					
Food & Beverage	0	0	0	2,416	(2,416)	#DIV/0!		10,091	9,400	691	10,583	(492)	7%					
Total Cost of Sales	2,331	1,000	1,331	6,359	(4,028)	133%		69,367	51,600	17,767	57,269	12,098	34%					
Gross Profit	25,043	10,500	14,543	25,565	(522)	139%		669,992	576,190	93,802	594,216	75,776	16%					
Payroll Expense																		
Golf Shop	5,760	5,500	260	5,546	213	5%		61,630	42,500	19,130	56,391	5,239	45%					
Food & Beverage	404	1,000	(596)	0	404	-60%		13,238	16,000	(2,762)	0	13,238	-17%					
General & Administrative	0	0	0	0	0	#DIV/0!		16,388	16,388	0	16,226	162	0%					
Grounds	5,077	8,958	(3,881)	5,216	(139)	-43%		96,866	95,580	1,286	68,005	28,861	1%					
Total Payroll	11,241	15,458	(4,217)	10,762	479	-27%		188,122	170,468	17,654	140,622	47,500	10%					
Operating Expenses																		
Golf Shop	1,663	0	1,663	0	1,663	#DIV/0!		4,273	4,887	(614)	2,154	2,119	-13%					
Food & Beverage	0	0	0	0	0	#DIV/0!		306	200	106	0	306	53%					
Membership	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!					
Maintenance	0	1,000	(1,000)	0	0	-100%		40,479	4,610	35,869	2,035	38,444	778%					
General & Administrative	4,107	1,658	2,449	3,823	285	148%		50,237	62,962	(12,725)	54,137	(3,900)	-20%					
Grounds	0	4,000	(4,000)	3,250	(3,250)	-100%		16,096	35,300	(19,204)	14,838	1,258	-54%					
Total Operating Expenses	5,771	6,658	(887)	7,073	(1,302)	-13%		111,390	107,959	3,431	73,164	38,226	3%					
Total Expense	17,011	22,116	(5,105)	17,835	(824)	-23%		299,512	278,427	21,085	213,787	(1,750)	8%					
Income/(Loss) from Operations	8,031	(11,616)	19,647	7,730	302	-169%		370,480	297,763	72,717	380,429	(9,949)	24%					
Depreciation Expense	0	0	0	0	0	#DIV/0!		57,504	57,419	85	57,419	85	0%					
Net After Depreciation	8,031	(11,616)	19,647	7,730	302	-169%		312,976	240,344	72,632	323,010	(10,034)	30%					

Siasconset  
October, 2021  
Departmental Summary

		Month To Date						Year To Date						Key
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %	
	Rounds	919	180	739	694	225	411%	14,412	9,180	5,232	8,709	227	57%	
	Covers	2	50	(48)	0	2	-96%	3,854	1,800	2,054	1,255	2,220	114%	
Golf Shop														
Revenue		24,753	10,900	13,853	29,177	(4,423)	127%	679,305	598,140	81,165	608,455	70,850	14%	
Cost of Goods		2,331	1,000	1,331	3,943	(1,612)	133%	59,277	42,200	17,077	46,687	12,590	40%	
Payroll Expense		5,760	5,500	260	5,546	213	5%	61,630	42,500	19,130	56,391	5,239	45%	
Operating Expense		1,663	0	1,663	0	1,663	#DIV/0!	4,273	4,887	(614)	2,154	2,119	-13%	
Net Profit / (Loss)		14,999	4,400	10,599	19,687	(4,688)	241%	554,125	508,553	45,572	503,223	50,902	9%	6
Food & Beverage														
Revenue		2,620	600	2,020	2,747	(127)	337%	60,054	29,650	30,404	43,030	17,025	103%	
Cost of Goods		0	0	0	2,416	(2,416)	#DIV/0!	10,091	9,400	691	10,583	(492)	7%	
Payroll Expense		404	1,000	(596)	0	404	-60%	13,238	16,000	(2,762)	0	13,238	-17%	
Operating Expense		0	0	0	0	0	#DIV/0!	306	200	106	0	306	53%	
Net Profit / (Loss)		2,216	(400)	2,616	331	1,885	-654%	36,420	4,050	32,370	32,447	3,973	799%	7
Membership														
Dues		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Initiation Fees		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Member Finance Charges		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Grounds														
Payroll Expense		5,077	8,958	(3,881)	5,216	(139)	-43%	96,866	95,580	1,286	68,005	28,861	1%	
Operating Expense		0	4,000	(4,000)	3,250	(3,250)	-100%	16,096	35,300	(19,204)	14,838	1,258	-54%	
Net Profit / (Loss)		(5,077)	(12,958)	7,881	(8,466)	3,389	-61%	(112,961)	(130,880)	17,919	(82,843)	(30,118)	-14%	8
General & Administrative														
Revenue		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense		0	0	0	0	0	#DIV/0!	16,388	16,388	0	16,226	162	0%	
Operating Expense		4,107	1,658	2,449	3,823	285	148%	50,237	62,962	(12,725)	54,137	(3,900)	-20%	
Net Profit / (Loss)		(4,107)	(1,658)	(2,449)	(3,823)	(285)	148%	(66,625)	(79,350)	12,725	(70,363)	3,738	-16%	
Maintenance														
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Operating Expense		0	1,000	(1,000)	0	0	-100%	40,479	4,610	35,869	2,035	38,444	778%	9
Net Profit / (Loss)		0	(1,000)	1,000	0	0	-100%	(40,479)	(4,610)	(35,869)	(2,035)	(38,444)	778%	
Income/(Loss) from Operations		8,031	(11,616)	19,647	7,730	301	-169%	370,480	297,763	72,717	380,429	(9,949)	24%	10
Depreciation Expense		0	0	0	0	0	#DIV/0!	57,504	57,419	85	57,419	85	0%	
Net After Depreciation		8,031	(11,616)	19,647	7,730	301	-169%	312,976	240,344	72,632	323,010	(10,034)	30%	

Siasconset October, 2021 Golf Shop								Month To Date						Year To Date					
								Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue																			
Play Cards		0	0	0	0	0	#DIV/0!	1						57,200	49,500	7,700	55,455	1,745	16%
Annual Pass		0	0	0	0	0	#DIV/0!	2						94,000	61,000	33,000	62,860	31,140	54%
Resident Discount Cards		0	0	0	0	0	#DIV/0!	3						0	0	0	0	0	#DIV/0!
Handicap (Non-Members)		0	0	0	0	0	#DIV/0!	4						0	0	0	0	0	#DIV/0!
Greens Fees		17,440	7,500	9,940	20,925	(3,485)	133%	5						375,360	379,000	(3,640)	377,570	(2,210)	-1%
Cart Fees		0	0	0	0	0	#DIV/0!	6						0	0	0	0	0	#DIV/0!
Golf Club Repair		0	0	0	0	0	#DIV/0!	7						0	0	0	0	0	#DIV/0!
Range Ball Sales		0	0	0	0	0	#DIV/0!	8						0	0	0	0	0	#DIV/0!
Club Rental Sets		1,240	300	940	760	480	313%	9						26,340	15,540	10,800	11,490	14,850	69%
Walking Trolley Rental		949	600	349	1,305	(356)	58%	10						23,089	19,300	3,789	20,994	2,094	20%
Club/Cart Storage		0	0	0	0	0	#DIV/0!	11						0	0	0	0	0	#DIV/0!
Lessons		0	0	0	0	0	#DIV/0!	12						0	0	0	0	0	#DIV/0!
Golf Clinics		0	0	0	0	0	#DIV/0!	13						0	0	0	0	0	#DIV/0!
Tournaments		0	0	0	0	0	#DIV/0!	14						0	0	0	0	0	#DIV/0!
Merchandise		5,124	2,500	2,624	6,187	(1,063)	105%	15						103,336	73,800	29,536	80,465	22,871	40%
Over/Under		0	0	0	0	0	#DIV/0!							(20)	0	(20)	(379)	359	#DIV/0!
Total Revenue		24,753	10,900	13,853	29,177	(4,423)	127%							679,305	598,140	81,165	608,455	70,850	14%
Cost of Goods Sold																			
Golf Shop		2,331	1,000	1,331	3,943	(1,612)	133%	16						59,277	42,200	17,077	46,687	12,590	40%
Member 10% Shop Discounts		0	0	0	0	0	#DIV/0!	17						0	0	0	0	0	#DIV/0!
Total Cost of Sales		2,331	1,000	1,331	3,943	(1,612)	133%							59,277	42,200	17,077	46,687	12,590	40%
Gross Profit		22,423	9,900	12,523	25,234	(2,811)	126%							620,028	555,940	64,088	561,769	58,260	12%
Payroll Expense																			
Golf Shop Manager		4,113	1,300	2,813	2,446	1,668	216%	18						36,729	17,300	19,429	19,144	17,585	112%
Shop Clerks Gross		1,647	4,200	(2,553)	3,101	(1,454)	-61%	19						24,902	25,200	(298)	37,247	(12,346)	-1%
Total Payroll		5,760	5,500	260	5,546	213	5%							61,630	42,500	19,130	56,391	5,239	45%
Operating Expenses																			
Dues and Subscriptions		0	0	0	0	0	#DIV/0!	20						0	200	(200)	0	0	-100%
Club Car/Golf Car Lease		0	0	0	0	0	#DIV/0!	21						0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.		0	0		0	0	#DIV/0!	22						1,717	800	917	795	922	115%
Score Cards		1,663	0	1,663	0	1,663	#DIV/0!	23						1,663	737	926	737	927	126%
Uniforms / Clothing Allowance		0	0	0	0	0	#DIV/0!	24						789	600	189	623	167	32%
Shipping (ups/fedex)		0	0	0	0	0	#DIV/0!	25						0	50	(50)	0	0	-100%
Office/Shop Supplies		0	0	0	0	0	#DIV/0!	26						0	0	0	0	0	#DIV/0!
Golf Course Water Supplies		0	0	0	0	0	#DIV/0!	27						0	0	0	0	0	#DIV/0!
Damaged Goods/Outdated Merchandise		0	0	0	0	0	#DIV/0!	28						0	0	0	0	0	#DIV/0!
Rental Clubs		0	0	0	0	0	#DIV/0!	29						104	2,500	(2,396)	0	104	-96%
Supplies		0	0	0	0	0	#DIV/0!	30						0	0	0	0	0	#DIV/0!
Total Operating Expenses		1,663	0	1,663	0	1,663	#DIV/0!							4,273	4,887	(614)	2,154	2,119	-13%
Income/(Loss) from Operations		14,999	4,400	10,599	19,687	(4,688)	241%							554,125	508,553	45,572	503,223	50,902	9%

Siasconset  
October, 2021  
Food & Beverage

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Food Sales	164	100	64	253	(89)	64%	31	3,090	3,450	(361)	2,286	803	-10%
Bar Sales	2,456	500	1,956	2,494	(38)	391%	32	56,974	26,200	30,774	40,744	16,230	117%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	33	0	0	0	0	0	#DIV/0!
Over/Under	0	0	0	0	0	#DIV/0!		(9)	0	(9)	0	(9)	#DIV/0!
Total Revenue	2,620	600	2,020	2,747	(127)	337%		60,054	29,650	30,404	43,030	17,025	103%
Cost of Goods Sold													
Food	0	0	0	144	(144)	#DIV/0!	34	0	1,000	(1,000)	135	(135)	-100%
Beer	0	0	0	1,315	(1,315)	#DIV/0!	35	5,960	4,700	1,260	5,976	(16)	27%
Wine	0	0	0	210	(210)	#DIV/0!	36	713	500	213	541	173	43%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	37	0	0	0	0	0	#DIV/0!
Non- Alcoholic Beverage	0	0	0	378	(378)	#DIV/0!	38	1,961	2,100	(139)	2,513	(552)	-7%
Bar Snacks	0	0	0	369	(369)	#DIV/0!	39	1,456	1,100	356	1,418	39	32%
Liquor	0	0	0	0	0	#DIV/0!	40	0	0	0	0	0	#DIV/0!
Member Food 10% Discount	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Cost of Sales	0	0	0	2,416	(2,416)	#DIV/0!		10,091	9,400	691	10,583	(492)	7%
Gross Profit	2,620	600	2,020	331	2,289	337%		49,964	20,250	29,714	32,447	17,517	147%
Payroll Expense													
Food & Beverage Manager	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Restaurant Manager	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Chef Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Payroll Bar/Wait Staff	404	1000	-596	0	404	-60%	41	13,238	16,000	(2,762)	0	13,238	-17%
Cook Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Kitchen Staff/Dishwashers Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Clubhouse Cleaning Labor	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	404	1,000	(596)	0	404	-60%		13,238	16,000	(2,762)	0	13,238	-17%
Operating Expenses													
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	42	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	43	0	0	0	0	0	#DIV/0!
Clubhouse Floor Supplies	0	0	0	0	0	#DIV/0!	44	0	200	(200)	0	0	-100%
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	0	0	#DIV/0!		0	200	(200)	0	0	-100%
Income/(Loss) from Operations	2,216	(400)	2,616	331	1,885	-654%		36,726	4,050	32,676	32,447	4,279	807%



**Siasconset**  
**October, 2021**  
**Membership**

October, 2021 Membership	Month To Date						YearTo Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue												
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expenses												
Capital Fund from Init. Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Relations	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Income/(Loss) from Operations	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!

Siasconset													
October, 2021													
Grounds													
	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	1,401	2,500	(1,099)	2,129	(728)	-44%	46	24,203	25,000	(797)	20,879	3,324	-3%
Assistant Superintendent	817	1,458	(641)	1,277	(460)	-44%	47	14,210	14,580	(370)	12,527	1,683	-3%
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	6,000	6,000	0	3,143	2,857	0%
Mechanic Gross	0	0	0	0	0	#DIV/0!	49	0	0	0	0	0	#DIV/0!
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Seasonal Labor	2,859	5,000	(2,141)	1,809	1,050	-43%	51	52,452	50,000	2,452	31,456	20,996	5%
Total Payroll	5,077	8,958	(3,881)	5,216	(139)	-43%		96,866	95,580	1,286	68,005	28,861	1%
Operating Expenses													
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!
Golf Course Supplies	0	0	0	0	0	#DIV/0!	53	1,541	1,500	41	852	690	3%
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	500	(500)	0	0	-100%
Chemicals/Weed Control	0	4,000	(4,000)	3,250	(3,250)	-100%	55	0	4,000	(4,000)	3,250	(3,250)	-100%
Surfactants	0	0	0	0	0	#DIV/0!	56	8,000	9,500	(1,500)	7,728	272	-16%
Tools	0	0	0	0	0	#DIV/0!	57	0	1,000	(1,000)	0	0	-100%
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	250	(250)	0	0	-100%
Electric - Pump House & Irrigation	0	0	0	0	0	#DIV/0!	59	0	0	0	0	0	#DIV/0!
Electric - Maintenance Building	0	0	0	0	0	#DIV/0!	60	375	450	(75)	431	(55)	-17%
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	0	2,500	(2,500)	0	0	-100%
Seed	0	0	0	0	0	#DIV/0!	62	0	500	(500)	0	0	-100%
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	65	649	2,500	(1,851)	0	649	-74%
Equipment - Repairs & Main	0	0	0	0	0	#DIV/0!	66	710	3,000	(2,290)	0	710	-76%
Irrigation - Repair & Main	0	0	0	0	0	#DIV/0!	67	2,219	2,000	219	454	1,766	11%
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	500	(500)	0	0	-100%
Contract Services	0	0	0	0	0	#DIV/0!	69	602	500	102	0	602	20%
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	1,000	(1,000)	0	0	-100%
Consultants	0	0	0	0	0	#DIV/0!	71	602	600	2	0	602	0%
Uniforms	0	0	0	0	0	#DIV/0!	72	0	0	0	0	0	#DIV/0!
Freight	0	0	0	0	0	#DIV/0!	73	0	2,000	(2,000)	0	0	-100%
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	1,397	3,000	(1,603)	2,124	(727)	-53%
Total Operating Expenses	0	4,000	(4,000)	3,250	(3,250)	-100%		16,096	35,300	(19,204)	14,838	1,258	-54%
Income/(Loss) from Operations	(5,077)	(12,958)	7,881	(8,466)	3,389	-61%		(112,961)	(130,880)	17,919	(82,843)	(30,118)	-14%

Siasconset														
October, 2021	Month To Date							Year To Date						
Maintenance	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Operating Expenses														
Clubhouse Repair & Maintenance	0	0	0	0	0	#DIV/0!	75	38,109	800	37,309	375	37,734	4664%	
Golf Course Building Repair & Maint	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!	
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	77	0	0	0	0	0	#DIV/0!	
Clubhouse HVAC R&M	0	0	0	0	0	#DIV/0!	78	0	0	0	0	0	#DIV/0!	
Clubhouse Electrical R&M	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!	
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	80	0	0	0	0	0	#DIV/0!	
Clubhouse Plumbing R&M	0	1,000	(1,000)	0	0	-100%	81	30	2,500	(2,470)	350	(320)	-99%	
Oakson Septic System	0	0	0	0	0	#DIV/0!	82	0	0	0	0	0	#DIV/0!	
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	83	0	0	0	0	0	#DIV/0!	
Alarm System/Activity	0	0	0	0	0	#DIV/0!	84	2,341	1,310	1,031	1,310	1,030	79%	
Refrigeration	0	0	0	0	0	#DIV/0!	85	0	0	0	0	0	#DIV/0!	
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Operating Expenses	0	1,000	(1,000)	0	0	-100%		40,479	4,610	35,869	2,035	38,444	778%	
Income/(Loss) from Operations	0	(1,000)	1,000	0	0	-100%		(40,479)	(4,610)	0	(2,035)	(38,444)	778%	

Siasconset  
October, 2021  
General & Administrative

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Other Income	0	0	0	0	0	#DIV/0!	86	0	0	0	0	0	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	87	0	0	0	0	0	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	#DIV/0!
House Rental Income	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Payroll Expense													#DIV/0!
Management Payment	0	0	0	0	0	#DIV/0!	90	16,388	16,388	0	16,226	162	0%
Total Payroll	0	0	0	0	0	#DIV/0!		16,388	16,388	0	16,226	162	0%
Operating Expenses													
Office Supplies	0	0	0	(29)	29	#DIV/0!	91	860	400	460	770	90	115%
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	2,055	20	2,035	1,902	152	10175%	93	12,739	9,440	3,299	10,081	2,657	35%
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	94	0	0	0	323	(323)	#DIV/0!
Travel and Education	0	0	0	0	0	#DIV/0!	95	0	0	0	0	0	#DIV/0!
POS Support/Computer Support	0	0	0	0	0	#DIV/0!	96	2,533	350	2,183	250	2,283	624%
Legal Fees	0	0	0	69	(69)	#DIV/0!	97	0	100	(100)	69	(69)	-100%
Professional Accounting	0	0	0	0	0	#DIV/0!	98	7,500	8,000	(500)	6,000	1,500	-6%
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!
Payroll Service	246	100	146	411	(166)	146%	100	3,984	2,540	1,444	2,981	1,003	57%
Trash Removal	288	100	188	124	164	188%	101	902	800	102	725	178	13%
License & Fees	0	0	0	0	0	#DIV/0!	102	1,780	1,650	130	255	1,525	8%
Electricity	165	200	(35)	0	165	-17%	103	210	7,737	(7,528)	7,202	(6,992)	-97%
Telephone	0	0	0	0	0	#DIV/0!	104	190	0	190	0	190	#DIV/0!
Water	0	50	(50)	80	(80)	-100%	105	576	615	(39)	459	117	-6%
Cable TV & Internet	0	188	(188)	0	0	-100%	106	1,872	1,880	(8)	1,730	142	0%
Web Site	0	0	0	0	0	#DIV/0!	107	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	#DIV/0!
Insurance - Property/Liability	0	0	0	0	0	#DIV/0!	109	0	16,000	(16,000)	9,628	(9,628)	-100%
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	0	0	#DIV/0!
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	#DIV/0!
Payroll Taxes - Mgmt. & Empl. Exp.	960	500	460	895	65	92%	112	14,543	10,050	4,493	10,492	4,051	45%
Clubhouse cleaning labor	393	500	(107)	370	23	-21%	113	2,550	3,400	(850)	3,172	(622)	-25%
Interest Expense	0	0	0	0	0	#DIV/0!	114	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	115	0	0	0	0	0	#DIV/0!
Total Operating Expenses	4,107	1,658	2,449	3,823	285	148%		50,237	62,962	(12,725)	54,137	(3,900)	-20%
Income/(Loss) from Operations	(4,107)	(1,658)	(2,449)	(3,823)	(285)	148%		(66,625)	(79,350)	12,725	(70,363)	3,738	-16%
Depreciation Expense	0	0	0	0	0	#DIV/0!		57,504	57,419	85	57,419	85	0%
Income/(Loss) After Depreciation	(4,107)	(1,658)	(2,449)	(3,823)	(285)	148%		(124,129)	(136,769)	12,640	(127,782)	3,653	-9%

## SGC October Variance Report

Variance Code		Month Actual	Budget	Difference	% Variance	Justification
	<b>GOLF SHOP</b>					
	<b>Revenue</b>					
1	Play Cards	0	0	0	0%	
2	Annual Pass	0	0	0	0%	
3	Resident Discount Cards	0	0	0	0%	
4	Handicap (Non-Members)	0	0	0	0%	
5	Greens Fees	17,440	7,500	9940	133%	Excellent month, good weather and good job of selling by staff
6	Cart Fees	0	0	0	0%	
7	Golf Club Repair	0	0	0	0%	
8	Range Ball Sales	0	0	0	0%	
9	Club Rental Sets	1,240	300	940	313%	Excellent month, good weather and good job of selling by staff
10	Walking Trolley Rental	949	600	349	58%	Excellent month, good weather and good job of selling by staff
11	Club/Cart Storage	0	0	0	0%	
12	Lessons	0	0	0	0%	
13	Golf Clinics	0	0	0	0%	
14	Tournaments	0	0	0	0%	
15	Merchandise	5,124	2,500	2624	105%	Excellent month, good weather and good job of selling by staff
	<b>Cost of Goods Sold</b>					
16	Golf Shop	2,331	1,000	1331	133%	105% increase in sales = higher COG
17	Member 10% Shop Discounts	0	0	0	0%	
	<b>Payroll Expense</b>					
18	Golf Shop Manager	4,113	1,300	2813	216%	on budget for both in combination. Mike working long hours to cover clerks
19	Shop Clerks Gross	1,647	4,200	(2553)	-61%	
	<b>Operating Expenses</b>					
20	Dues and Subscriptions	0	0	0	0%	
21	Club Car/Golf Car Lease	0	0	0	0%	
22	Tees, Markers, Etc.	0	0	0	0%	
23	Score Cards	1,663	0	1663	#DIV/0!	did not anticipate the need but increased sales pushed us to order
24	Uniforms / Clothing Allowance	0	0	0	0%	
25	Shipping (ups/fedex)	0	0	0	0%	
26	Office/Shop Supplies	0	0	0	0%	
27	Golf Course Water Supplies	0	0	0	0%	
28	Damaged Goods/Outdated Merchandise	0	0	0	0%	
29	Rental Clubs	0	0	0	0%	
30	Supplies	0	0	0	0%	
	<b>FOOD &amp; BEVERAGE</b>					
	<b>Revenue</b>					
31	Food Sales	164	100	64	64%	
32	Bar Sales	2,456	500	1956	391%	very good bar sales, great job by Mike & staff of creating a great vibe
33	Clubhouse Usage Fees (Rental)	0	0	0	0%	
	<b>Cost of Goods Sold</b>					
34	Food	0	0	0	0%	using inventory
35	Beer	0	0	0	0%	using inventory
36	Wine	0	0	0	0%	using inventory
37	Bar Paper/Supply Cost	0	0	0	0%	using inventory
38	Non- Alcoholic Beverage	0	0	0	0%	using inventory
39	Bar Snacks	0	0	0	0%	using inventory
40	Liquor	0	0	0	0%	using inventory
	<b>Payroll Expense</b>					
41	Payroll Bar/Wait Staff	404	1000	(596)	-60%	
	<b>Operating Expenses</b>					
42	Dues and Subscriptions	0	0	0	0%	
43	Uniforms / Clothing Allowance	0	0	0	0%	
44	Clubhouse Floor Supplies	0	0	0	0%	
45	Clubhouse Cleaning & Supplies	0	0	0	0%	
	<b>GROUND</b>					
	<b>Payroll Expense</b>					
46	Golf Course Superintendent Gross	1,401	2,500	(1099)	-44%	
47	Assistant Superintendent	817	1,458	(641)	-44%	
48	Asst. Superintendent #2	0	0	0	0%	
49	Mechanic Gross	0	0	0	0%	
50	Hourly Labor Gross	0	0	0	0%	
51	Seasonal Labor	2,859	5,000	(2141)	-43%	
	<b>Operating Expenses</b>					
52	Water	0	0	0	0%	
53	Golf Course Supplies	0	0	0	0%	
54	Fertilizer	0	0	0	#DIV/0!	
55	Chemicals/Weed Control	0	4,000	(4000)	-100%	
56	Surfactants	0	0	0	0%	
57	Tools	0	0	0	0%	
58	Shop Supplies	0	0	0	0%	

59	Electric - Pump House & Irigation	0	0	0	0%	
60	Electric - Maintenance Building	0	0	0	0%	
61	Raw Materials & Topdressing	0	0	0	0%	
62	Seed	0	0	0	0%	
63	Gas, Oil & Diesel	0	0	0	0%	
64	Debris Disposal Removal	0	0	0	0%	
65	Golf Course Repairs & Main	0	0	0	0%	
66	Equipment - Repairs & Main	0	0	0	0%	
67	Irrigation - Repair & Main	0	0	0	0%	
68	Roads / Fences - Repair & Main	0	0	0	0%	
69	Contract Services	0	0	0	0%	
70	Small Equipment Rental	0	0	0	0%	
71	Consultants	0	0	0	0%	
72	Uniforms	0	0	0	0%	
73	Freight	0	0	0	0%	
74	Clubhouse Grounds	0	0	0	0%	
	<b>MAINTENANCE</b>					
	<b>Operating Expenses</b>					
75	Clubhouse Repair & Maintenance	0	0	0	0%	
76	Golf Course Building Repair & Maint	0	0	0	0%	
77	Golf Course Building HVAC R&M	0	0	0	0%	
78	Clubhouse HVAC R&M	0	0	0	0%	
79	Clubhouse Electrical R&M	0	0	0	0%	
80	Golf Course Building Electrical R&M	0	0	0	0%	
81	Clubhouse Plumbing R&M	0	1,000	(1000)	-100%	
82	Oakson Septic System	0	0	0	0%	
83	Golf Course Building Plumbing R&M	0	0	0	0%	
84	Alarm System/Activity	0	0	0	0%	
85	Refrigeration	0	0	0	0%	
	<b>GENERAL &amp; ADMINISTRATIVE</b>					
	<b>Revenue</b>					
86	Other Income	0	0	0	0%	
87	Interest Income	0	0	0	0%	
88	Winter Memberships	0	0	0	0%	
89	House Rental Income	0	0	0	0%	
	<b>Payroll Expense</b>					
90	Management Payment	0	0	0	0%	
	<b>Operating Expenses</b>					
91	Office Supplies	0	0	0	0%	
92	Bank & Finance Charges	0	0	0	0%	
93	Credit Card Merchant Services	2,055	20	2035	10175%	more sales
94	Dues and Subscriptions	0	0	0	0%	
95	Travel and Education	0	0	0	0%	
96	POS Support/Computer Support	0	0	0	0%	
97	Legal Fees	0	0	0	0%	
98	Professional Accounting	0	0	0	0%	
99	Cell Phones	0	0	0	0%	
100	Payroll Service	246	100	146	146%	Higher costs coupled with more hours worked
101	Trash Removal	288	100	188	188%	
102	License & Fees	0	0	0	0%	
103	Electricity	165	200	(35)	-17%	
104	Telephone	0	0	0	0%	
105	Water	0	50	(50)	-100%	
106	Cable TV & Internet	0	188	(188)	-100%	
107	Web Site	0	0	0	0%	
108	EPLI Insurance	0	0	0	0%	
109	Insurance - Property/Liability	0	0	0	0%	
110	Insurance - Workers Comp	0	0	0	0%	
111	Retirement Plan	0	0	0	0%	
112	Payroll Taxes - Mgmt. & Empl. Exp.	960	500	460	92%	More employees & more hours worked
113	Clubhouse cleaning labor	393	500	(107)	-21%	
114	Interest Expense	0	0	0	0%	
115	Suspense	0	0	0	0%	

**Miacomet  
Balance Sheet  
October 2021**

**Assets**

	<u>Current YTD</u>	<u>Prior YTD</u>
NGM - MIA Operating Account	\$733,858.85	\$423,692.92
Golf Shop Cash	\$600.00	\$600.00
Restaurant Cash	\$1,800.00	\$1,800.00
Change Bank	\$1,000.00	\$1,000.00
Petty Cash	\$300.00	\$300.00
Credit Cards Pro Shop	\$14,381.19	(\$24,808.97)
Credit Cards F&B	\$25,946.75	\$14,869.24
ACH Payment Admin	(\$687.10)	\$32,423.53
Total Cash	\$777,199.69	\$449,876.72
Accounts Receivable	\$189,137.61	\$130,759.39
Accounts Receivable-Siasconset Golf	\$42,441.21	\$9,489.17
Total Accounts Receivable	\$231,578.82	\$140,248.56
Inventory Golf Shop	\$100,993.96	\$84,759.49
Rental Club Inventory	\$600.00	\$300.00
Inventory Food	\$10,796.89	\$10,358.31
Inventory Bar	\$22,041.51	\$11,382.26
Inventory Wine	\$19,851.55	\$14,998.37
Inventory Pesticides	\$110,161.27	\$80,921.10
Total Inventory	\$264,445.18	\$202,719.53
Prepaid Expenses- Administration	\$52,938.26	\$69,466.66
Total Prepaid Expenses	\$52,938.26	\$69,466.66
Loan / Trailer	\$0.00	\$0.00
NGM Inc Exchange Account	\$0.00	\$0.00
Employee Advances	\$1,000.00	\$0.00
Management Contract Escrow	\$17,819.46	\$17,761.77
Total Other Assets	\$18,819.46	\$17,761.77
<b>Total Current Assets</b>	<b>\$1,344,981.41</b>	<b>\$880,073.24</b>
Accumulated Amortization	(\$249.46)	\$0.00
Total Accumulated Amortization	(\$249.46)	\$0.00
Logo	\$4,082.00	\$0.00
Clubhouse	\$11,622,076.31	\$11,154,870.59
Golf Shop Renovations	(\$4.27)	\$0.00
ClubhouseDeck Awning	\$0.00	\$23,460.00
Clubhouse Grounds	\$39,900.00	\$20,500.00
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$989,744.52	\$857,175.56
Accum Depr/Amort	(\$10,312,543.17)	(\$9,390,748.34)
10 Year assets for expansion	\$349,835.00	\$349,835.00
20 Year assets for expansion	\$3,740.00	\$3,740.00
7 Year assets for expansion	\$971.00	\$971.00
Club House Renovations	\$0.00	\$0.00
Clubhouse Furn & Fix	\$35,139.04	\$13,425.67
Computer System	\$157,727.40	\$154,807.40

**Miacomet  
Balance Sheet  
October 2021**

Golf Course Expansion (GC Exp-3 Yr)	\$803,986.00	\$803,986.00
Furniture & Fixtures	\$1,169,698.34	\$1,169,698.34
Golf Cart Storage	\$27,677.56	\$27,677.56
Golf Course Renov 2	\$3,548,414.31	\$3,548,414.31
House Renovations	\$11,009.00	\$11,009.00
Land Improvements	\$2,924,115.00	\$2,924,115.00
Leasehold Improvements	\$4,193,521.36	\$4,462,447.41
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$13,123.76	\$13,123.76
Unspecified- (Equipment)	\$164,308.00	\$158,538.27
Kitchen Equipment	\$29,299.55	\$29,299.55
Phone System	\$4,803.36	\$4,803.36
Dormitory	\$2,311,353.38	\$2,257,813.78
Total Fixed Assets	<u>\$18,111,326.04</u>	<u>\$18,618,311.81</u>
<b>Total Fixed Assets</b>	<u>\$18,111,076.58</u>	<u>\$18,618,311.81</u>
<b>Total Assets</b>	<u><u>\$19,456,057.99</u></u>	<u><u>\$19,498,385.05</u></u>



**Miacomet**  
**Balance Sheet**  
**October 2021**

**Liabilities and Equity**

	<b>Current YTD</b>	<b>Prior YTD</b>
Accounts Payable	\$1,793.47	\$1,387.86
Total Accounts Payable	\$1,793.47	\$1,387.86
<b>Total Accounts Payable</b>	\$1,793.47	\$1,387.86
Lease payable TCF 008-0717174-300	\$0.00	\$8,279.25
MA Sales Tax Payables Golf	\$3,828.84	\$5,773.82
MA Meals Tax Payable	\$9,778.11	\$9,874.99
Lease payable TCF - 008-0717174-301	\$55,146.31	\$96,636.33
Clubhouse Payment	(\$86,659.00)	(\$231,176.76)
Total Accounts Payable	(\$17,905.74)	(\$110,612.37)
Accrued Payroll & Related Expenses	\$118,283.60	\$95,523.62
Employee Bonus Fund	\$100.00	(\$25.00)
Total Payroll	\$118,383.60	\$95,498.62
Chit CR Book (Tourn. Gift Cert.)	\$200.00	\$0.00
Gift Certificate Issued	\$57,316.46	\$45,034.09
Total Gift Certificate	\$57,516.46	\$45,034.09
Deferred Revenue	\$31,368.00	\$19,685.01
Total Deferred Revenue	\$31,368.00	\$19,685.01
Gratuity Liability Bar	(\$3,707.74)	\$579.45
Total Gratuity	(\$3,707.74)	\$579.45
Accrued Payables	\$0.00	\$0.00
Total Accured Payables	\$0.00	\$0.00
Lease Payable- PNC #1188236-1	\$97,087.89	\$0.00
Total Lease Payable	\$97,087.89	\$0.00
Land Bank Advance on Operations	\$20,281,300.55	\$20,456,938.91
NLB – ST Advances	\$0.00	\$0.00
Total Other Funds	\$20,281,300.55	\$20,456,938.91
Note Payable- Nantucket Land Bank	\$4,329,733.00	\$4,329,733.00
Total Note Payable	\$4,329,733.00	\$4,329,733.00
<b>Total Current Liabilities</b>	\$24,893,776.02	\$24,836,856.71
<b>Total Liabilities</b>	\$24,895,569.49	\$24,838,244.57
Retained Earnings	(\$6,105,450.62)	(\$6,314,590.10)
Total Retained Earnings	(\$6,105,450.62)	(\$6,314,590.10)
NLB Equity Contribution	\$0.00	\$80,795.94
Total NLB Equity Contribution	\$0.00	\$80,795.94
Total Current Year P&L	\$665,939.12	\$893,934.64
<b>Total Equity</b>	(\$5,439,511.50)	(\$5,339,859.52)
<b>Total Liabilities and Equity</b>	\$19,456,057.99	\$19,498,385.05

Miacomet		Month To Date						YearTo Date					
October, 2021		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Summary													
	Rounds	2,468	2,500	(32)	3,384	(916)	-1%	28,748	25,900	398	18,307	10,441	11%
	Covers	4,271	1,000	3,271	5,492	(1,221)	327%	50,054	15,000	35,054	21,408	28,646	234%
Revenue													
	Golf Shop Revenue	306,848	276,362	30,486	384,556	(77,708)	11%	3,489,045	3,366,310	122,735	3,404,152	84,893	4%
	Food & Beverage	139,531	122,000	17,531	134,779	4,752	14%	1,396,141	977,000	419,141	728,047	668,094	43%
	Initiation Fees	0	0	0	0	0	#DIV/0!	97,200	63,000	34,200	43,200	54,000	54%
	Membership Dues	0	0	0	0	0	#DIV/0!	1,371,834	1,468,810	(96,976)	1,332,538	39,296	-7%
	Member Finance Charges	(2)	0	(2)	478	(481)	#DIV/0!	2,696	4,700	(2,004)	6,069	(3,373)	-43%
	Miscellaneous	11,490	6,000	5,490	14,509	(3,019)	92%	187,372	63,500	123,872	107,555	79,817	195%
	Total Revenue	457,867	404,362	53,505	534,323	(76,456)	13%	6,544,288	5,943,320	600,968	5,621,562	922,726	10%
Cost of Goods Sold													
	Golf Shop	83,923	28,000	55,923	49,458	34,465	200%	437,465	307,425	130,040	324,346	113,119	42%
	Food & Beverage	50,821	25,000	25,821	56,094	(5,273)	103%	553,974	309,500	244,474	295,650	258,324	79%
	Total Cost of Goods Sold	134,743	53,000	81,743	105,552	29,192	154%	991,439	616,925	374,514	619,996	371,443	61%
	Gross Profit	323,124	351,362	(28,238)	428,771	(105,647)	-8%	5,552,849	5,326,395	226,454	5,001,566	551,283	4%
Payroll Expense													
	Golf Shop	45,673	50,262	(4,589)	80,824	(35,151)	-9%	636,506	620,170	16,336	617,218	19,288	3%
	Food & Beverage	49,874	34,693	15,181	46,874	3,000	44%	509,444	373,930	135,514	320,082	189,362	36%
	General & Administrative	28,753	28,044	709	27,547	1,206	3%	285,498	280,437	5,062	273,039	12,459	2%
	Grounds	87,748	81,791	5,957	86,838	910	7%	894,666	865,910	28,756	766,944	127,722	3%
	Total Payroll	212,048	194,790	17,258	242,083	(30,035)	9%	2,326,115	2,140,447	185,668	1,977,283	348,832	9%
Operating Expenses													
	Golf Shop	38,097	20,291	17,806	11,016	27,081	88%	220,517	207,606	12,911	204,228	16,289	6%
	Food & Beverage	4,530	8,917	(4,387)	9,792	(5,262)	-49%	90,338	82,520	7,818	82,363	7,974	9%
	Membership	0	0	0	0	0	#DIV/0!	19,800	69,000	(49,200)	21,600	(1,800)	-71%
	Maintenance	117	2,900	(2,783)	3,919	(3,802)	-96%	56,358	29,500	26,858	33,499	22,859	91%
	General & Administrative	197,563	82,238	115,325	196,136	1,428	140%	1,317,612	1,076,148	241,464	1,081,871	235,741	22%
	Grounds	24,067	14,167	9,900	22,365	1,703	70%	340,968	369,478	(28,510)	278,554	62,415	-8%
	Total Operating Expenses	264,376	128,513	135,863	243,227	21,149	106%	2,045,593	1,834,252	211,341	1,702,114	343,478	12%
	Total Expense	476,424	323,303	153,121	485,310	(8,886)	47%	4,371,707	3,974,699	397,008	3,679,397	195,910	10%
	Income/(Loss) from Operations	(153,300)	28,059	(181,359)	(56,538)	(96,761)	-646%	1,181,142	1,351,696	(170,554)	1,322,168	(141,027)	-13%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	463,655	278,202	185,453	420,883	42,771	67%
	Net After Depreciation	(153,300)	28,059	(181,359)	(56,538)	(96,761)	-646%	717,487	1,073,494	(356,007)	901,285	(183,798)	-33%

Miacomet  
October, 2021  
Departmental Summary

		Month To Date						Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	2,468	2,500	(32)	3,384	(916)	-1%	28,748	25,900	398	18,307	10,441	11%
	Covers	4,271	1,000	3,271	5,492	(1,221)	327%	50,054	15,000	35,054	21,408	28,646	234%
Golf Shop													
Revenue		306,848	276,362	30,486	384,556	(77,708)	11%	3,489,045	3,366,310	122,735	3,404,152	84,893	4%
Cost of Goods Sold		83,923	28,000	55,923	49,458	34,465	200%	437,465	307,425	130,040	324,346	113,119	42%
Payroll Expense		45,673	50,262	(4,589)	80,824	(35,151)	-9%	636,506	620,170	16,336	617,218	19,288	3%
Operating Expense		38,097	20,291	17,806	11,016	27,081	88%	220,517	207,606	12,911	204,228	16,289	6%
Net Profit / (Loss)		139,155	177,809	(38,654)	243,259	(104,104)	-22%	2,194,557	2,231,109	(36,552)	2,258,360	(63,804)	-2%
Food & Beverage													
Revenue		139,531	122,000	17,531	134,779	4,752	14%	1,396,141	977,000	419,141	728,047	668,094	43%
Cost of Goods Sold		50,821	25,000	25,821	56,094	(5,273)	103%	553,974	309,500	244,474	295,650	258,324	79%
Payroll Expense		49,874	34,693	15,181	46,874	3,000	44%	509,444	373,930	135,514	320,082	189,362	36%
Operating Expense		4,530	8,917	(4,387)	9,792	(5,262)	-49%	90,338	82,520	7,818	82,363	7,974	9%
Net Profit / (Loss)		34,306	53,390	(19,084)	22,020	12,287	-36%	242,385	211,050	31,335	29,952	212,433	15%
Membership													
Dues		0	0	0	0	0	#DIV/0!	1,371,834	1,468,810	(96,976)	1,332,538	39,296	-7%
Initiation Fees		0	0	0	0	0	#DIV/0!	97,200	63,000	34,200	43,200	54,000	54%
Member Finance Charges		(2)	0		478	(481)	#DIV/0!	2,696	4,700		6,069	(3,373)	-43%
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!	19,800	69,000	(49,200)	21,600	(1,800)	-71%
Net Profit / (Loss)		(2)	0	(2)	478	(481)	#DIV/0!	1,451,930	1,467,510	(15,580)	1,360,208	91,723	-1%
Grounds													
Payroll Expense		87,748	81,791	5,957	86,838	910	7%	894,666	865,910	28,756	766,944	127,722	3%
Operating Expense		24,067	14,167	9,900	22,365	1,703	70%	340,968	369,478	(28,510)	278,554	62,415	-8%
Net Profit / (Loss)		(111,815)	(95,958)	(15,857)	(109,203)	(2,613)	17%	(1,235,634)	(1,235,388)	(246)	(1,045,497)	(190,137)	0%
General & Administrative													
Revenue		11,490	6,000	5,490	14,509	(3,019)	92%	187,372	63,500	123,872	95,555	91,817	195%
Payroll Expense		28,753	28,044	709	27,547	1,206	3%	285,498	280,437	5,062	273,039	12,459	2%
Operating Expense		197,563	82,238	115,325	196,136	1,428	140%	1,317,612	1,076,148	241,464	1,081,871	235,741	22%
Net Profit / (Loss)		(214,826)	(104,282)	(110,544)	(209,174)	(5,652)	106%	(1,415,738)	(1,293,085)	(122,654)	(1,259,356)	(156,382)	9%
Maintenance													
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		117	2,900	(2,783)	3,919	(3,802)	-96%	56,358	29,500	26,858	33,499	22,859	91%
Net Profit / (Loss)		(117)	(2,900)	2,783	(3,919)	3,802	-96%	(56,358)	(29,500)	(26,858)	(33,499)	(22,859)	91%
Income/(Loss) from Operations		(153,300)	28,059	(181,359)	(56,538)	(96,761)	-646%	1,181,142	1,351,696	(170,554)	1,310,168	(129,027)	-13%
Depreciation Expense		0	0	0	0	0	#DIV/0!	463,655	278,202	185,453	420,883	42,771	67%
Net After Depreciation		(153,300)	28,059	(181,359)	(56,538)	(96,761)	-646%	717,487	1,073,494	(356,007)	889,285	(171,798)	-33%

<div>Miacomet</div> <div>October, 2021</div> <div>Golf Shop</div>														
Month To Date								Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue														
Play Cards	0	0	0	0	0	#DIV/0!	1		0	0	0	0	0	#DIV/0!
Winter Membership	64,550	20,000	44,550	64,500	50	223%	2		68,150	20,000	48,150	65,200	2,950	241%
Resident Discount Cards	0	0	0	0	0	#DIV/0!	3		55,700	50,000	5,700	49,975	5,725	11%
Handicap (Non-Members)	35	0	35	70	(35)	#DIV/0!	4		315	1,330	(1,015)	1,400	(1,085)	-76%
Greens Fees	100,260	150,000	(49,740)	162,420	(62,160)	-33%	5		1,763,620	1,736,700	26,920	1,893,575	(129,955)	2%
Cart Fees	31,248	30,000	1,248	35,847	(4,599)	4%	6		312,617	225,500	87,117	281,944	30,673	39%
Golf Club Repair	128	0	128	20	108	#DIV/0!	7		1,206	750	456	637	569	61%
Range Ball Sales	7,964	5,000	2,964	12,706	(4,742)	59%	8		154,496	134,710	19,786	139,715	14,781	15%
Club Rental Sets	4,447	3,500	947	3,642	805	27%	9		76,650	57,500	19,150	37,252	39,399	33%
Walking Trolley Rental	1,596	3,500	(1,904)	2,836	(1,241)	-54%	10		22,789	27,700	(4,911)	26,772	(3,982)	-18%
Club/Cart Storage	0	0	0	0	0	#DIV/0!	11		21,318	30,000	(8,682)	20,282	1,035	-29%
Lessons	5,975	0	5,975	35,987	(30,012)	#DIV/0!	12		286,870	363,000	(76,130)	373,876	(87,006)	-21%
Golf Clinics	0	0	0	0	0	#DIV/0!	13		16,680	45,500	(28,820)	0	16,680	-63%
Tournaments	38,900	0	38,900	0	38,900	#DIV/0!	14		49,365	39,500	9,865	1,570	47,795	25%
Merchandise	51,425	50,000	1,425	66,548	(15,123)	3%	15		654,626	490,500	164,126	512,022	142,604	33%
Over/Under	(5)	0	(5)	(20)	15	#DIV/0!			(78)	0	(78)	(68)	(10)	#DIV/0!
Total Revenue	306,523	262,000	44,523	384,556	(78,033)	17%			3,484,325	3,222,690	261,635	3,404,152	80,173	8%
Cost of Goods Sold														
Golf Shop	82,873	28,000	54,873	49,463	33,409	196%	16		429,935	307,425	122,510	324,458	105,477	40%
Member 10% Shop Discounts	1,050	0	1,050	(6)	1,056	#DIV/0!			7,530	0	7,530	(111)	7,642	#DIV/0!
Total Cost of Goods Sold	83,923	28,000	55,923	49,458	34,465	200%			437,465	307,425	130,040	324,346	113,119	42%
Gross Profit	222,600	234,000	(11,400)	335,098	(112,498)	-5%			3,046,860	2,915,265	131,595	3,079,806	(32,946)	5%
Payroll Expense														
Golf Lessons	4,569	18,000	(13,431)	39,467	(34,898)	-75%	17		222,333	253,000	(30,667)	294,833	(72,501)	-12%
Gripping	87	0	87	0	87	#DIV/0!	18		1,233	500	733	591	642	147%
Golf Clinic	4,476	0	4,476	0	4,476	#DIV/0!	19		16,680	30,950	(14,270)	0	16,680	-46%
Director of Golf Gross	11,367	7,662	3,705	7,601	3,765	48%	20		81,083	76,620	4,463	74,543	6,539	6%
Head Golf Pro	7,034	10,000	(2,966)	6,971	63	-30%	21		69,840	92,800	(22,960)	48,971	20,869	-25%
Golf Professional Subs	69	3,600	(3,531)	3,360	(3,291)	-98%	22		27,154	28,800	(1,646)	24,411	2,743	-6%
Golf Shop Manager	0	0	0	0	0	#DIV/0!	23		0	0	0	0	0	#DIV/0!
Outside Service Mgr	0	0	0	0	0	#DIV/0!	24		0	0	0	0	0	#DIV/0!
Shop Clerks Gross	7,397	3,000	4,397	8,054	(657)	147%	25		82,444	40,000	42,444	61,109	21,335	106%
Outside Services Payroll	10,673	8,000	2,673	15,370	(4,697)	33%	26		135,740	97,500	38,240	112,758	22,982	39%
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!			0	0	0	0	0	#DIV/0!
Total Payroll	45,673	50,262	(4,589)	80,824	(35,151)	-9%			636,506	620,170	16,336	617,218	19,288	3%
Operating Expenses														
Advertising	0	0	0	0	0	#DIV/0!	27		0	0	0	0	0	#DIV/0!
Dues and Subscriptions	601	750	(149)	0	601	-20%	28		5,677	4,500	1,177	3,397	2,280	26%
Travel and Education	128	500	(372)	0	128	-74%	29		696	3,000	(2,304)	1,507	(811)	-77%
Club Car/Golf Car Lease	13,410	14,041	(631)	0	13,410	-4%	30		96,215	84,246	11,969	84,446	11,769	14%

Visage GPS	2,752	2,700	52	5,504	(2,752)	2%	31	27,769	27,000	769	30,012	(2,243)	3%
Range Supplies	50	0	50	0	50	#DIV/0!	32	10,247	6,000	4,247	10,464	(217)	71%
Golf Cart Repairs & Maintenance	0	0	0	503	(503)	#DIV/0!	33	6,245	1,500	4,745	2,106	4,139	316%
Range Picker Repair & Maintenance	139	0	139	0	139	#DIV/0!	34	873	800	73	804	68	9%
Range Balls	0	0	0	3,038	(3,038)	#DIV/0!	35	8,700	9,000	(300)	12,375	(3,675)	-3%
Tees, Markers, Etc.	0	0	0	790	(790)	#DIV/0!	36	7,171	12,500	(5,329)	13,046	(5,875)	-43%
Score Cards	0	0	0	0	0	#DIV/0!	37	2,856	2,210	646	2,210	646	29%
Uniforms / Clothing Allowance	0	0	0	235	(235)	#DIV/0!	38	3,458	4,000	(542)	4,245	(786)	-14%
Bag Tags	0	0	0	0	0	#DIV/0!	39	498	500	(2)	0	498	0%
Shipping (ups/fedex)	(1,140)	200	(1,340)	(444)	(695)	-670%	40	(228)	1,050	(1,278)	718	(947)	-122%
Office/Shop Supplies	0	100	(100)	0	0	-100%	41	1,777	1,300	477	1,457	319	37%
Cell Phones	0	0	0	0	0	#DIV/0!	42	0	0	0	0	0	#DIV/0!
Handicaps	0	0	0	470	(470)	#DIV/0!	43	15,010	14,000	1,010	14,405	605	7%
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	44	800	3,000	(2,200)	791	9	-73%
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	45	52	0	52	0	52	#DIV/0!
Rental Clubs	0	0	0	0	0	#DIV/0!	46	5,153	12,000	(6,847)	10,935	(5,781)	-57%
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	47	584	0	584	0	584	#DIV/0!
Golf Shop Small Equipment	0	0	0	0	0	#DIV/0!	48	0	2,000	(2,000)	2,514	(2,514)	-100%
Tournament Expenses	21,769	2,000	19,769	750	21,019	988%	49	26,378	16,000	10,378	4,897	21,482	65%
Tournament Supplies	0	0	0	170	(170)	#DIV/0!	50	199	3,000	(2,801)	2,153	(1,954)	-93%
Supplies	387	0	387	0	387	#DIV/0!	51	387	0	387	1,746	(1,359)	#DIV/0!
Total Operating Expenses	38,097	20,291	17,806	11,016	27,081	88%		220,517	207,606	12,911	204,228	16,289	6%
Income/(Loss) from Operations	138,830	163,447	(24,617)	243,259	(104,429)	-15%		2,189,837	2,087,489	102,348	2,258,360	(68,524)	5%

Miacomet  
October, 2021  
Food & Beverage

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Food Sales	75,371	60,000	15,371	67,376	7,995	26%	52	783,018	480,000	303,018	351,999	431,019	63%
Bar Sales	64,160	62,000	2,160	67,418	(3,258)	3%	53	613,002	497,000	116,002	376,090	236,912	23%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!
Over/Under	0	0	0	(15)	15	#DIV/0!		121	0	121	(41)	162	#DIV/0!
Total Revenue	139,531	122,000	17,531	134,779	4,752	14%		1,396,141	977,000	419,141	728,047	668,094	43%
Cost of Goods Sold													
Food	37,242	14,000	23,242	32,626	4,615	166%	55	366,474	196,000	170,474	167,521	198,953	87%
Beer	3,935	4,000	(65)	8,754	(4,819)	-2%	56	55,552	40,500	15,052	43,213	12,340	37%
Wine	3,930	2,500	1,430	5,574	(1,644)	57%	57	53,874	22,500	31,374	27,482	26,391	139%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	58	0	0	0	(172)	172	#DIV/0!
Non- Alcoholic Beverage	1,208	1,000	208	2,386	(1,178)	21%	59	20,918	15,500	5,418	17,468	3,450	35%
Bar Snacks	0	500	(500)	(369)	369	-100%	60	2,410	5,500	(3,090)	3,396	(986)	-56%
Liquor	4,507	3,000	1,507	7,123	(2,617)	50%	61	51,012	29,500	21,512	36,742	14,270	73%
Member Food 10% Discount	0	0	0	0	0	#DIV/0!		3,734	0	3,734	0	3,734	#DIV/0!
Total Cost of Goods Sold	50,821	25,000	25,821	56,094	(5,273)	103%		553,974	309,500	244,474	295,650	258,324	79%
Gross Profit	88,711	97,000	(8,289)	78,686	10,025	-9%		842,167	667,500	174,667	432,397	409,770	26%
Payroll Expense													
Food & Beverage Manager	6234.06	6100	134	5774.17	460	2%	62	61,737	61,000	737	51,409	10,329	1%
Restaurant Manager	3056	2760	296	0	3,056	11%	63	28,540	27,600	940	0	28,540	3%
Chef Gross	6387	6250	137	0	6,387	2%	64	63,256	62,500	756	23,134	40,121	1%
Payroll Bar/Wait Staff	14877	10000	4,877	18556.66	(3,679)	49%	65	179,767	97,000	82,767	113,984	65,783	85%
Cook Gross	4854	4583	271	5961.54	(1,107)	6%	66	46,924	45,830	1,094	50,385	(3,461)	2%
Kitchen Staff/Dishwashers Gross	14,465	5,000	9,465	16,581	(2,116)	189%	67	129,221	80,000	49,221	81,171	48,051	62%
Total Payroll	49,874	34,693	15,181	46,874	3,000	44%		509,444	373,930	135,514	320,082	189,362	36%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	0	50	(50)	(40)	40	-100%	69	3,870	500	3,370	440	3,430	674%
Travel and Education	2000	1000	1,000	1,000	1,000	100%	70	9,485	6,000	3,485	7,500	1,985	58%
Uniforms / Clothing Allowance	0	0	0	522	(522)	#DIV/0!	71	3,536	3,000	536	3,595	(59)	18%
Clubhouse Cleaning Labor	0	4,167	(4,167)	3,432	(3,432)	-100%	72	38,466	41,670	(3,204)	31,149	7,317	-8%
Clubhouse Floor Supplies	513	1000	(487)	966	(453)	-49%	73	10,857	10,400	457	12,583	(1,726)	4%
China, Glass & Silver	0	500	(500)	517	(517)	-100%	74	1,148	1,500	(352)	1,816	(668)	-23%
Kitchen Cleaning & Dishwasher Supplies	0	450	(450)	0	0	-100%	75	1,204	4,500	(3,296)	381	823	-73%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	76	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	298	0	298	0	298	#DIV/0!	77	740	1,000	(260)	1,051	(311)	-26%
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	78	0	1,000	(1,000)	731	(731)	-100%
Bar Small Equipment	0	0	0	363	(363)	#DIV/0!	79	1,943	500	1,443	5,232	(3,289)	289%
Kitchen Small Equipment	0	1,000	(1,000)	0	0	-100%	80	3,838	3,000	838	3,058	781	28%
Clubhouse Small Equipment	0	0	0	0	0	#DIV/0!	81	0	1,000	(1,000)	2,759	(2,759)	-100%
Kitchen Laundry	461	150	311	0	461	207%	82	1,059	600	459	913	146	76%
Kitchen Paper & Supplies	1,259	400	859	2,731	(1,472)	215%	83	12,595	6,600	5,995	10,076	2,519	91%
Clubhouse Cleaning & Supplies	0	150	(150)	177	(177)	-100%	84	132	750	(618)	512	(379)	-82%
Flowers/Decorations	0	50	(50)	124	(124)	-100%	85	1,594	500	1,094	568	1,026	219%
Total Operating Expenses	4,530	8,917	(4,387)	9,792	(5,262)	-49%		90,468	82,520	7,948	82,363	8,105	10%
Income/(Loss) from Operations	34,306	53,390	(19,084)	22,020	12,287	-36%		242,255	211,050	31,205	29,952	212,303	15%

Miacomet  
October, 2021  
Membership

	Month To Date						Variance Code	YearTo Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Initiation Fees	0	0	0	0	0	#DIV/0!	86	97,200	63,000	34,200	43,200	54,000	54%
Member Dues	0	0	0	0	0	#DIV/0!	87	1,371,834	1,468,810	(96,976)	1,332,538	39,296	-7%
Member Finance Charges	(2)	0	(2)	478	(481)	#DIV/0!	88	2,696	4,700	(2,004)	6,069	(3,373)	-43%
Total Revenue	(2)	0	(2)	478	(481)	#DIV/0!		1,471,730	1,536,510	(64,780)	1,381,808	89,923	-4%
Operating Expenses													
Capital Fund from Init. Fees	0	0	0	0	0	#DIV/0!	89	19,800	63,000	(43,200)	21,600	(1,800)	-69%
Member Relations	0	0	0	0	0	#DIV/0!	90	0	6,000	(6,000)	0	0	-100%
Total Operating Expenses	0	0	0	0	0	#DIV/0!		19,800	69,000	(49,200)	21,600	(1,800)	-71%
Income/(Loss) from Operations	(2)	0	(2)	478	(481)	#DIV/0!		1,451,930	1,467,510	(15,580)	1,360,208	91,723	-1%

Miacomet		Month To Date							Year To Date						
October, 2021		Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %	
Grounds															
Payroll Expense															
Golf Course Superintendent Gross		14,222	13,916	306	13,822	400	2%	91	140,842	139,160	1,682	135,547	5,295	1%	
Assistant Superintendent		8,559	8,375	184	8,304	255	2%	92	84,762	83,750	1,012	81,429	3,334	1%	
Asst. Superintendent #2		7,069	6,917	152	6,813	256	2%	93	70,006	69,170	836	50,547	19,459	1%	
Mechanic Gross		7,302	6,583	719	6,469	832	11%	94	76,317	65,830	10,487	67,661	8,656	16%	
Hourly Labor Gross		2,047	6,000	(3,953)	2,187	(141)	-66%	95	20,977	58,000	(37,023)	54,730	(33,753)	-64%	
Seasonal Labor		48,550	40,000	8,550	49,243	(693)	21%	96	501,762	450,000	51,762	377,029	124,733	12%	
Total Payroll		87,748	81,791	5,957	86,838	910	7%		894,666	865,910	28,756	766,944	127,722	3%	
Operating Expenses															
Water		123	80	43	83	40	54%	97	803	800	3	1,115	(312)	0%	
Golf Course Supplies		0	0	0	0	0	#DIV/0!	98	4,861	10,500	(5,639)	7,064	(2,203)	-54%	
Fertilizer		0	0	0	4,779	(4,779)	#DIV/0!	99	8,428	18,500	(10,072)	8,529	(100)	-54%	
Chemicals/Weed Control		0	0	0	6,938	(6,938)	#DIV/0!	100	65,420	75,867	(10,447)	37,932	27,488	-14%	
Surfactants		0	0	0	0	0	#DIV/0!	101	7,671	21,000	(13,330)	20,039	(12,369)	-63%	
Tools		181	0	181	123	58	#DIV/0!	102	12,200	6,000	6,200	3,951	8,249	103%	
Shop Supplies		803	625	178	5	798	28%	103	6,355	6,250	105	5,205	1,150	2%	
Electric - Pump House & Irrigation		0	1,500	(1,500)	3,372	(3,372)	-100%	104	8,619	12,300	(3,681)	12,246	(3,627)	-30%	
Electric - Maintenance Building		1,451	600	851	914	537	142%	105	6,701	5,450	1,251	4,703	1,998	23%	
Liquid Propane		0	0	0	0	0	#DIV/0!	106	3,505	5,200	(1,695)	4,940	(1,435)	-33%	
Cell Phones		114	206	(92)	93	20	-45%	107	2,401	2,060	341	1,381	1,020	17%	
Raw Materials & Topdressing		0	0	0	0	0	#DIV/0!	108	22,969	17,000	5,969	16,666	6,303	35%	
Seed		745	0	745	0	745	#DIV/0!	109	745	500	245	0	745	49%	
Gas, Oil & Diesel		4,181	3,000	1,181	2,380	1,800	39%	110	21,621	19,000	2,621	13,818	7,802	14%	
Debris Disposal Removal		0	0	0	0	0	#DIV/0!	111	0	500	(500)	0	0	-100%	
Golf Course Repairs & Main		0	0	0	0	0	#DIV/0!	112	3,440	8,000	(4,560)	0	3,440	-57%	
Equipment - Repairs & Main		4,329	3,000	1,329	373	3,956	44%	113	43,471	41,000	2,471	34,336	9,135	6%	
Irrigation - Repair & Main		93	0	93	173	(80)	#DIV/0!	114	35,507	15,700	19,807	22,515	12,992	126%	
Roads / Fences - Repair & Main		0	0	0	0	0	#DIV/0!	115	1,199	2,000	(801)	0	1,199	-40%	
Contract Services		0	0	0	0	0	#DIV/0!	116	1,488	2,000	(512)	4,440	(2,952)	-26%	
Small Equipment Rental		0	1,000	(1,000)	0	0	-100%	117	0	1,500	(1,500)	460	(460)	-100%	
Leases (Utility Vehicles)		7,820	0	7,820	0	7,820	#DIV/0!	118	56,005	46,941	9,064	47,392	8,613	19%	
Consultants		0	0	0	950	(950)	#DIV/0!	119	438	7,500	(7,063)	950	(513)	-94%	
Office Supplies		1,632	0	1,632	0	1,632	#DIV/0!	120	2,659	2,000	659	0	2,659	33%	
Cable TV & Internet		0	106	(106)	110	(110)	-100%	121	531	1,060	(529)	898	(367)	-50%	
Telephone		0	50	(50)	0	0	-100%	122	0	500	(500)	0	0	-100%	
Travel and Education		0	4,000	(4,000)	1,605	(1,605)	-100%	123	120	8,500	(8,380)	5,725	(5,605)	-99%	
Dues & Subscriptions		600	0	600	0	600	#DIV/0!	124	2,651	1,750	901	1,900	751	51%	
Uniforms		0	0	0	54	(54)	#DIV/0!	125	3,929	9,500	(5,571)	5,959	(2,030)	-59%	
Storage Container Rental		0	0	0	0	0	#DIV/0!	126	0	0	0	0	0	#DIV/0!	
Employee Relations		0	0	0	0	0	#DIV/0!	127	260	600	(340)	0	260	-57%	
Groundwater Monitoring		0	0	0	0	0	#DIV/0!	128	0	0	0	0	0	#DIV/0!	
Freight		675	0	675	203	472	#DIV/0!	129	13,286	12,000	1,286	6,975	6,311	11%	
Clubhouse Grounds		1,321	0	1,321	210	1,110	#DIV/0!	130	3,686	8,000	(4,314)	9,415	(5,729)	-54%	
Total Operating Expenses		24,067	14,167	9,900	22,365	1,703	70%		340,968	369,478	(28,510)	278,554	62,415	-8%	
Income/(Loss) from Operations		(111,815)	(95,958)	(15,857)	(109,203)	(2,613)	17%		(1,235,634)	(1,235,388)	(246)	(1,045,497)	(190,137)	0%	



Miacomet October, 2021 Maintenance								Year To Date					
Month To Date													
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	0	500	(500)	0	0	-100%	131	12,050	5,000	7,050	6,509	5,542	141%
Golf Course Building Repair & Maint	117	500	(383)	449	(331)	-77%	132	4,440	5,000	(560)	10,537	(6,097)	-11%
Golf Course Building HVAC R&M	0	200	(200)	182	(182)	-100%	133	0	2,000	(2,000)	182	(182)	-100%
Clubhouse HVAC R&M	0	300	(300)	0	0	-100%	134	3,927	3,000	927	0	3,927	31%
Clubhouse Electrical R&M	0	0	0	2,634	(2,634)	#DIV/0!	135	8,123	2,500	5,623	2,746	5,377	225%
Golf Course Building Electrical R&M	0	0	0	0	0	#DIV/0!	136	7,614	1,000	6,614	2,811	4,803	661%
Clubhouse Plumbing R&M	0	500	(500)	(71)	71	-100%	137	2,548	2,000	548	883	1,665	27%
Oakson Septic System	0	500	(500)	0	0	-100%	138	0	4,000	(4,000)	0	0	-100%
Golf Course Building Plumbing R&M	0	0	0	0	0	#DIV/0!	139	9,285	0	9,285	3,155	6,130	#DIV/0!
Alarm System/Activity	0	0	0	0	0	#DIV/0!	140	4,091	1,000	3,091	1,715	2,376	309%
Refrigeration	0	400	(400)	725	(725)	-100%	141	4,582	4,000	582	4,960	(378)	15%
Miscellaneous	0	0	0	0	0	#DIV/0!		(302)	0	(302)	0	(302)	#DIV/0!
Total Operating Expenses	117	2,900	(2,783)	3,919	(3,802)	-96%		56,358	29,500	26,858	33,499	22,859	91%
Income/(Loss) from Operations	(117)	(2,900)	2,783	(3,919)	3,802	-96%		(56,358)	(29,500)	0	(33,499)	(22,859)	91%

Miacomet  
October, 2021  
General & Administrative

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Other Income	0	0	0	0	0	#DIV/0!	142	75,000	0	75,000	0	75,000	#DIV/0!
Interest Income	0	0	0	0	0	#DIV/0!	143	24	0	24	57	(33)	#DIV/0!
Winter Memberships	0	0	0	0	0	#DIV/0!	144	0	0	0	0	0	#DIV/0!
House Rental Income	11,490	6,000	5,490	14,509	(3,019)	92%	145	112,348	63,500	48,848	95,498	16,850	77%
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	11,490	6,000	5,490	14,509	(3,019)	92%		187,372	63,500	48,848	95,555	91,817	195%
Payroll Expense													
Controller	7,665	7,500	165	7,460	204	2%	146	75,907	75,000	907	73,160	2,746	1%
Administrative Services Manager	5,962	5,417	545	5,110	852	10%	147	58,325	54,170	4,155	50,110	8,215	8%
Management Payment	15,127	15,127	0	14,977	150	0%	148	151,267	151,267	0	149,769	1,498	0%
Total Payroll	28,753	28,044	709	27,547	1,206	3%		285,498	280,437	5,062	273,039	12,459	2%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	149	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	920	1,300	(380)	1,392	(473)	-29%	150	10,151	9,550	601	7,961	2,190	6%
Office Supplies	1,547	500	1,047	1,410	136	209%	152	10,744	6,000	4,744	6,517	4,227	79%
Bank & Finance Charges	105	0	105	66	40	#DIV/0!	153	635	0	635	135	500	#DIV/0!
Credit Card Merchant Services	15,832	12,000	3,832	18,428	(2,596)	32%	154	125,221	116,000	9,221	107,622	17,600	8%
Nant Land Bank Debt - Interest	0	0	0	0	0			0	0	0	0	0	
Office Equipment Leases	161	161	(0)	618	(457)	0%	155	2,279	1,610	669	2,470	(191)	42%
Office Furniture	0	0	0	0	0	#DIV/0!	156	0	0	0	258	(258)	#DIV/0!
Advertising	0	0	0	0	0	#DIV/0!	157	0	0	0	0	0	#DIV/0!
Postage & Shipping	201	100	101	201	0	101%	158	760	1,000	(240)	1,331	(570)	-24%
Dues and Subscriptions	630	200	430	0	630	215%	159	4,129	2,000	2,129	2,437	1,692	106%
Travel and Education	586	500	86	761	(175)	17%	160	5,424	9,500	(4,076)	8,536	(3,112)	-43%
POS Support/Computer Support	3,620	2,600	1,020	5,368	(1,748)	39%	161	45,887	43,400	2,487	46,717	(830)	6%
Legal Fees	0	0	0	0	0	#DIV/0!	162	0	600	(600)	69	(69)	-100%
Professional Accounting	0	0	0	7,000	(7,000)	#DIV/0!	163	30,555	21,500	9,055	28,200	2,355	42%
Cell Phones	231	360	(129)	346	(115)	-36%	164	3,447	3,600	(153)	3,278	169	-4%
Payroll Service	5,202	3,000	2,202	4,924	278	73%	165	50,169	34,800	15,369	38,301	11,868	44%
Trash Removal	2,697	1,979	718	1,840	857	36%	166	20,450	19,790	660	16,636	3,814	3%
Employee Relations	0	500	(500)	0	0	-100%	167	304	1,000	(696)	390	(86)	-70%
Incentive Bonuses'	0	0	0	10,000	(10,000)	#DIV/0!	168	0	0	0	10,000	(10,000)	#DIV/0!
License & Fees	0	300	(300)	250	(250)	-100%	169	7,760	4,950	2,810	4,448	3,312	57%
Electricity	4,663	3,500	1,163	8,878	(4,216)	33%	171	44,928	35,000	9,928	36,773	8,155	28%
Liquid Propane	1,124	2,000	(876)	1,146	(22)	-44%	172	26,499	21,700	4,799	19,858	6,640	22%
Telephone	392	337	55	446	(54)	16%	173	3,919	3,370	549	4,345	(426)	16%
Heating Fuel	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!
Water	392	280	112	384	8	40%	175	4,038	2,800	1,238	3,222	816	44%
Cable TV & Internet	1,798	1,750	48	1,429	369	3%	176	15,838	17,500	(1,662)	18,526	(2,688)	-9%
Web Site	0	0	0	0	0	#DIV/0!	177	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	178	4,784	11,900	(7,116)	6,086	(1,302)	-60%
Insurance - Property/Liability	73,442	0	73,442	62,466	10,976	#DIV/0!	179	136,913	125,468	11,445	137,945	(1,032)	9%
Professional Liability	0	0	0	0	0	#DIV/0!	180	2,025	2,200	(175)	2,155	(130)	-8%
Insurance - Workers Comp	1,627	1,700	(73)	1,978	(352)	-4%	181	24,375	14,200	10,175	15,894	8,481	72%
Excise Tax/Truck Registration	0	0	0	0	0	#DIV/0!	182	155	300	(145)	250	(95)	-48%

Insurance - Vehicles	0	0	0	0	0	#DIV/0!	183	145	1,800	(1,655)	1,121	(976)	-92%
Land Management Payment (\$1/Round)	0	0	0	19,451	(19,451)	#DIV/0!	184	29,694	22,000	7,694	19,451	10,243	35%
Bad Debt	0	0	0	0	0	#DIV/0!	185	0	0	0	0	0	#DIV/0!
Retirement Plan	1,959	3,200	(1,241)	1,760	199	-39%	186	31,159	32,000	(842)	29,448	1,711	-3%
Payroll Taxes - Mgmt. & Empl. Exp.	18,540	16,000	2,540	15,235	3,305	16%	187	270,724	212,000	58,724	206,437	64,287	28%
Employee Housing Rent	30,500	5,000	25,500	6,300	24,200	510%	188	114,200	52,500	61,700	59,629	54,571	118%
Employee Housing - Utilities	1,994	1,200	794	1,686	308	66%	189	17,301	13,600	3,701	15,540	1,761	27%
Employee Housing R&M	1,089	1,000	89	0	1,089	9%	190	20,224	4,300	15,924	8,638	11,586	370%
Health Insurance	27,483	20,000	7,483	20,335	7,148	37%	191	234,849	200,000	34,849	183,010	51,839	17%
Manager Clothing Allowance	0	0	0	0	0	#DIV/0!	192	384	500	(116)	519	(135)	-23%
Employee Severence Expense	0	0	0	0	0	#DIV/0!	193	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	0	100	(100)	313	(313)	-100%	194	966	1,000	(34)	861	104	-3%
Food & Bev Manager Comp Charges	289	150	139	225	64	93%	195	1,640	1,500	140	1,059	581	9%
Golf Course Manager Comp Charges	0	50	(50)	0	0	-100%	196	200	500	(300)	4	196	-60%
Director of Golf Comp Charges	0	50	(50)	0	0	-100%	197	194	500	(306)	97	97	-61%
Interest Expense	541	2,421	(1,880)	1,500	(959)	-78%	198	14,543	24,210	(9,667)	25,518	(10,975)	-40%
Penalties	0	0	0	0	0	#DIV/0!	199	0	0	0	183	(183)	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	200	0	0	0	0	0	#DIV/0!
Total Operating Expenses	197,563	82,238	115,325	196,136	1,428	140%		1,317,612	1,076,148	241,464	1,081,871	235,741	22%
Income/(Loss) from Operations	(214,826)	(104,282)	(110,544)	(209,174)	(5,652)	106%		(1,415,738)	(1,293,085)	(197,678)	(1,259,356)	(156,382)	9%
Depreciation Expense	0	0	0	0	0	#DIV/0!		463,655	278,202	185,453	420,883	42,771	67%
Income/(Loss) After Depreciation	(214,826)	(104,282)	(110,544)	(209,174)	(5,652)	106%		(1,879,393)	(1,571,287)	(308,106)	(1,680,239)	(199,154)	20%

## MGC October Variance Report

Variance Code	Month Actual	Budget	Difference	% Variance	Justification
	<b>GOLF SHOP</b>				
	<b>Revenue</b>				
1	Play Cards	0	0	0%	
2	Winter Membership	64,550	20,000	44550	223% Miacomet continues to increase in popularity!
3	Resident Discount Cards	0	0	0	0%
4	Handicap (Non-Members)	35	0	35	#DIV/0!
5	Greens Fees	100,260	150,000	(49740)	-33% 1 bad weekend of WX and closure for member guest
6	Cart Fees	31,248	30,000	1248	4%
7	Golf Club Repair	128	0	128	#DIV/0!
8	Range Ball Sales	7,964	5,000	2964	59% More range use dueing member guest weekend as no play available
9	Club Rental Sets	4,447	3,500	947	27%
10	Walking Trolley Rental	1,596	3,500	(1904)	-54% Member guest weekend course closed to public play
11	Club/Cart Storage	0	0	0	0%
12	Lessons	5,975	0	5975	#DIV/0! Meg Mahoney stayed late
13	Golf Clinics	0	0	0	0%
14	Tournaments	38,900	0	38900	#DIV/0! Member guest weekend
15	Merchandise	51,425	50,000	1425	3%
	<b>Cost of Goods Sold</b>				
16	Golf Shop	82,873	28,000	54873	196% Primarily fall & winter golf clothing purchase
	<b>Payroll Expense</b>				
17	Golf Lessons	4,569	18,000	(13431)	-75% Tournament slowed the playing lesson availability
18	Gripping	87	0	87	#DIV/0!
19	Golf Clinic	4,476	0	4476	#DIV/0! Clinics on range increased as course was not available
20	Director of Golf Gross	11,367	7,662	3705	48% Two golf prosMike working with Bryce at Miacomet learning systems
21	Head Golf Pro	7,034	10,000	(2966)	-30%
22	Golf Professional Subs	69	3,600	(3531)	-98%
23	Golf Shop Manager	0	0	0	0%
24	Outside Service Mgr	0	0	0	0%
25	Shop Clerks Gross	7,397	3,000	4397	147% Bryce anticipated bringing in interns but it did not happen
26	Outside Services Payroll	10,673	8,000	2673	33% Bryce anticipated bringing in interns but it did not happen
	<b>Operating Expenses</b>				
27	Advertising	0	0	0	0%
28	Dues and Subscriptions	601	750	(149)	-20%
29	Travel and Education	128	500	(372)	-74%
30	Club Car/Golf Car Lease	13,410	14,041	(631)	-4%
31	Visage GPS	2,752	2,700	52	2%
32	Range Supplies	50	0	50	#DIV/0!
33	Golf Cart Repairs & Maintenance	0	0	0	0%
34	Range Picker Repair & Maintenance	139	0	139	#DIV/0! More bearings
35	Range Balls	0	0	0	0%
36	Tees, Markers, Etc.	0	0	0	0%
37	Score Cards	0	0	0	0%
38	Uniforms / Clothing Allowance	0	0	0	0%
39	Bag Tags	0	0	0	0%
40	Shipping (ups/fedex)	(1,140)	200	(1340)	-670% Returns
41	Office/Shop Supplies	0	100	(100)	-100%
42	Cell Phones	0	0	0	0%
43	Handicaps	0	0	0	0%
44	Golf Course Water Supplies	0	0	0	0%
45	Damaged Goods/Outdated Merchandise	0	0	0	0%
46	Rental Clubs	0	0	0	0%
47	Golf Clinic Equipment	0	0	0	0%
48	Golf Shop Small Equipment	0	0	0	0%
49	Tournament Expenses	21,769	2,000	19769	988% Mens member guest originally not anticipated in October
50	Tournament Supplies	0	0	0	0%
51	Supplies	387	0	387	#DIV/0! Mens member guest originally not anticipated in October
	<b>FOOD &amp; BEVERAGE</b>				
	<b>Revenue</b>				
52	Food Sales	75,371	60,000	15371	26% popularity of the restaurant is increasing, we could do much more if we had more help
53	Bar Sales	64,160	62,000	2160	3%
54	Clubhouse Usage Fees (Rental)	0	0	0	0%
	<b>Cost of Goods Sold</b>				
55	Food	37,242	14,000	23242	166% increased sales + timing of purchases
56	Beer	3,935	4,000	(65)	-2%
57	Wine	3,930	2,500	1430	57% Increased bar sales + bulk purchasing
58	Bar Paper/Supply Cost	0	0	0	0%
59	Non- Alcoholic Beverage	1,208	1,000	208	21% Increased bar sales + bulk purchasing
60	Bar Snacks	0	500	(500)	-100%
61	Liquor	4,507	3,000	1507	50% Increased bar sales + bulk purchasing

Variance Code		Month Actual	Budget	Difference	% Variance	Justification
	<b>Payroll Expense</b>					
62	Food & Beverage Manager	6234.06	6100	134	2%	
63	Restaurant Manager	3056	2760	296	11%	Additional hours required
64	Chef Gross	6387	6250	137	2%	
65	Payroll Bar/Wait Staff	14877	10000	4877	49%	Increased Sales more servers, Underbudgeted by me due to Covid expectations
66	Cook Gross	4854	4583	271	6%	
67	Kitchen Staff/Dishwashers Gross	14,465	5,000	9465	189%	extra staff required do to lack of line cooks and overtime use
		49874	34693	15181	44%	
	<b>Operating Expenses</b>					
68	Advertising	0	0	0	0%	
69	Dues and Subscriptions	0	50	(50)	-100%	
70	Travel and Education	2000	1000	1000	100%	F&B Education from Johnson & Wales
71	Uniforms / Clothing Allowance	0	0	0	0%	
72	Clubhouse Cleaning Labor	0	4,167	(4167)	-100%	
73	Clubhouse Floor Supplies	513	1000	(487)	-49%	Much more business and will likey be under budget for the year
74	China, Glass & Silver	0	500	(500)	-100%	
75	Kitchen Cleaning & Dishwasher Supplies	0	450	(450)	-100%	
76	Kitchen Equipment Lease	0	0	0	0%	
77	Kitchen Equipment Repair & Maint	298	0	298	#DIV/0!	
78	Bar Repair & Maintenance	0	0	0	0%	
79	Bar Small Equipment	0	0	0	0%	
80	Kitchen Small Equipment	0	1,000	(1000)	-100%	
81	Clubhouse Small Equipment	0	0	0	0%	
82	Kitchen Laundry	461	150	311	207%	Bulk soap & detergent purchase
83	Kitchen Paper & Supplies	1,259	400	859	215%	Much more business and will likey be under budget for the year
84	Clubhouse Cleaning & Supplies	0	150	(150)	-100%	
85	Flowers/Decorations	0	50	(50)	-100%	
	<b>MEMBERSHIP</b>					
	<b>Revenue</b>					
86	Initiation Fees	0	0	0	0%	
87	Member Dues	0	0	0	0%	
88	Member Finance Charges	(2)	0	(2)	#DIV/0!	
	<b>Operating Expenses</b>					
89	Capital Fund from Init. Fees	0	0	0	0%	
90	Member Relations	0	0	0	0%	
	<b>GROUNDNS</b>					
	<b>Payroll Expense</b>					
91	Golf Course Superintendent Gross	14,222	13,916	306	2%	
92	Assistant Superintendent	8,559	8,375	184	2%	
93	Asst. Superintendent #2	7,069	6,917	152	2%	
94	Mechanic Gross	7,302	6,583	719	11%	OT
95	Hourly Labor Gross	2,047	6,000	(3953)	-66%	
96	Seasonal Labor	48,550	40,000	8550	21%	Member Guest. Will get back into check next month
	<b>Operating Expenses</b>					
97	Water	123	80	43	54%	
98	Golf Course Supplies	0	0	0	#DIV/0!	
99	Fertilizer	0	0	0	#DIV/0!	
100	Chemicals/Weed Control	0	0	0	0%	
101	Surfactants	0	0	0	0%	
102	Tools	181	0	181	#DIV/0!	Preparing for aeration
103	Shop Supplies	803	625	178	28%	Preparing for aeration
104	Electric - Pump House & Irigation	0	1,500	(1500)	-100%	
105	Electric - Maintenance Building	1,451	600	851	142%	two months payments
106	Liquid Propane	0	0	0	0%	
107	Cell Phones	114	206	(92)	-45%	
108	Raw Materials & Topdressing	0	0	0	0%	
109	Seed	745	0	745	#DIV/0!	
110	Gas, Oil & Diesel	4,181	3,000	1181	39%	gas prices going up
111	Debris Disposal Removal	0	0	0	0%	
112	Golf Course Repairs & Main	0	0	0	0%	
113	Equipment - Repairs & Main	4,329	3,000	1329	44%	ordered tines for aeration and replaced bedknives on reel mowers later than years past
114	Irrigation - Repair & Main	93	0	93	#DIV/0!	
115	Roads / Fences - Repair & Main	0	0	0	0%	
116	Contract Services	0	0	0	0%	
117	Small Equipment Rental	0	1,000	(1000)	-100%	
118	Leases (Utility Vehicles)	7,820	0	7820	#DIV/0!	should have been budgeted in this month.
119	Consultants	0	0	0	0%	
120	Office Supplies	1,632	0	1632	#DIV/0!	
121	Cable TV & Internet	0	106	(106)	-100%	
122	Telephone	0	50	(50)	-100%	
123	Travel and Education	0	4,000	(4000)	-100%	
124	Dues & Subscriptions	600	0	600	#DIV/0!	
125	Uniforms	0	0	0	0%	
126	Storage Container Rental	0	0	0	0%	
127	Employee Relations	0	0	0	0%	

128	Groundwater Monitoring	0	0	0	0%	
129	Freight	675	0	675	#DIV/0!	increase in topdressing and divot mix orders
130	Clubhouse Grounds	1,321	0	1321	#DIV/0!	
	<b>MAINTENANCE</b>					
	<b>Operating Expenses</b>					
131	Clubhouse Repair & Maintenance	0	500	(500)	-100%	
132	Golf Course Building Repair & Maint	117	500	(383)	-77%	
133	Golf Course Building HVAC R&M	0	200	(200)	-100%	
134	Clubhouse HVAC R&M	0	300	(300)	-100%	
135	Clubhouse Electrical R&M	0	0	0	0%	
136	Golf Course Building Electrical R&M	0	0	0	0%	
137	Clubhouse Plumbing R&M	0	500	(500)	-100%	
138	Oakson Septic System	0	500	(500)	-100%	
139	Golf Course Building Plumbing R&M	0	0	0	0%	
140	Alarm System/Activity	0	0	0	0%	
141	Refrigeration	0	400	(400)	-100%	
	<b>GENERAL &amp; ADMINISTRATIVE</b>					
	<b>Revenue</b>					
142	Other Income	0	0	0	0%	
143	Interest Income	0	0	0	0%	
144	Winter Memberships	0	0	0	0%	
145	House Rental Income	11,490	6,000	5490	92%	More employees in housing + Dorm
	<b>Payroll Expense</b>					
146	Controller	7,665	7,500	165	2%	
147	Administrative Services Manager	5,962	5,417	545	10%	
148	Management Payment	15,127	15,127	0	0%	
	<b>Operating Expenses</b>					
149	Cleaning Admin. Office	0	0	0	0%	
150	Employee Shift Meals 100%	920	1,300	(380)	-29%	
152	Office Supplies	1,547	500	1047	209%	
153	Bank & Finance Charges	105	0	105	#DIV/0!	
154	Credit Card Merchant Services	15,832	12,000	3832	32%	increased sales
	NLB Debt / Interest	0	0	0	0%	
155	Office Equipment Leases	161	161	(0)	0%	
156	Office Furniture	0	0	0	0%	
157	Advertising	0	0	0	0%	
158	Postage & Shipping	201	100	101	101%	
159	Dues and Subscriptions	630	200	430	215%	
160	Travel and Education	586	500	86	17%	
161	POS Support/Computer Support	3,620	2,600	1020	39%	Computernd printer repairs
162	Legal Fees	0	0	0	0%	
163	Professional Accounting	0	0	0	0%	
164	Cell Phones	231	360	(129)	-36%	
165	Payroll Service	5,202	3,000	2202	73%	more employees
166	Trash Removal	2,697	1,979	718	36%	Extra pick up
167	Employee Relations	0	500	(500)	-100%	
168	Incentive Bonuses*	0	0	0	0%	
169	License & Fees	0	300	(300)	-100%	
171	Electricity	4,663	3,500	1163	33%	Clubhouse usage greater than anticipated and Cart barn (will separate cart barn in 2022)
172	Liquid Propane	1,124	2,000	(876)	-44%	
173	Telephone	392	337	55	16%	
174	Heating Fuel	0	0	0	0%	
175	Water	392	280	112	40%	lots of restaurant use and cart cleaning
176	Cable TV & Internet	1,798	1,750	48	3%	
177	Web Site	0	0	0	0%	
178	EPLI Insurance	0	0	0	0%	
179	Insurance - Property/Liability	73,442	0	73442	#DIV/0!	First payment for 2022 property Liability. I was not sure of initial payment month
180	Professional Liability	0	0	0	0%	
181	Insurance - Workers Comp	1,627	1,700	(73)	-4%	
182	Excise Tax/Truck Registration	0	0	0	0%	
183	Insurance - Vehicles	0	0	0	0%	
184	Land Management Payment (\$1/Round)	0	0	0	0%	
185	Bad Debt	0	0	0	0%	
186	Retirement Plan	1,959	3,200	(1241)	-39%	
187	Payroll Taxes - Mgmt. & Empl. Exp.	18,540	16,000	2540	16%	more employees & increased payroll
188	Employee Housing Rent	30,500	5,000	25500	510%	
189	Employee Housing - Utilities	1,994	1,200	794	66%	6 West has airconditioning and it's expensive
190	Employee Housing R&M	1,089	1,000	89	9%	
191	Health Insurance	27,483	20,000	7483	37%	price increases and more employees on health care
192	Manager Clothing Allowance	0	0	0	0%	
193	Employee Severence Expense	0	0	0	0%	
194	General Manager Comp Charges	0	100	(100)	-100%	
195	Food & Bev Manager Comp Charges	289	150	139	93%	
196	Golf Course Manager Comp Charges	0	50	(50)	-100%	
197	Director of Golf Comp Charges	0	50	(50)	-100%	
198	Interest Expense	541	2,421	(1880)	-78%	
199	Penalties	0	0	0	0%	

200	Suspense	0	0	0	0%	
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Nantucket Islands Land Bank  
Golf Capital Fund Transfer Request  
10.16.21 – 11.16.21

**Miacomet Golf**

TCF Lease (008-0717174-301) – October 2021	\$3,676.42
TCF Lease (008-0717174-301) – November 2021	\$3,676.42

<b>Total Miacomet Golf Capital Expenditures to be reimbursed</b>	<b>\$7,352.84</b>
--	-------------------





11100 Wayzata Boulevard, Suite 801 Minnetonka, MN 55305

Address Service Requested

## Remittance Section

Invoice Number: 7276500  
 Customer Number: 717174  
 Contract Number(s): 008-0717174-301  
 Past Due Amount: \$0.00  
 Total Amount Due: \$3,676.42

Please See Reverse Side for Important Information

NGM, INC  
 ATTN: ACCOUNTS PAYABLE  
 12 WEST MIACOMET RD  
 NANTUCKET MA 02554-4369

Use enclosed envelope and make check payable to:

The Huntington National Bank  
 PO Box 77077  
 Minneapolis MN 55480-7777



0000000000000 0000717174 07276500 000367642 9

Please detach the above remittance portion and return with your payment. Thank You

## Welcome.

TCF National Bank is now part of The Huntington National Bank,  
 and we can officially welcome you to Huntington.



11100 Wayzata Boulevard, Suite 801  
 Minnetonka, MN 55305

Invoice Number: 7276500  
 Customer Number: 717174  
 Invoice Date: 09/13/21  
 Invoice Due Date: 10/05/21  
 Past Due Amount: \$0.00  
 Total Amount Due: \$3,676.42

For Customer Service, Call 800-643-4354

### Invoice Details

Contract Number	Invoice Description	Current Charges	Past Due 1-30 Days	Past Due 31-60 Days	Past Due 61+ Days	Total Due
008-0717174-301	(2) Toro Reelmaster 5010-H, & (2) Toro ProCore 648 Payment Due	3,676.42	0.00	0.00	0.00	3,676.42
<b>Total</b>		<b>\$3,676.42</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,676.42</b>

**APPROVAL**  
 Date Rcvd. 10/01/21  
 Acct. # 2053-0 \$ 3,676.42  
 OK for Pymnt. NT

**Processed**

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For invoice questions, contact us at  
 800-643-4354 or TCFCSCustomerService@tcfbank.com



1405 Xenium Lane N (PCC180) Plymouth, MN 55441

Address Service Requested

## Remittance Section

**Invoice Number:** 7335797  
**Customer Number:** 717174  
**Contract Number(s):** 008-0717174-301  
**Past Due Amount:** \$0.00  
**Total Amount Due:** \$3,676.42

Please See Reverse Side for Important Information

NGM, INC  
 ATTN: ACCOUNTS PAYABLE  
 12 WEST MIACOMET RD  
 NANTUCKET MA 02554-4369

Use enclosed envelope and make check payable to:

The Huntington National Bank  
 PO Box 77077  
 Minneapolis MN 55480-7777



00000000000000 0000717174 07335797 000367642 5

Please detach the above remittance portion and return with your payment. Thank You

## Welcome.

TCF National Bank is now part of The Huntington National Bank,  
and we can officially welcome you to Huntington.



1405 Xenium Lane N (PCC180)  
 Plymouth, MN 55441

**Invoice Number:** 7335797  
**Customer Number:** 717174  
**Invoice Date:** 10/14/21  
**Invoice Due Date:** 11/05/21  
**Past Due Amount:** \$0.00  
**Total Amount Due:** \$3,676.42

For Customer Service, Call 800-643-4354

### Invoice Details

Invoice Details		Current Charges	Past Due 1-30 Days	Past Due 31-60 Days	Past Due 61+ Days	Total Due
Contract Number	Invoice Description					
008-0717174-301	(2) Toro Reelmaster 5010-H, & (2) Toro ProCore 648 Payment Due	3,676.42	0.00	0.00	0.00	3,676.42
<div><div>APPROVAL</div><div><div>Date Rcvd. 11/01/21</div><div><div>Acct. #</div><div>\$</div></div><div><div>2053-0</div><div>3,676.42</div></div><div><div>OK for Pymnt.</div><div>NJT</div></div><div>Processed</div></div></div>						
Total		\$3,676.42	\$0.00	\$0.00	\$0.00	\$3,676.42

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 Token: W9J6LNQD

For invoice questions, contact us at  
 800-643-4354 or [TCFCSCustomerService@tcfbank.com](mailto:TCFCSCustomerService@tcfbank.com)

## **Land Bank Fertilizer and Pesticide Policy for Waterfront Properties**

Land Bank will perform yearly soil tests on waterfront properties that receive fertilizer inputs. Results of soil testing will be provided to property maintenance staff and contract landscapers working on Land Bank property and will be used to determine whether fertilizers are necessary and if so, at what rate.

### **Fertilizers**

1. Leave a 100-foot buffer strip adjacent to any water body and apply minimal or no fertilizer to this strip.
2. Use a 0-phosphorus fertilizer.
3. Use no more than 3 pounds of nitrogen per 1,000 square feet per year.
4. Use no more than 0.5 pound per 1,000 square feet of nitrogen per application.
5. Use lower nitrogen amounts for shaded areas.
6. All the nitrogen should be a slow-release form. Organic-based nitrogen fertilizers will provide slow release. Other types of fertilizers can be formulated to provide slow release of nitrogen. Check the labels.
7. Don't apply fertilizer in the spring until 3 weeks after lawn green-up.
8. Don't make applications immediately before or during a rain event.

### **Pesticides**

1. Discuss all pesticide use with Land Bank staff prior to application.

<https://www.nantucket-ma.gov/725/Fertilizer-Program>

<https://www.canr.msu.edu/resources/maintaining-waterfront-turf-to-preserve-water-quality>

### **Preemergence**

For best results, we recommend that you make two **preemergence** herbicide applications each year: one in the spring to target summer annual weeds and one in the fall to target winter annual weeds. Preemergence herbicides will often be the most effective when applied based on soil temperature, because soil temperatures play a critical role in weed seed germination. Per the recommendations above, apply your spring preemergence herbicide when soil temperatures reach approximately 55°F for several days. Fall applications can be made several months later when soil temperatures decrease to approximately 70°F for several days. Application timing in Texas can vary by several weeks based on geographic region and annual weather conditions. When in doubt, contact your local AgriLife County Extension office.

### **Crabgrass Preventer plus Green-Up Lawn Fertilizer**

<https://www.jonathangreen.com/wp-content/uploads/GreenUp-Crabgrass-Prev-label.pdf>

- Fertilizer analysis: 20-0-3
- Feeds the lawn for up to 3 full months
- Kills crabgrass both before and after germination

This product is toxic to fish and highly toxic to other aquatic organisms including oysters and shrimp. To protect the environment, do not allow pesticide to enter or run off into storm drains, drainage ditches, gutters or surface waters. Applying this product in calm weather when rain is not predicted for the next 24 hours will help to ensure that wind or rain does not blow or wash pesticide off the treatment area. Sweeping any product that lands on a driveway, sidewalk, or street, back onto the treated area of the lawn or garden will help to prevent runoff to water bodies or drainage systems. Notice: Read the entire label. Use only according to label directions. Before using this product, read Warranty Disclaimer, Inherent Risks of Use, and Limitation of Remedies at end of Directions for Use. If terms are unacceptable, return at once unopened. In case of emergency endangering health or the environment involving this product, call 1-800-992-5994.

ACTIVE INGREDIENT: Dithiopyr: 3,5- pyridinedicarbothioic acid, 2-(difluoromethyl)- 4-(2-methylpropyl)-6- (trifluoromethyl)-S,S-dimethyl ester..... 0.125%  
OTHER INGREDIENTS: ..... 99.875% TOTAL:  
..... 100.000%

## BioAdvanced Season Long Grub Control Plus Turf Revitalizer

<https://www.domyown.com/msds/Grub-Control-Plus-Fertilizer-Label.pdf>

[https://www.domyown.com/msds/BioAdvanced Season Long Grub Control Plus Turf Revitalizer SDS 2020.pdf](https://www.domyown.com/msds/BioAdvanced_Season_Long_Grub_Control_Plus_Turf_Revitalizer_SDS_2020.pdf)

**SECTION 12: ECOLOGICAL INFORMATION** Biodegradability Imidacloprid: not rapidly biodegradable Koc Imidacloprid: Koc: 225 Bioaccumulation Imidacloprid ; Does not bioaccumulate. Mobility in soil Imidacloprid: Moderately mobile in soils Environmental precautions. Do not apply directly to water, to areas where surface water is present or to intertidal areas below the mean high water mark. Do not contaminate surface or ground water by cleaning equipment or disposal of wastes, including equipment wash water. Apply this product as specified on the label. Do not allow to get into surface water, drains and ground water.

Active Ingredient: Imidacloprid 0.25% plus 6-0-1 fertilizer

### **How does Imidacloprid work?**

Imidacloprid works by disrupting inhibiting stimuli transmission within the nervous system of a given insect when that insect either ingests or absorbs the poison into its body. More specifically, imidacloprid blocks a certain type of neuronal pathways which are much more prevalent in insects than mammals. That is why the chemical is much more toxic to insects than humans or animals.

### **Products and Target Pests**

Among the more well-known products containing imidicloprid are Dominion 2L Termiticide Concentrate, Maxforce fly baits, Merit Granules, Premise 2 Termiticide, and Pre-Empt Roach Bait Gel. Target pests include a very broad spectrum of flying and crawling pests such as flies, termites, cockroaches, carpenter ants, and ground and ornamental pests.

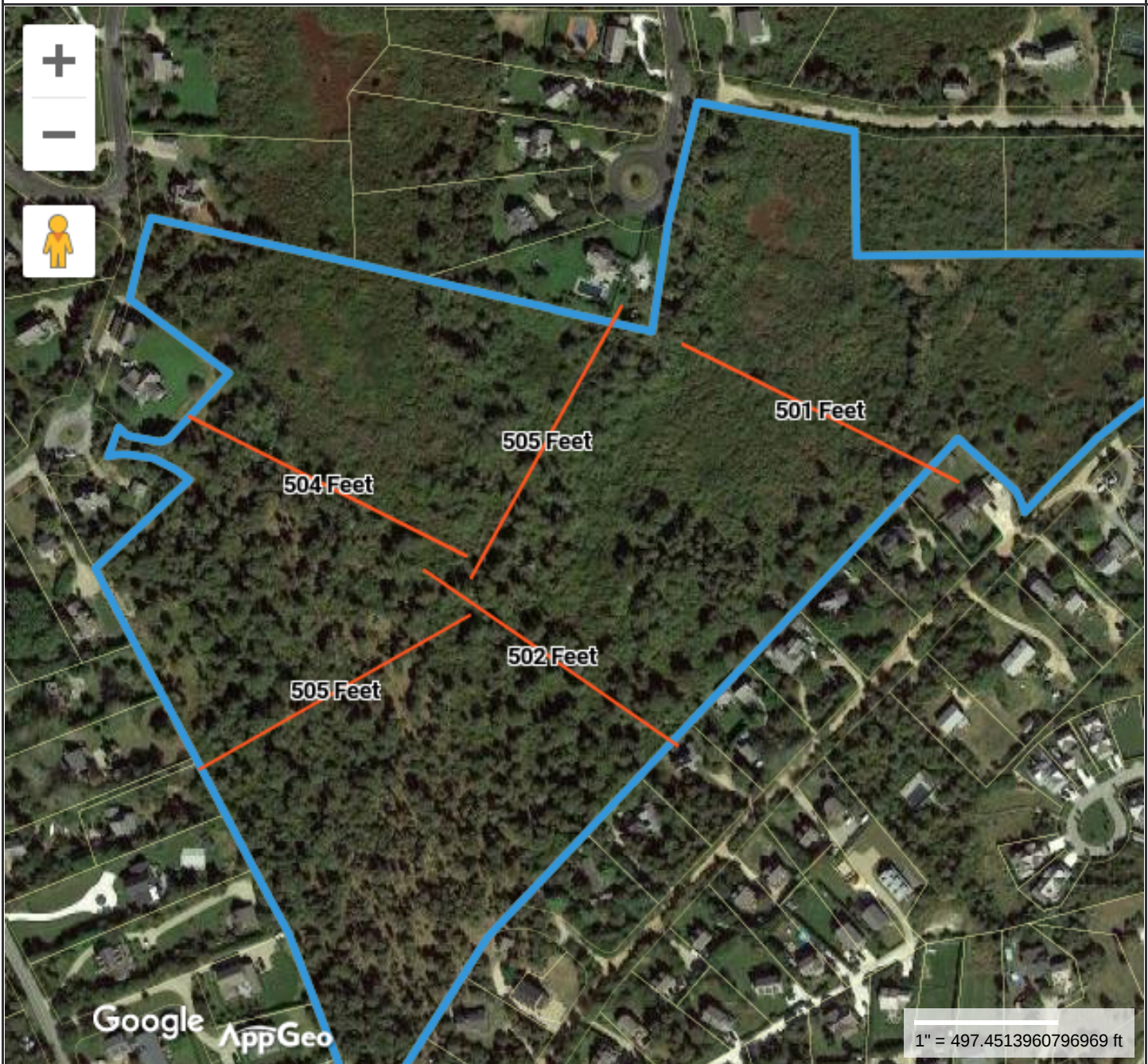
### **Toxicity**

The EPA gives Imidacloprid a class II or class III rating, meaning that is is "moderately toxic" and requires a Warning label. It has been termed a "potential" pollutant of ground water. Always follow the label directions.

- This product is highly toxic to aquatic invertebrates.
- To protect the environment, do not allow pesticide to enter or run ointo storm drains, drainage ditches, gutters or surface waters. Applying this product in calm weather when rain is not predicted for the next 24 hours will help to ensure that wind or rain does not blow or wash pesticide othe treatment area. Sweeping any product that lands on a driveway, sidewalk, or street, back onto the treated area of the lawn or garden will help to prevent run off to water bodies or drainage systems.



## Somerset/Lappin Trails

**Property Information**

**Property ID** 66 11  
**Location** 49 SOMERSET RD  
**Owner** NANTUCKET ISLANDS LAND BANK

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/04/2021  
Data updated Jan. 2021

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.



Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 67, 67.1, 307  
Street & Number of Proposed Work: 101 #103 Hummock Rd Rd  
Owner of record: NAN. ISLAND LAND BANK  
Mailing Address: 22 Broad St.  
Nantucket, MA 02554  
Contact Phone #: (508) 228-7240 E-mail: info@nantucketlandbank.org

AGENT INFORMATION (if applicable)

Name: Robert Newman  
Mailing Address: PO Box 2113  
NANTUCKET, MA 02554  
Contact Phone #: 508-228-8050 E-mail: BO.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_  
Must be acted on by: \_\_\_\_\_  
Extended to: \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Member: \_\_\_\_\_  
Notes - Comments - Restrictions - Conditions  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

- ☐ New Dwelling
- ☐ Addition
- ☐ Garage
- ☐ Driveway/Apron
- ☐ Commercial
- ☐ Historical Renovation
- ☐ Deck/Patio
- ☐ Steps
- ☐ Shed
- ☐ Color Change
- ☐ Fence
- ☒ Gate
- ☐ Hardscaping
- ☐ Move Building
- ☐ Demolition
- ☐ Revisions to previous Cert. No. \_\_\_\_\_
- ☐ Pool (Zoning District \_\_\_\_\_)
- ☐ Roof
- ☐ Other \_\_\_\_\_

Size of Structure or Addition: Length: 4x14 Sq. Footage 1st floor: \_\_\_\_\_ Decks/Patio: Size: \_\_\_\_\_ ☐ 1st floor ☐ 2nd floor  
Width: \_\_\_\_\_ Sq. footage 2nd floor: \_\_\_\_\_ Size: \_\_\_\_\_ ☐ 1st floor ☐ 2nd floor  
Sq. footage 3rd floor: \_\_\_\_\_

Difference between existing grade and proposed finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_  
Height of ridge above final finish grade: North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

Additional Remarks

- REVISIONS\*
1. East Elevation
  2. South Elevation
  3. West Elevation
  4. North Elevation

Historic Name: \_\_\_\_\_ (describe) \_\_\_\_\_  
Original Date: \_\_\_\_\_  
Original Builder: \_\_\_\_\_

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A \*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed \_\_\_\_\_ ☐ Block ☐ Block Parged ☐ Brick (type) \_\_\_\_\_ ☐ Poured Concrete ☐ Piers  
Masonry Chimney: ☐ Block Parged ☐ Brick (type) \_\_\_\_\_ ☐ Other \_\_\_\_\_  
Roof Pitch: Main Mass \_\_\_\_\_/12 Secondary Mass \_\_\_\_\_/12 Dormer \_\_\_\_\_/12 Other \_\_\_\_\_  
Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural  
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) \_\_\_\_\_

Fence: Height: 48" 4-  
Type: \_\_\_\_\_  
Length: 16' 4-

Skylights (flat only): Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_  
Manufacturer \_\_\_\_\_ Rough Opening \_\_\_\_\_ Size \_\_\_\_\_ Location \_\_\_\_\_

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) \_\_\_\_\_

Leaders (material and size): \_\_\_\_\_

Sidewall: ☐ White cedar shingles \_\_\_\_\_ ☐ Clapboard (exposure: \_\_\_\_\_ inches) Front ☐ Side  
☐ \_\_\_\_\_  
☐ Other \_\_\_\_\_

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TBD  
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other \_\_\_\_\_

C. Dimensions: Fascia \_\_\_\_\_ Rake \_\_\_\_\_ Soffit (Overhang) \_\_\_\_\_ Corner boards \_\_\_\_\_ Frieze \_\_\_\_\_  
Window Casing \_\_\_\_\_ Door Frame \_\_\_\_\_ Columns / Posts: Round \_\_\_\_\_ Square \_\_\_\_\_

Windows\*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other \_\_\_\_\_  
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer \_\_\_\_\_

Doors\* (type and material): ☐ TDL ☐ SDL Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_  
Garage Door(s): Type \_\_\_\_\_ Material \_\_\_\_\_

Hardscape materials: Driveways shell / stone Walkways \_\_\_\_\_ Walls \_\_\_\_\_

\* Note: Complete door and window schedules are required.

COLORS

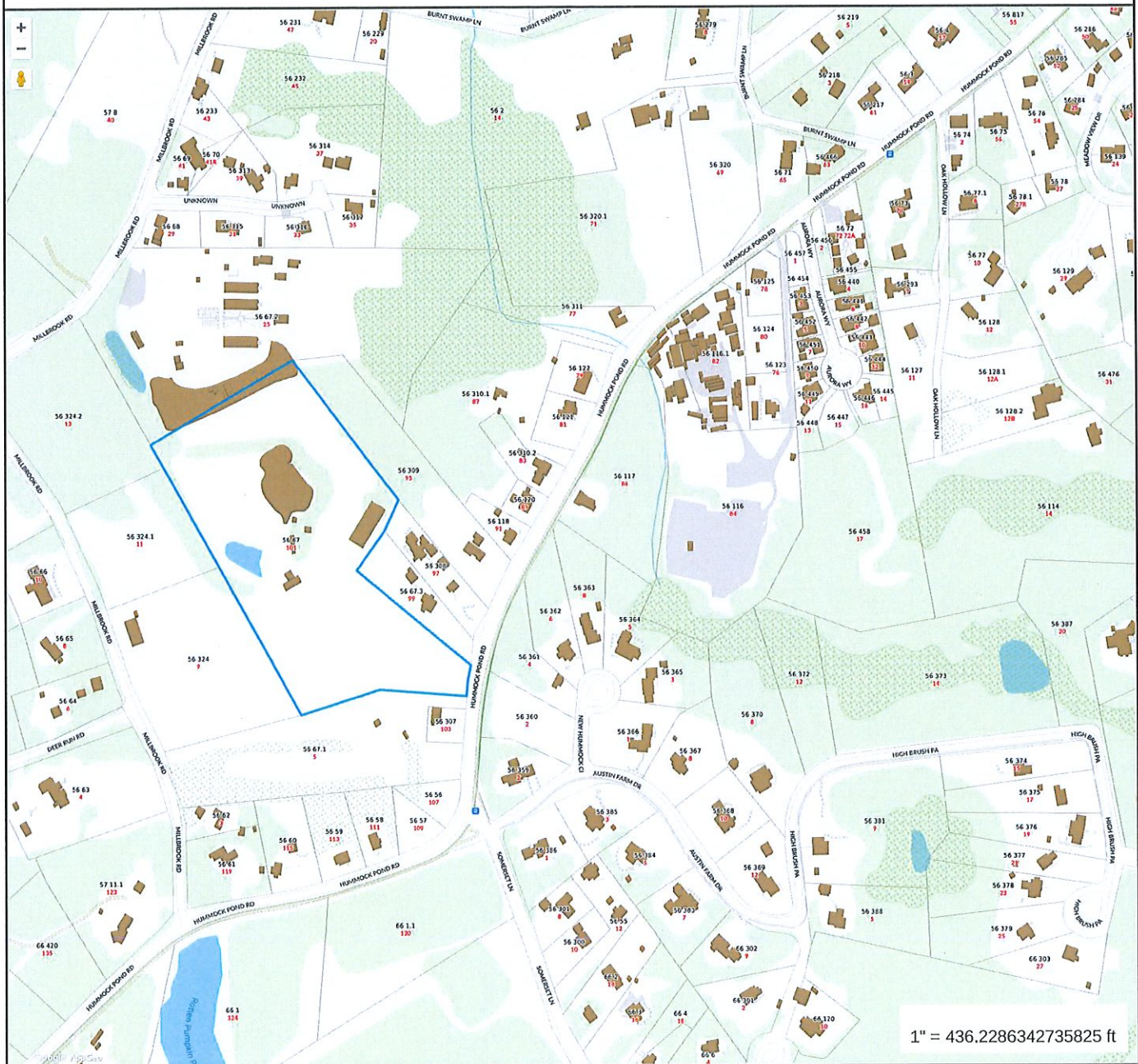
Sidewall \_\_\_\_\_ Clapboard (if applicable) \_\_\_\_\_ Roof \_\_\_\_\_  
Trim \_\_\_\_\_ Sash \_\_\_\_\_ Doors \_\_\_\_\_  
Deck \_\_\_\_\_ Foundation \_\_\_\_\_ Fence NTW Shutters \_\_\_\_\_

\* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 11/27/2011 Signature of owner of record \_\_\_\_\_ Signed under penalties of perjury \_\_\_\_\_





Property ID	56 67
Location	101 HUMMOCK POND RD
Owner	NANTUCKET ISLANDS LAND BANK



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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Geometry updated 11/04/2021  
Data updated Jan. 2021

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.



CURRENT ZONING CLASSIFICATION:  
Residential 20 (R-20)

MINIMUM LOT SIZE: 20,000 S.F.  
MINIMUM FRONTAGE: 75 FT.  
FRONT YARD SETBACK: 30 FT.  
REAR/SIDE SETBACK: 10 FT.  
GROUND COVER %: 12.5%

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION & PLANNING PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

### GRAPHIC SCALE



1 inch = 120 ft.

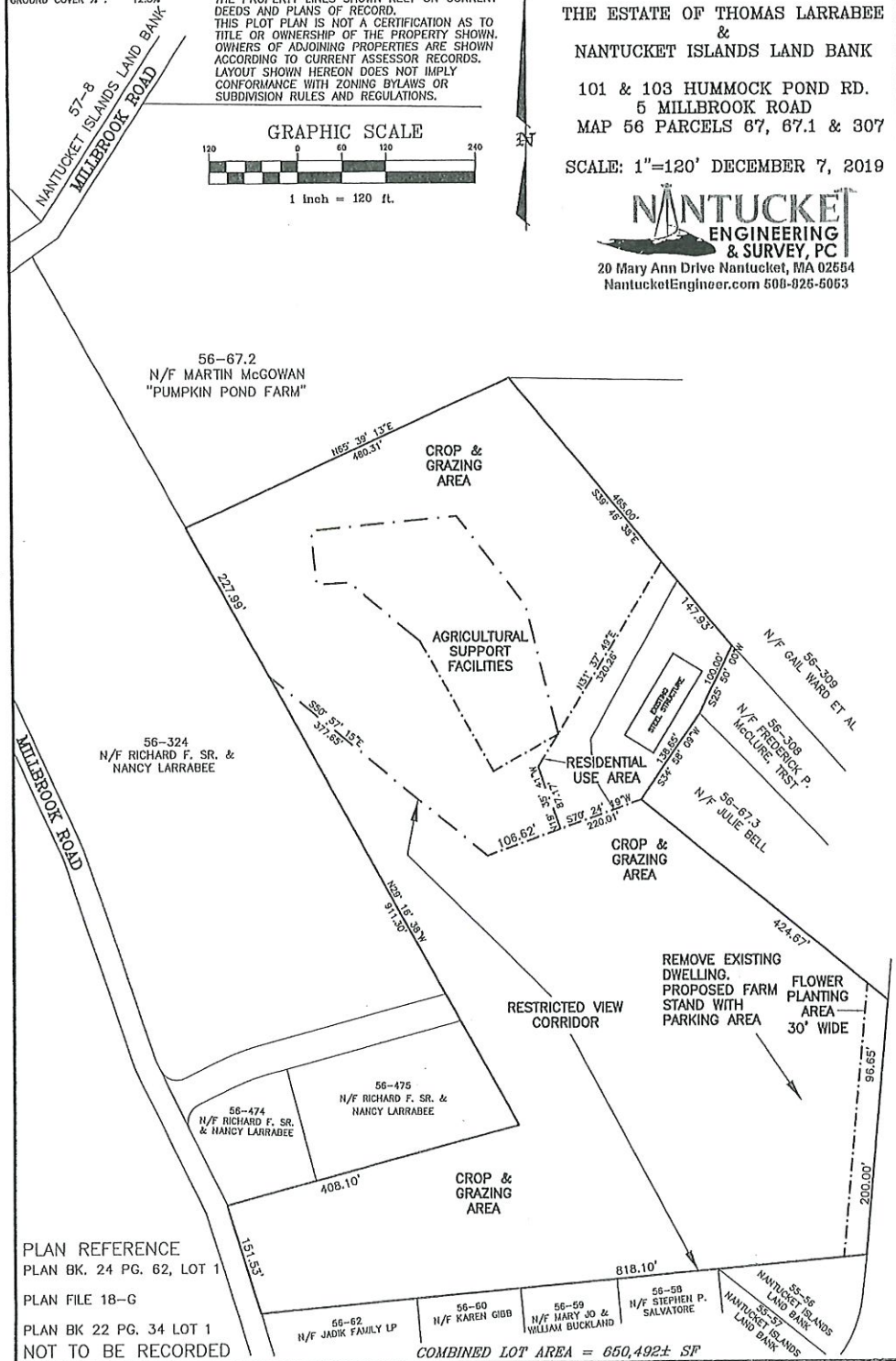
## LAND-USE PLAN

PREPARED FOR

THE ESTATE OF THOMAS LARRABEE  
&  
NANTUCKET ISLANDS LAND BANK  
101 & 103 HUMMOCK POND RD.  
5 MILLBROOK ROAD  
MAP 56 PARCELS 67, 67.1 & 307

SCALE: 1"=120' DECEMBER 7, 2019

**NANTUCKET**  
ENGINEERING  
& SURVEY, PC  
20 Mary Ann Drive Nantucket, MA 02554  
NantucketEngineer.com 600-826-6053





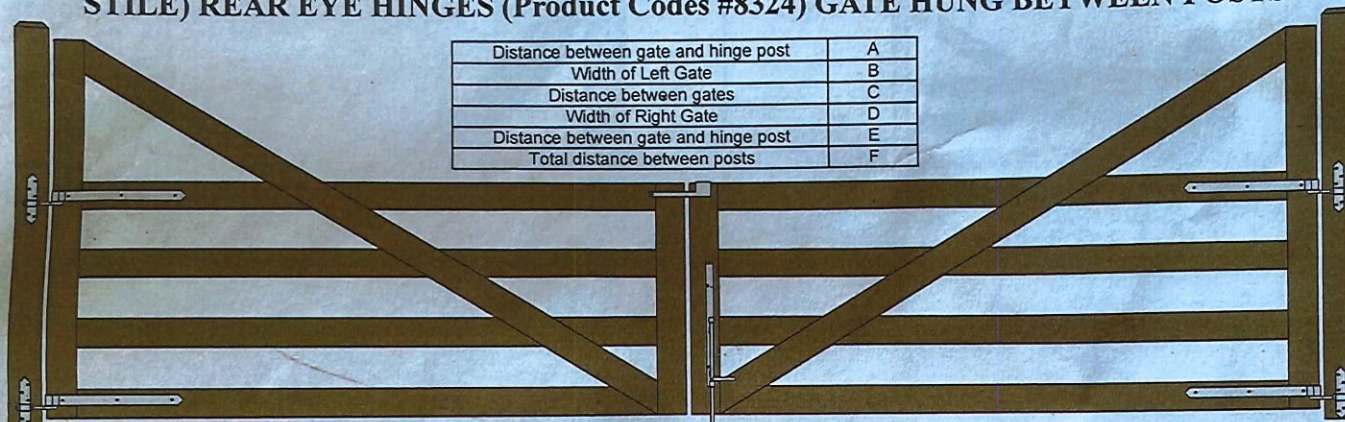








# **DOUBLE CAPE COD RAIL GATES (TWO 10 FOOT WIDE 46" HIGH GATES WITH 74" STILE) REAR EYE HINGES (Product Codes #8324) GATE HUNG BETWEEN POSTS**



Distance between gate and hinge post	A
Width of Left Gate	B
Distance between gates	C
Width of Right Gate	D
Distance between gate and hinge post	E
Total distance between posts	F

Hardware Required *		Rear Eye Hinge Advantages					
	Galvanized Finish	Black Powder Coat over Galvanized Finish		Opens 180 degrees			
Hinge Sets	2 of 8324-S242	2 of 8324-S24P		Incredible amount of adjustment			
fasteners included with hardware	Two Sets Includes		Easy operation & Very Strong				
	four 24 inch double strap (8324-242 or 8324-24SP)		Minimal distance between gate and post				
	four mounting plate with 8" adjustable threaded pins (8256-342 or 8256-34P)						
Cane Bolt (Vertical)	1 or 2 of 5000-242*	1 or 2 of 5000-24SP*					
Central Latch Options				Dimensions (feet and inches)			
				A	B	C	
Throw Over Gate Loop	4200-032	4200-03SP		D	E	F	
Cane Bolt and Keep	5000-122 plus 5000-002	5000-12SP plus 5000-00SP		1"	10'	1"	
				10'	10'	20' 3"	
				1"	10'	1"	
				10'	1"	20' 3"	
Lumber Required							
Posts	2 of 10' x 6" x 6" (usually dressed out at 5.5" x 5.5")						
Rails, Stiles (uprights) and Diagonals made from full 1" thick by 5.5" wide lumber (commonly stocked decking material or rough cut lumber)							
Rails	8 of 10' x 1" x 5.5"						
Stiles	6 of 8' x 1" x 5.5"						
Diagonals	4 of 12" x 1" x 5.5"						
Filler blocks for bottom hinge	4 of 14' x 1" x 5.5" (Parts E,F,G and H on Plan Layout)						
Fasteners Required							
Approximately 100 of 1.75" x #8 wood screws (stainless preferred)							
36 of 3.5" x 3/8" carriage bolts (hot dipped galvanized or stainless steel), nuts, and washers							
Mounting Plate Fasteners - 20 of 3/8" carriage bolts that are 1" longer than thickness of gate post (preferred) or 20 of 3/8" lag bolts (minimum of 4" long)							
*One 24" Cane Bolt (5000-242 or 5000-24SP) is required for central stability. Two are needed if you require a means of keeping the gates open.							

Hoover Fence Company

Download includes this materials list, component cutting and layout sheet, tips on installing gate posts, and detailed instructions.  
For a complete listing of our free gate plans and gate layouts visit [hooverfence.com](http://hooverfence.com).

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of November 23, 2021

1. “M” Exemption Update:

a. Five-Year Domicile and Ownership Compliance – Release of Lien:

No. 37931 Ismael Rios Rojas

No. 37936 Dainoras Raudonius and Ovidija Klimonyte

No. 37958 Roberto J. Santamaria and Teresa E. Schrader

No. 37996 Kate Merlini Fraser, Gordon Fraser, and Jo Ann Welch as Trustees  
of the Three Musketeers Nominee Trust

No. 38014 Joao Paulo S. Kunzler

b. Five-Year Domicile Non-Compliance – Extension of Lien:

No. 35357 Andrew P. Minihan

**NANTUCKET LAND BANK COMMISSION WORKSHEET**  
**UNAUDITED FINANCIAL REPORT as of October 31, 2021**

**STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS**

	Sep YIELD	Oct YIELD	9/30/2021	10/31/2021
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$37,989.55	\$38,044.60
Nantucket Bank / Collection Account x7653	0.25	0.25	\$36,577,016.02	\$47,541,938.02
Nantucket Bank / Special CD x1135 <i>matures 5/20/2022*</i>	0.20	0.20	\$5,051,014.92	\$5,051,872.97
<b>TOTAL UNRESTRICTED FUNDS:</b>			<b>\$41,666,020.49</b>	<b>\$52,631,855.59</b>

**STATEMENT OF ACCOUNTS - RESTRICTED FUNDS**

	Sep YIELD	Oct YIELD	9/30/2021	10/31/2021
US Bank / Series A Bonds Reserve Fund / <i>TNotes mature 4/8/21 MktVal</i>	1.73	1.73	\$3,069,909.91	\$3,069,446.23
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,904.31	\$20,904.40
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$40,059.23	\$40,067.74
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,006.30	\$10,008.42
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$43,964.55	\$43,973.88
Nantucket Bank / Nabalus Escrow x1473	0.15	0.15	\$1,659.73	\$1,659.94
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$55,962.79	\$269,567.78
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$391,211.93	\$391,295.00
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$19,410.79	\$19,414.91
Hingham Savings / Marble Reserve CD <i>matures 8/29/2022</i>	0.40	0.40	\$226,538.55	\$226,615.52
Citizens Bank / Rackemann Sawyer Acquisition Escrow			\$425,000.00	\$525,000.00
<b>TOTAL RESTRICTED FUNDS:</b>			<b>\$4,304,629.19</b>	<b>\$4,617,954.92</b>
<b>TOTAL FUNDS:</b>			<b>\$45,970,649.68</b>	<b>\$57,249,810.51</b>

**BONDS:**

	Principal Outstanding	Payment Due	Annual Payments
2009 Series A Issue <i>(Final principal payment 7/1/2022)</i>	\$220,000	<i>Interest due 1/1/22, Principal and Interest due 7/1/22</i>	\$226,490.00
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$4,115,000	<i>Principal and Interest due 2/15/22, Interest due 8/15/22</i>	\$421,887.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$6,635,000	<i>Principal and Interest due 12/1/21, Interest due 6/1/22</i>	\$1,041,225.00
<b>TOTAL BONDS:</b>	<b>\$10,970,000</b>	<b>TOTAL ANNUAL BOND PAYMENTS:</b>	<b>\$1,689,602.50</b>

**NOTES:**

	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Interest of \$25,768.60 due 12/9/21, 3/9/22, 6/9/22, 9/9/22</i>	\$103,074.40
Hays Note #37	\$1,333,333	<i>Principal due 6/12/22</i>	\$1,333,333.33
Larrabee Note # 38	\$1,750,000	<i>Principal due 1/6/22</i>	\$1,750,000.00
<b>TOTAL NOTES:</b>	<b>\$4,783,333</b>	<b>TOTAL ANNUAL NOTE PAYMENTS:</b>	<b>\$3,186,407.73</b>
<b>TOTAL DEBT:</b>	<b>\$15,753,333</b>	<b>TOTAL ANNUAL DEBT PAYMENTS:</b>	<b>\$4,876,010.23</b>

\*A 12-month CD with the benefit of withdrawing at any time, if needed, without penalty.