

AGENDA
Nantucket Land Bank Commission
Regular Meeting of March 24, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/87269277471?pwd=OnXfMXdsmtG2oLB01xJ2953q9GjbET.1>

Webinar ID: 872 6927 7471

Passcode: 860289

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. GOLF BUSINESS
 - a. Sconset Golf Course – Monthly Review
 - b. Miacomet Golf Course – Monthly Review
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
 - d. Golf Capital Workgroup – Recommendations
4. PROPERTY MANAGEMENT
 - a. 65/67 Easton Street / Land Bank Rain Garden – Educational Signage Design Approval
 - b. 41 Jefferson Avenue – Buildings Move/Contract Approval
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of March 10, 2026
8. CONSENT ITEMS
 - a. Monthly Financial Report – February
 - b. Warrant Authorization – Cash Disbursements
 - c. Research Request – Roseate Terns on Muskeget
9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of

10/14/25.

2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:

Commonwealth of Massachusetts Superior Court Civil Action No.
2675CV00004: Ocean Heath LLC v. Seth Engelbourg, Linda Williams, Tim Braine, Mike Misurelli, Joe Plandowski, John Schafer and RJ Turcotte as they are members of the Nantucket Conservation Commission; and The Nantucket Islands Land Bank.

3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT

**Siasconset Golf
Balance Sheet
February 2026**

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
CE Payments - Funds in Transit	\$0.00	\$0.00
Total CE Payments - Funds in Transit	\$0.00	\$0.00
SGC Savings Account	\$726,376.10	\$402,410.96
NGM - SGC Operating Account	\$129,825.03	\$190,492.32
Golf Shop Cash	\$500.00	\$500.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	\$0.00	(\$625.56)
Management Contract escrow	\$4,000.08	\$4,000.08
Total Cash	<u>\$861,201.21</u>	<u>\$597,277.80</u>
Accounts Receivable-Miacomet Golf	(\$51,120.79)	(\$54,437.31)
Accounts Receivable	\$0.00	\$0.00
Total Accounts Receivable	<u>(\$51,120.79)</u>	<u>(\$54,437.31)</u>
Inventory - Non-Alcoholic	\$0.00	\$561.93
Inventory Golf Shop	\$35,761.59	\$18,339.29
Rental Club Inventory	\$0.00	\$22,400.00
Inventory Food	\$0.00	\$737.26
Inventory Bar	\$0.00	\$5,365.65
Inventory Pesticides	\$0.00	\$0.00
Inventory - Wine	\$0.00	\$1,009.40
Total Inventory	<u>\$35,761.59</u>	<u>\$48,413.53</u>
Prepaid Expenses- Administration	\$23,695.07	\$8,763.69
Total Prepaid Expenses	<u>\$23,695.07</u>	<u>\$8,763.69</u>
Total Current Assets	<u>\$869,537.08</u>	<u>\$600,017.71</u>
Accumulated Amortization	(\$1,234.81)	(\$983.81)
Total Accumulated Amortization	<u>(\$1,234.81)</u>	<u>(\$983.81)</u>
Logo	\$3,768.00	\$3,768.00
Golf Course Equipment	\$590,743.08	\$531,570.95
Accum Depreciation	(\$1,151,698.71)	(\$1,001,057.71)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,593,585.57	\$8,553,796.91
Leasehold Improvements	\$3,103,976.41	\$3,008,326.55
Vehicle & Dump Trailer	\$37,704.00	\$37,704.00
Unspecified- (Equipment)	\$5,185.23	\$12,980.23
Total Fixed Assets	<u>\$11,357,863.58</u>	<u>\$11,321,688.93</u>
Total Fixed Assets	<u>\$11,356,628.77</u>	<u>\$11,320,705.12</u>
Total Assets	<u><u>\$12,226,165.85</u></u>	<u><u>\$11,920,722.83</u></u>

**Siasconset Golf
Balance Sheet
February 2026**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$2,057.69	(\$8,346.96)
Total Accounts Payable	\$2,057.69	(\$8,346.96)
Total Accounts Payable	\$2,057.69	(\$8,346.96)
Gift Certificate Issued	\$7,006.75	\$4,785.50
Total Gift Certificate	\$7,006.75	\$4,785.50
Gratuity Liability Bar	\$97.02	\$197.02
Total Gratuity	\$97.02	\$197.02
Land Bank Advance on Operations	\$10,730,570.38	\$10,751,510.02
Total Note Payable	\$10,730,570.38	\$10,751,510.02
Accrued Payroll	\$5,300.08	\$0.00
Total Payroll	\$5,300.08	\$0.00
MA Sales Tax Payables Golf	\$0.00	\$1,460.21
MA Meals Tax Payable	\$0.00	\$3,302.57
Total Tax	\$0.00	\$4,762.78
Total Current Liabilities	\$10,742,974.23	\$10,761,255.32
Total Liabilities	\$10,745,031.92	\$10,752,908.36
Retained Earnings	\$1,524,915.25	\$1,189,982.54
Total Retained Earnings	\$1,524,915.25	\$1,189,982.54
Total Current Year P&L	(\$43,781.32)	(\$22,168.07)
Total Equity	\$1,481,133.93	\$1,167,814.47
Total Liabilities and Equity	\$12,226,165.85	\$11,920,722.83

Siasconset
February, 2026
Summary

	Month To Date						YearTo Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Covers	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Revenue												
Golf Shop Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Food & Beverage	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!
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	1,000	(1,000)	0	0	-100%	0	2,000	(2,000)	0	0	-100%
Total Revenue	0	1,000	(1,000)	0	0	-100%	0	2,000	(2,000)	0	0	-100%
Cost of Goods Sold												
Golf Shop	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Cost of Sales	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Gross Profit	0	1,000	(1,000)	0	0	-100%	0	2,000	(2,000)	0	0	-100%
Payroll Expense												
Golf Shop	769	1,067	(298)	769	0	-28%	1,330	1,667	(337)	1,538	(209)	-20%
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
General & Administrative	10,423	10,300	123	4,744	5,679	1%	17,651	17,550	101	8,654	8,997	1%
Grounds	5,385	5,833	(448)	5,385	(0)	-8%	10,000	11,666	(1,666)	10,769	(769)	-14%
Total Payroll	16,577	17,200	(623)	10,897	5,679	-4%	28,981	30,883	(1,902)	20,962	8,019	-6%
Operating Expenses												
Golf Shop	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Food & Beverage	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
General & Administrative	7,244	8,701	(1,457)	626	6,619	-17%	14,748	16,916	(2,168)	1,066	13,683	-13%
Clearing	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Grounds	26	1,833	(1,807)	102	(76)	-99%	52	2,666	(2,614)	141	(88)	-98%
Total Operating Expenses	7,270	10,534	(3,264)	728	6,542	-31%	14,801	19,582	(4,782)	1,207	13,594	-24%
Total Expense	23,847	27,734	(3,887)	11,626	12,222	-14%	43,781	50,465	(6,684)	22,168	88	-13%
Income/(Loss) from Operations	(23,847)	(26,734)	2,887	(11,626)	(12,222)	-11%	(43,781)	(48,465)	4,684	(22,168)	(21,613)	-10%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(23,847)	(26,734)	2,887	(11,626)	(12,222)	-11%	(43,781)	(48,465)	4,684	(22,168)	(21,613)	-10%

Siasconset
February, 2026
Departmental Summary

	Month To Date						Year To Date						Key
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %	
Rounds	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Covers	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Golf Shop													
Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Cost of Goods	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Payroll Expense	769	1,067	(298)	769	0	-28%	1,330	1,667	(337)	1,538	(209)	-20%	
Operating Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Net Profit / (Loss)	(769)	(1,067)	298	(769)	0	-28%	(1,330)	(1,667)	337	(1,538)	209	-20%	6
Food & Beverage													
Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Cost of Goods	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!	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	5,385	5,833	(448)	5,385	(0)	-8%	10,000	11,666	(1,666)	10,769	(769)	-14%	
Operating Expense	26	1,833	(1,807)	102	(76)	-99%	52	2,666	(2,614)	141	(88)	-98%	
Net Profit / (Loss)	(5,411)	(7,666)	2,255	(5,487)	76	-29%	(10,052)	(14,332)	4,280	(10,910)	858	-30%	8
General & Administrative													
Revenue	0	1,000	(1,000)	0	0	-100%	0	2,000	(2,000)	0	0	-100%	
Payroll Expense	10,423	10,300	123	4,744	5,679	1%	17,651	17,550	101	8,654	8,997	1%	
Operating Expense	7,244	8,701	(1,457)	626	6,619	-17%	14,748	16,916	(2,168)	1,066	13,683	-13%	
Net Profit / (Loss)	(17,667)	(18,001)	334	(5,370)	(12,298)	-2%	(32,399)	(32,466)	67	(9,720)	(22,680)	0%	
Maintenance													
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Clearing	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!	9
Net Profit / (Loss)	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Income/(Loss) from Operations	(23,847)	(26,734)	2,887	(11,626)	(12,222)	-11%	(43,781)	(48,465)	4,684	(22,168)	(21,613)	-10%	10
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	

Net After Depreciation	(23,847)	(26,734)	2,887	(11,626)	(12,222)	-11%	(43,781)	(48,465)	4,684	(22,168)	(21,613)	-10%
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Siasconset
February, 2026
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	0	0	0	0	0	#DIV/0!
Annual Pass	0	0	0	0	0	#DIV/0!	2	0	0	0	0	0	#DIV/0!
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	0	0	0	0	0	#DIV/0!	5	0	0	0	0	0	#DIV/0!
Member 9 hole	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Member 18 hole	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
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	0	0	0	0	0	#DIV/0!	9	0	0	0	0	0	#DIV/0!
Walking Trolley Rental	0	0	0	0	0	#DIV/0!	10	0	0	0	0	0	#DIV/0!
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	0	0	0	0	0	#DIV/0!	15	0	0	0	0	0	#DIV/0!
Over/Under	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!
Cost of Goods Sold													
Golf Shop	0	0	0	0	0	#DIV/0!	16	0	0	0	0	0	#DIV/0!
Member 10% Shop Discounts	0	0	0	0	0	#DIV/0!	17	0	0	0	0	0	#DIV/0!
Total Cost of Sales	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Gross Profit	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Payroll Expense													
Golf Shop Manager	0	0	0	0	0	#DIV/0!	18	0	0	0	0	0	#DIV/0!
Head Golf Professional	769	1,067	(298)	769	0	-28%		1,330	1,667	(337)	1,538	(209)	-20%
Shop Clerks Gross	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!
Total Payroll	769	1,067	(298)	769	0	-28%		1,330	1,667	(337)	1,538	(209)	-20%
Operating Expenses													
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	20	0	0	0	0	0	#DIV/0!
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	0	#DIV/0!	22	0	0	0	0	0	#DIV/0!
Score Cards	0	0	0	0	0	#DIV/0!	23	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	24	0	0	0	0	0	#DIV/0!
Shipping (ups/fedex)	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!
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	0	0	0	0	0	#DIV/0!
Tournament Expense	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!

Supplies	0	0	0	0	0	#DIV/0!	30	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	(769)	(1,067)	298	(769)	0	-28%		(1,330)	(1,667)	337	(1,538)	209	-20%

Siasconset
February, 2026
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	3,462	3,750	(288)	3,462	0	-8%	46	6,429	7,500	(1,071)	6,923	(495)	-14%	
Assistant Superintendent	1,923	2,083	(160)	1,923	(0)	-8%	47	3,571	4,166	(595)	3,846	(275)	-14%	
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!	
Mechanic Gross	0	833	(833)	0	0	-100%	49	0	1,666	(1,666)	0	0	-100%	
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!	
Seasonal Labor	0	0	0	0	0	#DIV/0!	51	0	0	0	0	0	#DIV/0!	
Total Payroll	5,385	6,666	(1,281)	5,385	(0)	-19%		10,000	13,332	(3,332)	10,769	(769)	-25%	
Operating Expenses														
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!	
Golf Course Supplies	0	500	(500)	0	0	-100%	53	0	500	(500)	0	0	-100%	
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!	
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	55	0	0	0	0	0	#DIV/0!	
Surfactants	0	0	0	0	0	#DIV/0!	56	0	0	0	0	0	#DIV/0!	
Tools	0	500	(500)	0	0	-100%	57	0	500	(500)	0	0	-100%	
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	0	0	0	0	#DIV/0!	
Electric - Pump House & Irrigation	0	0	0	71	(71)	#DIV/0!	59	0	0	0	71	(71)	#DIV/0!	
Electric - Maintenance Building	26	0	26	31	(5)	#DIV/0!	60	52	0	52	70	(17)	#DIV/0!	
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	0	0	0	0	0	#DIV/0!	
Seed	0	0	0	0	0	#DIV/0!	62	0	0	0	0	0	#DIV/0!	
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	0	0	0	0	0	#DIV/0!	
Equipment - Repairs & Main	0	0	0	0	0	#DIV/0!	66	0	0	0	0	0	#DIV/0!	
Irrigation - Repair & Main	0	0	0	0	0	#DIV/0!	67	0	0	0	0	0	#DIV/0!	
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	0	0	0	0	#DIV/0!	
Contract Services	0	0	0	0	0	#DIV/0!	69	0	0	0	0	0	#DIV/0!	
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	0	0	0	0	#DIV/0!	
Consultants	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/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	0	0	0	0	#DIV/0!	
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	0	0	0	0	0	#DIV/0!	
Total Operating Expenses	26	1,000	(974)	102	(76)	-97%		52	1,000	(948)	141	(88)	-95%	
Income/(Loss) from Operations	(5,411)	(7,666)	2,255	(5,487)	76	-29%		(10,052)	(14,332)	4,280	(10,910)	858	-30%	

Siasconset
February, 2026
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	0	#DIV/0!
Interest Income	0	1,000	(1,000)	0	0	-100%	87	0	2,000	(2,000)	0	0	0	-100%
Winter Memberships	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	0	#DIV/0!
House Rental Income	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	0	#DIV/0!
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Total Revenue	0	1,000	0	0	0	-100%		0	2,000	0	0	0	0	-100%
Payroll Expense														
Controller	2576.92	2500	77	769.24	1,808	3%		3826.92	3750	77	1538.48	2,288	2%	
General Manager	4000	4000	0	0	4,000	0%		8000	8000	0	0	8,000	0%	
Management Payment	3,846	3,800	46	3,974	(128)	1%	90	5,824	5,800	24	7,115	(1,291)	0%	
Total Payroll	10,423	10,300	123	4,744	5,679	1%		17,651	17,550	101	8,654	8,997	1%	
Operating Expenses														
Office Supplies	0	0	0	0	0	#DIV/0!	91	0	0	0	0	0	0	#DIV/0!
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	190	200	(10)	190	0	-5%	93	381	400	(19)	381	0	-5%	
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	94	0	0	0	0	0	0	#DIV/0!
Travel and Education	0	0	0	0	0	#DIV/0!	95	0	0	0	0	0	0	#DIV/0!
POS Support/Computer Support	318	315	3	0	318	1%	96	635	630	5	0	635	1%	
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	0	0	0	0	0	#DIV/0!
Professional Accounting	0	0	0	0	0	#DIV/0!	98	0	0	0	0	0	0	#DIV/0!
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	0	#DIV/0!
Payroll Service	0	0	0	0	0	#DIV/0!	100	0	0	0	0	0	0	#DIV/0!
Trash Removal	0	0	0	0	0	#DIV/0!	101	0	0	0	0	0	0	#DIV/0!
License & Fees	0	2,750	(2,750)	0	0	-100%	102	0	2,750	(2,750)	0	0	-100%	
Electricity	0	1,300	(1,300)	186	(186)	-100%	103	259	2,600	(2,341)	186	73	-90%	
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	0	#DIV/0!
Water	35	0	35	35	0	#DIV/0!	105	70	0	70	70	0	#DIV/0!	
Cable TV & Internet	223	0	223	214	8	#DIV/0!	106	445	0	445	429	16	#DIV/0!	
Web Site	0	0	0	0	0	#DIV/0!	107	0	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	108	0	0	0	0	0	0	#DIV/0!
Insurance - Property/Liability	6,479	4,136	2,343	0	6,479	57%	109	12,958	10,536	2,422	0	12,958	23%	
Insurance - Workers Comp	0	0	0	0	0	#DIV/0!	110	0	0	0	0	0	0	#DIV/0!
Amortization	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	0	#DIV/0!
Payroll Taxes - Mgmt. & Empl. Exp.	0	0	0	0	0	#DIV/0!	112	0	0	0	0	0	0	#DIV/0!
Member Relations	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Clubhouse cleaning labor	0	0	0	0	0	#DIV/0!	113	0	0	0	0	0	0	#DIV/0!
Interest Expense	0	0	0	0	0	#DIV/0!	114	0	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	115	0	0	0	0	0	0	#DIV/0!
Total Operating Expenses	7,244	8,701	(1,457)	626	6,619	-17%		14,748	16,916	(2,168)	1,066	13,683	-13%	
Income/(Loss) from Operations	(17,667)	(18,001)	1,334	(5,370)	(12,298)	-2%		(32,399)	(32,466)	2,067	(9,720)	(22,680)	0%	
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!	
Income/(Loss) After Depreciation	(17,667)	(18,001)	334	(5,370)	(12,298)	-2%		(32,399)	(32,466)	67	(9,720)	(22,680)	0%	

**Miacomet
Balance Sheet
February 2026**

Assets

	<u>Current YTD</u>	<u>Prior YTD</u>
NGM - MIA Operating Account	\$513,667.08	\$274,453.93
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	\$4,671.78	(\$62,582.13)
ACH Payment Admin	\$7,670.32	(\$137,663.18)
MGC Savings Account	\$739,075.92	\$720,760.49
Due from Elavon ACH online	\$0.00	\$162,537.23
Due from Elavon Credit Card online	\$0.00	\$70,259.87
Total Cash	\$1,268,785.10	\$1,031,466.21
Accounts Receivable	\$450,910.37	\$219,437.35
Accounts Receivable-Siasconset Golf	\$70,724.15	\$60,733.90
Total Accounts Receivable	\$521,634.52	\$280,171.25
Inventory Golf Shop	\$244,064.91	\$252,215.54
Rental Club Inventory	\$0.00	\$26,400.00
Inventory Food	\$18,978.00	\$19,877.00
Inventory Bar	\$13,875.70	\$18,397.94
Inventory Wine	\$4,423.46	\$6,648.60
Inventory Pesticides	\$107,291.23	\$133,278.77
Total Inventory	\$388,633.30	\$456,817.85
Prepaid Expenses- Administration	\$51,034.81	\$83,601.67
Total Prepaid Expenses	\$51,034.81	\$83,601.67
House Rental Security Deposit	\$21,100.00	\$21,100.00
Management Contract Escrow	\$49,242.64	\$47,052.16
Total Other Assets	\$70,342.64	\$68,152.16
CE Payments - Funds in Transit	(\$5,645.75)	\$21,831.40
Total CE Payments - Funds in Transit	(\$5,645.75)	\$21,831.40
Due from NGM	\$0.00	\$0.00
Total Due from NGM	\$0.00	\$0.00
Total Current Assets	\$2,294,784.62	\$1,942,040.54
Clubhouse	\$11,777,928.77	\$11,767,714.72
Clubhouse Grounds	\$39,899.96	\$41,080.22
Ric-shaw Push/Pull Carts	\$1,666.07	\$1,666.07
Golf Course Equipment	\$827,745.54	\$599,698.31
Accum Depr/Amort	(\$13,096,343.98)	(\$12,436,555.18)
20 Year assets for expansion	\$3,740.00	\$3,740.00
Clubhouse Furn & Fix	\$35,139.04	\$40,561.91
Computer System	\$126,075.77	\$126,075.77
Golf Course Expansion (GC Exp-3 Yr)	\$807,255.23	\$803,986.00
Furniture & Fixtures	\$1,182,557.26	\$1,177,134.39
Golf Cart Storage	\$27,677.56	\$27,677.56
Golf Course Renov 2	\$4,157,458.70	\$4,157,458.70

**Miacomet
Balance Sheet
February 2026**

House Renovations	\$59,704.92	\$46,239.61
Land Improvements	\$3,249,313.16	\$2,973,747.71
Leasehold Improvements	\$4,295,710.20	\$4,272,668.76
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$95,443.74	\$95,443.74
Unspecified- (Equipment)	\$157,689.13	\$182,443.62
Kitchen Equipment	\$40,946.95	\$36,143.65
Phone System	\$4,803.36	\$4,803.36
Dormitory / EE Housing	\$2,325,673.40	\$2,325,673.40
Logo	\$4,082.00	\$4,082.00
Right of Use Asset - Finance Leases	\$872,000.24	\$949,156.57
Total Fixed Assets	<u>\$17,013,849.54</u>	<u>\$17,218,323.41</u>
Accumulated Amortization	(\$1,851.19)	(\$1,322.39)
Total Accumulated Amortization	<u>(\$1,851.19)</u>	<u>(\$1,322.39)</u>
Website	\$3,850.00	\$3,850.00
Total Website	<u>\$3,850.00</u>	<u>\$3,850.00</u>
Right of Use Asset - Operating Leases	\$187,922.76	\$283,461.02
Total Right of Use Asset - Operating Leases	<u>\$187,922.76</u>	<u>\$283,461.02</u>
Total Fixed Assets	<u>\$17,203,771.11</u>	<u>\$17,504,312.04</u>
Total Assets	<u><u>\$19,498,555.73</u></u>	<u><u>\$19,446,352.58</u></u>

**Miacomet
Balance Sheet
February 2026**

Liabilities and Equity

	<u>Current YTD</u>	<u>Prior YTD</u>
Accounts Payable	(\$42,237.18)	(\$33,307.47)
Total Accounts Payable	(\$42,237.18)	(\$33,307.47)
Total Accounts Payable	(\$42,237.18)	(\$33,307.47)
Golf Schools	\$2,325.00	\$2,325.00
MA Sales Tax Payables Golf	\$15,914.93	(\$279.28)
MA Meals Tax Payable	\$6,779.73	\$24,332.51
Total Accounts Payable	\$25,019.66	\$26,378.23
Accrued Payroll & Related Expenses	\$53,955.15	(\$27,242.97)
Employee Bonus Fund	(\$1,805.88)	\$94.12
Total Payroll	\$52,149.27	(\$27,148.85)
Chit CR Book (Tourn. Gift Cert.)	\$0.00	\$3,088.42
Gift Certificate Issued	\$171,276.96	\$135,684.87
Total Gift Certificate	\$171,276.96	\$138,773.29
Deferred Revenue	\$0.00	\$0.00
Total Deferred Revenue	\$0.00	\$0.00
Gratuity Liability Bar	(\$16,217.40)	(\$6,548.45)
Total Gratuity	(\$16,217.40)	(\$6,548.45)
Lease Payable- PNC #1188236-1	\$0.00	\$5,634.87
Lease Liability - 2022 Cafe Express	\$4,341.58	\$8,554.00
Lease Liability - 2020 Visage Club	\$0.45	\$0.45
Total Lease Payable	\$4,342.03	\$14,189.32
Land Bank Advance on Operations	\$18,994,463.10	\$19,179,213.00
Total Other Funds	\$18,994,463.10	\$19,179,213.00
Note Payable- Nantucket Land Bank	\$4,329,733.00	\$4,329,733.00
Total Note Payable	\$4,329,733.00	\$4,329,733.00
Lease Liability - DLL - 101-0576193-000	\$31,765.93	\$53,674.34
Total Lease Liability - DLL - 101-0576193-000	\$31,765.93	\$53,674.34
Lease Liability - DLL - 101-0568608-000	\$39,658.88	\$57,309.12
Total Lease Liability - DLL - 101-0568608-000	\$39,658.88	\$57,309.12
Lease Liability - DLL - 101-0570758-000	\$14,742.40	\$20,751.97
Total Lease Liability - DLL - 101-0570758-000	\$14,742.40	\$20,751.97
Lease Liability - Wells Fargo - 603-0273367-000	\$3,559.87	\$5,496.44
Total Lease Liability - Wells Fargo - 603-0273367-000	\$3,559.87	\$5,496.44
Lease Liability - Wells Fargo - 603-0141374-005	\$0.00	(\$0.05)
Total Lease Liability - Wells Fargo - 603-0141374-005	\$0.00	(\$0.05)
Lease Liability - Wells Fargo - 603-0141374-006	\$26,671.59	\$60,872.62
Total Lease Liability - Wells Fargo - 603-0141374-006	\$26,671.59	\$60,872.62
Lease Liability - GPS - 2023 Visage Displays (64)	\$58,143.47	\$117,025.47
Total Lease Liability - GPS - 2023 Visage Displays (64)	\$58,143.47	\$117,025.47
Lease Liability - Wells Fargo - New Golf Carts 202	\$389,585.44	\$540,963.82
Total Lease Liability - Wells Fargo - New Golf Carts 202	\$389,585.44	\$540,963.82
Lease Liability - DLL - 101-0601264-000	\$56,567.06	\$71,199.79
Total Lease Liability - DLL - 101-0601264-000	\$56,567.06	\$71,199.79
Lease Liability - Wells Fargo - 603-0141374-005	\$26,819.58	\$41,461.00

**Miacomet
Balance Sheet
February 2026**

Total Lease Liability - Wells Fargo - 603-0141374-005	\$26,819.58	\$41,461.00
Lease Liability - DLL - Toro Proforce Blower	\$11,498.66	(\$2,129.50)
Total Lease Liability - DLL - Toro Proforce Blower	\$11,498.66	(\$2,129.50)
Lease Liability - DLL - 101-0623515-000	\$85,785.27	(\$2,975.50)
Total Lease Liability - DLL - 101-0623515-000	\$85,785.27	(\$2,975.50)
Lease Liability - DLL - 101-0630604-000	\$42,337.30	\$0.00
Total Lease Liability - DLL - 101-0630604-000	\$42,337.30	\$0.00
Lease Liability - DLL - NEW	(\$3,785.13)	\$0.00
Total Lease Liability - DLL - NEW	(\$3,785.13)	\$0.00
Total Current Liabilities	\$24,344,116.94	\$24,618,239.06
Total Liabilities	\$24,301,879.76	\$24,584,931.59
Retained Earnings	(\$5,743,028.23)	(\$6,074,024.77)
Total Retained Earnings	(\$5,743,028.23)	(\$6,074,024.77)
Prior Period Adjustment	\$5,722.83	(\$696.17)
Total Prior Period Adjustment	\$5,722.83	(\$696.17)
Total Current Year P&L	\$933,981.37	\$936,141.93
Total Equity	(\$4,803,324.03)	(\$5,138,579.01)
Total Liabilities and Equity	\$19,498,555.73	\$19,446,352.58

**Miacomet
February, 2026
Summary**

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	0	420	(420)	449	(449)	-100%	166	680	(514)	670	(504)	-76%
Covers	1,292	2,500	(1,208)	1,754	(462)	-48%	1,292	2,500	(1,208)	2,500	(1,208)	-48%
Revenue												
Golf Shop Revenue	5,303	10,820	(5,517)	8,515	(3,212)	-51%	12,023	23,670	(11,647)	18,955	(6,932)	-49%
Food & Beverage	62,548	71,000	(8,452)	69,477	(6,929)	-12%	62,558	71,000	(8,442)	97,637	(35,079)	-12%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	(2,290)	0	(2,290)	(17,715)	15,425	#DIV/0!	1,532,565	1,500,335	32,230	1,482,149	50,416	2%
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Miscellaneous	5,688	10,766	(5,078)	9,469	(3,781)	-47%	11,218	21,532	(10,314)	20,324	(9,106)	-48%
Total Revenue	71,250	92,586	(21,336)	69,747	1,503	-23%	1,618,364	1,616,537	1,827	1,619,066	(702)	0%
Cost of Goods Sold												
Golf Shop	752	2,450	(1,698)	1,471	(719)	-69%	1,005	3,800	(2,795)	3,070	(2,065)	-74%
Food & Beverage	14,994	24,850	(9,856)	29,807	(14,813)	-40%	14,994	24,850	(9,856)	33,514	(18,520)	-40%
Total Cost of Goods Sold	15,746	27,300	(11,554)	31,277	(15,531)	-42%	16,000	28,650	(12,650)	36,584	(20,585)	-44%
Gross Profit	55,503	65,286	(9,783)	38,469	17,034	-15%	1,602,364	1,587,887	14,477	1,582,481	19,883	1%
Payroll Expense												
Golf Shop	20,415	24,838	(4,423)	16,748	3,667	-18%	44,513	49,678	(5,165)	38,661	5,852	-10%
Food & Beverage	39,604	49,970	(10,366)	41,856	(2,252)	-21%	65,267	72,302	(7,035)	81,404	(16,137)	-10%
General & Administrative	54,391	57,291	(2,900)	51,583	2,808	-5%	113,734	114,584	(850)	106,595	7,138	-1%
Maintenance	0	6,933		0			0	13,866		0		
Grounds	37,460	48,382	(10,922)	44,933	(7,473)	-23%	82,411	95,764	(13,353)	96,796	(14,385)	-14%
Total Payroll	151,870	187,414	(35,544)	155,119	(3,249)	-19%	305,925	346,194	(40,269)	323,456	(17,531)	-12%
Operating Expenses												
Golf Shop	4,110	18,736	(14,626)	4,305	(195)	-78%	7,059	34,427	(27,368)	12,606	(5,547)	-79%
Food & Beverage	2,530	11,465	(8,935)	11,428	(8,899)	-78%	3,165	16,665	(13,500)	20,150	(16,985)	-81%
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	20,165	20,568	(403)	9,172	10,993	-2%	22,533	27,552	(5,019)	23,068	(535)	-18%
General & Administrative	159,537	153,525	6,012	112,551	46,986	4%	299,958	319,610	(19,651)	239,826	60,132	-6%
Clearing	0	0		0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Grounds	10,871	27,924	(17,053)	17,090	(6,218)	-61%	29,743	49,298	(19,555)	27,233	2,510	-40%
Total Operating Expenses	197,213	232,218	(35,005)	154,546	42,667	-15%	362,458	447,552	(85,094)	322,883	39,575	-19%
Total Expense	349,083	419,632	(70,549)	309,665	39,418	-17%	668,383	793,746	(125,363)	646,339	(21,029)	-16%
Income/(Loss) from Operations	(293,580)	(354,346)	60,766	(271,196)	(22,383)	-17%	933,981	794,141	139,840	936,142	(2,161)	18%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(293,580)	(354,346)	60,766	(271,196)	(22,383)	-17%	933,981	794,141	139,840	936,142	(2,161)	18%

**Miacomet
February, 2026
Departmental Summary**

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	0	420	(420)	449	(449)	-100%	166	680	(514)	670	(504)	-76%
Covers	1,292	2,500	(1,208)	1,754	(462)	-48%	1,292	2,500	(1,208)	2,500	(1,208)	-48%
Golf Shop												
Revenue	5,303	10,820	(5,517)	8,515	(3,212)	-51%	12,023	23,670	(11,647)	18,955	(6,932)	-49%
Cost of Goods Sold	752	2,450	(1,698)	1,471	(719)	-69%	1,005	3,800	(2,795)	3,070	(2,065)	-74%
Payroll Expense	20,415	24,838	(4,423)	16,748	3,667	-18%	44,513	49,678	(5,165)	38,661	5,852	-10%
Operating Expense	4,110	18,736	(14,626)	4,305	(195)	-78%	7,059	34,427	(27,368)	12,606	(5,547)	-79%
Net Profit / (Loss)	(19,973)	(35,204)	15,231	(14,008)	(5,966)	-43%	(40,555)	(64,235)	23,680	(35,382)	(5,173)	-37%
Food & Beverage												
Revenue	62,548	71,000	(8,452)	69,477	(6,929)	-12%	62,558	71,000	(8,442)	97,637	(35,079)	-12%
Cost of Goods Sold	14,994	24,850	(9,856)	29,807	(14,813)	-40%	14,994	24,850	(9,856)	33,514	(18,520)	-40%
Payroll Expense	39,604	49,970	(10,366)	41,856	(2,252)	-21%	65,267	72,302	(7,035)	81,404	(16,137)	-10%
Operating Expense	2,530	11,465	(8,935)	11,428	(8,899)	-78%	3,165	16,665	(13,500)	20,150	(16,985)	-81%
Net Profit / (Loss)	5,421	(15,285)	20,706	(13,614)	19,035	-135%	(20,868)	(42,817)	21,949	(37,431)	16,562	-51%
Membership												
Dues	(2,290)	0	(2,290)	(17,715)	15,425	#DIV/0!	1,532,565	1,500,335	32,230	1,482,149	50,416	2%
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)	(2,290)	0	(2,290)	(17,715)	15,425	#DIV/0!	1,532,565	1,500,335	32,230	1,482,149	50,416	2%
Grounds												
Payroll Expense	37,460	48,382	(10,922)	44,933	(7,473)	-23%	82,411	95,764	(13,353)	96,796	(14,385)	-14%
Operating Expense	10,871	27,924	(17,053)	17,090	(6,218)	-61%	29,743	49,298	(19,555)	27,233	2,510	-40%
Net Profit / (Loss)	(48,331)	(76,306)	27,975	(62,022)	13,691	-37%	(112,154)	(145,062)	32,908	(124,029)	11,875	-23%
General & Administrative												
Revenue	5,688	10,766	(5,078)	9,469	(3,781)	-47%	11,218	21,532	(10,314)	20,324	(9,106)	-48%
Payroll Expense	54,391	57,291	(2,900)	51,583	2,808	-5%	113,734	114,584	(850)	106,595	7,138	-1%
Operating Expense	159,537	153,525	6,012	112,551	46,986	4%	299,958	319,610	(19,651)	239,826	60,132	-6%
Net Profit / (Loss)	(208,240)	(200,050)	(8,190)	(154,665)	(53,575)	4%	(402,474)	(412,662)	10,188	(326,097)	(76,377)	-2%
Maintenance												
Payroll Expense	0	6,933	(6,933)	0	0	-100%	0	13,866	(13,866)	0	0	-100%
Operating Expense	20,165	20,568	(403)	9,172	10,993	-2%	22,533	27,552	(5,019)	23,068	(535)	-18%
Net Profit / (Loss)	(20,165)	(27,501)	7,336	(9,172)	(10,993)	-27%	(22,533)	(41,418)	18,885	(23,068)	535	-46%
Income/(Loss) from Operations	(293,580)	(354,346)	60,766	(271,196)	(22,383)	-17%	933,981	794,141	139,840	936,142	(2,161)	18%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Net After Depreciation	(293,580)	(354,346)	60,766	(271,196)	(22,383)	-17%	933,981	794,141	139,840	936,142	(2,161)	18%

Miacomet
February, 2026
Golf Shop

	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	0	900	(900)	0	0	-100%	2	1,800	5,400	(3,600)	1,700	100	-67%
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	0	1,000	(1,000)	770	(770)	-100%	5	910	1,600	(690)	1,050	(140)	-43%
Tee Time No Show Charge	0	0	0	0	0	#DIV/0!	6	0	0	0	0	0	#DIV/0!
Cart Fees	0	370	(370)	70	(70)	-100%	7	104	1,570	(1,466)	1,316	(1,211)	-93%
Golf Club Repair	0	50	(50)	20	(20)	-100%	8	0	100	(100)	45	(45)	-100%
Range Ball Sales	0	1,000	(1,000)	612	(612)	-100%	9	664	1,500	(836)	997	(334)	-56%
Club Rental Sets	0	0	0	0	0	#DIV/0!	10	0	0	0	0	0	#DIV/0!
Walking Trolley Rental	0	0	0	19	(19)	#DIV/0!	11	0	0	0	19	(19)	#DIV/0!
Club/Cart Storage	0	0	0	0	0	#DIV/0!	12	0	0	0	0	0	#DIV/0!
Lessons	0	0	0	150	(150)	#DIV/0!	13	0	0	0	150	(150)	#DIV/0!
Golf Clinics	0	0	0	0	0	#DIV/0!	14	0	0	0	0	0	#DIV/0!
Tournaments	0	0	0	0	0	#DIV/0!	15	0	0	0	0	0	#DIV/0!
Other Income / Simulator	2,973	4,500	(1,527)	4,285	(1,312)	-34%		5,598	8,500	(2,902)	8,715	(3,117)	-34%
League Income	0	0	0	0	0	#DIV/0!	16	0	0	0	0	0	#DIV/0!
Merchandise	2,330	3,000	(670)	2,590	(260)	-22%	17	2,947	5,000	(2,053)	4,963	(2,016)	-41%
Over/Under	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	5,303	10,820	(5,517)	8,515	(3,212)	-51%		12,023	23,670	(11,647)	18,955	(6,932)	-49%
Cost of Goods Sold													
Golf Shop	670	2,250	(1,580)	1,226	(556)	-70%	18	879	3,500	(2,621)	2,827	(1,948)	-75%
Member 10% Shop Discounts	82	200	(118)	245	(162)	-59%		126	300	(174)	243	(117)	-58%
Total Cost of Goods Sold	752	2,450	(1,698)	1,471	(719)	-69%		1,005	3,800	(2,795)	3,070	(2,065)	-74%
Gross Profit	4,551	8,370	(3,819)	7,045	(2,493)	-46%		11,018	19,870	(8,852)	15,885	(4,867)	-45%
Payroll Expense													
Golf Lessons	0	0	0	0	0	#DIV/0!	19	0	0	0	0	0	#DIV/0!
Gripping	0	0	0	0	0	#DIV/0!	20	0	0	0	0	0	#DIV/0!
Golf Clinic	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!
Director of Golf Gross	11,462	12,416	(954)	11,092	369	-8%	22	24,560	24,834	(274)	23,373	1,187	-1%
Head Golf Pro	4,885	5,422	(537)	4,885	0	-10%	23	10,467	10,844	(377)	10,293	174	-3%
Golf Professional Subs	0	0	0	0	0	#DIV/0!	24	0	0	0	0	0	#DIV/0!
Golf Shop Manager	0	0	0	0	0	#DIV/0!	25	0	0	0	0	0	#DIV/0!
Outside Service Mgr	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!
Shop Clerks Gross	4,069	5,000	(931)	4,087	(18)	-19%	27	9,486	10,000	(514)	7,939	1,547	-5%
Outside Services Payroll	0	2,000	(2,000)	(3,316)	3,316	-100%	28	0	4,000	(4,000)	(2,944)	2,944	-100%
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	20,415	24,838	(4,423)	16,748	3,667	-18%		44,513	49,678	(5,165)	38,661	5,852	-10%
Operating Expenses													
Advertising	0	1,500	(1,500)	0	0	-100%	29	0	1,500	(1,500)	0	0	-100%

Dues and Subscriptions	0	500	(500)	0	0	-100%	30	0	1,500	(1,500)	350	(350)	-100%
Travel and Education	1,547	1,500	47	0	1,547	3%	31	3,315	5,000	(1,685)	5,328	(2,013)	-34%
Electricity - Cart Barn	1,964	1,250	714	1,882	81	57%		3,558	2,455	1,103	3,212	346	45%
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	32	0	0	0	0	0	#DIV/0!
Visage GPS	0	3,136	(3,136)	3,136	(3,136)	-100%	33	0	6,272	(6,272)	3,136	(3,136)	-100%
Range Supplies	0	5,000	(5,000)	0	0	-100%	34	0	7,000	(7,000)	0	0	-100%
Golf Cart Repairs & Maintenance	0	0	0	(703)	703	#DIV/0!	35	0	0	0	(601)	601	#DIV/0!
Range Picker Repair & Maintenance	0	0	0	0	0	#DIV/0!	36	0	0	0	0	0	#DIV/0!
Range Balls	0	0	0	0	0	#DIV/0!	37	0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.	0	0	0	0	0	#DIV/0!	38	0	0	0	0	0	#DIV/0!
Score Cards	0	0	0	0	0	#DIV/0!	39	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance	0	1,000	(1,000)	0	0	-100%	40	0	1,000	(1,000)	0	0	-100%
Bag Tags	0	0	0	0	0	#DIV/0!	41	0	1,750	(1,750)	0	0	-100%
Shipping (ups/fedex)	44	0	44	(135)	179	#DIV/0!	42	(479)	1,200	(1,679)	(113)	(366)	-140%
Office/Shop Supplies	0	0	0	125	(125)	#DIV/0!	43	0	0	0	269	(269)	#DIV/0!
Cell Phones	0	0	0	0	0	#DIV/0!	44	0	0	0	0	0	#DIV/0!
Handicaps	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	0	0	0	0	0	#DIV/0!	46	0	0	0	0	0	#DIV/0!
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	47	0	0	0	0	0	#DIV/0!
Rental Clubs	0	0	0	0	0	#DIV/0!	48	0	0	0	1,025	(1,025)	#DIV/0!
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	49	0	0	0	0	0	#DIV/0!
Golf Shop Small Equipment	0	0	0	0	0	#DIV/0!	50	109	0	109	0	109	#DIV/0!
League Expense	0	0	0	0	0	#DIV/0!	51	0	0	0	0	0	#DIV/0!
Tournament Expenses	100	0	100	0	100	#DIV/0!	52	100	0	100	0	100	#DIV/0!
Tournament Supplies	0	0	0	0	0	#DIV/0!	53	0	500	(500)	0	0	-100%
Simulator Expense	457	4,850	(4,393)	0	457	-91%		457	6,250	(5,793)	0	457	
Supplies	0	0	0	0	0	#DIV/0!	54	0	0	0	0	0	#DIV/0!
Total Operating Expenses	4,110	18,736	(14,626)	4,305	(195)	-78%		7,059	34,427	(27,368)	12,606	(5,547)	-79%
Income/(Loss) from Operations	(19,973)	(35,204)	15,231	(14,008)	(5,966)	-43%		(40,555)	(64,235)	23,680	(35,382)	(5,173)	-37%

Miacomet
February, 2026
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	38,045	41,000	(2,955)	40,514	(2,468)	-7%	55	38,045	41,000	(2,955)	57,302	(19,257)	-7%
Bar Sales	24,452	30,000	(5,548)	28,967	(4,515)	-18%	56	24,461	30,000	(5,539)	40,373	(15,912)	-18%
Clubhouse Usage Fees (Rental)	51	0	51	0	51	#DIV/0!	57	51	0	51	0	51	#DIV/0!
Over/Under	0	0	0	(3)	3	#DIV/0!		0	0	0	(38)	38	#DIV/0!
Total Revenue	62,548	71,000	(8,452)	69,477	(6,929)	-12%		62,558	71,000	(8,442)	97,637	(35,079)	-12%
Cost of Goods Sold													
Food	11,259	18,450	(7,191)	18,881	(7,623)	-39%	58	11,259	18,450	(7,191)	23,143	(11,885)	-39%
Beer	1,229	6,300	(5,071)	3,366	(2,138)	-80%	59	1,229	6,300	(5,071)	3,088	(1,859)	-80%
Wine	723	0	723	2,789	(2,066)	#DIV/0!	60	723	0	723	2,789	(2,066)	#DIV/0!
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	61	0	0	0	0	0	#DIV/0!
Non- Alcoholic Beverage	1,080	0	1,080	388	691	#DIV/0!	62	1,080	0	1,080	388	691	#DIV/0!
Bar Snacks	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!
Liquor	704	0	704	4,382	(3,678)	#DIV/0!	64	704	0	704	4,106	(3,402)	#DIV/0!
Member Food 10% Discount	0	100	(100)	0	0	-100%		0	100	(100)	0	0	-100%
Total Cost of Goods Sold	14,994	24,850	(9,856)	29,807	(14,813)	-40%		14,994	24,850	(9,856)	33,514	(18,520)	-40%
Gross Profit	47,554	46,150	1,404	39,670	7,884	3%		47,563	46,150	1,413	64,123	(16,560)	3%
Payroll Expense													
Food & Beverage Manager	7446.16	8068	(622)	6538.47	908	-8%	65	15,956	16,134	(178)	13,819	2,137	-1%
Restaurant Manager	4200	3600	600	4200	0	17%	66	9,000	6,200	2,800	8,850	150	45%
Chef Gross	10769	11666	(897)	10384.62	385	-8%	67	23,077	23,332	(255)	21,882	1,195	-1%
Payroll Bar/Wait Staff	6311	8000	(1,689)	7163.74	(853)	-21%	68	6,311	8,000	(1,689)	12,203	(5,893)	-21%
Cook Gross	0	3636	(3,636)	0	0	-100%	69	0	3,636	(3,636)	1,071	(1,071)	-100%
Sous Chef	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Kitchen Staff/Dishwashers Gross	10,878	15,000	(4,122)	13,569	(2,691)	-27%	70	10,923	15,000	(4,077)	23,579	(12,656)	-27%
Total Payroll	39,604	49,970	(10,366)	41,856	(2,252)	-21%		65,267	72,302	(7,035)	81,404	(16,137)	-10%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	178.97	365	(186)	295	(116)	-51%	72	765	4,015	(3,250)	836	(71)	-81%
Travel and Education	1042	1000	42	0	1,042	4%	73	1,042	1,500	(458)	0	1,042	-31%
Uniforms / Clothing Allowance	0	1000	(1,000)	0	0	-100%	74	0	1,000	(1,000)	0	0	-100%
Clubhouse Cleaning Labor	0	6,000	(6,000)	7,480	(7,480)	-100%	75	0	6,000	(6,000)	13,751	(13,751)	-100%
Clubhouse Floor Supplies	552	750	(198)	1,555	(1,003)	-26%	76	552	1,250	(698)	2,310	(1,758)	-56%
China, Glass & Silver	0	500	(500)	0	0	-100%	77	0	500	(500)	0	0	-100%
Kitchen Cleaning & Dishwasher Supplies	0	300	(300)	0	0	-100%	78	0	300	(300)	0	0	-100%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	0	500	(500)	0	0	-100%	80	0	500	(500)	0	0	-100%
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	81	0	0	0	0	0	#DIV/0!
Bar Small Equipment	0	0	0	0	0	#DIV/0!	82	0	0	0	0	0	#DIV/0!
Kitchen Small Equipment	0	0	0	0	0	#DIV/0!	83	0	0	0	823	(823)	#DIV/0!
Clubhouse Small Equipment	0	0	0	0	0	#DIV/0!	84	0	0	0	0	0	#DIV/0!
Kitchen Laundry	0	50	(50)	90	(90)	-100%	85	0	100	(100)	90	(90)	-100%
Kitchen Paper & Supplies	757	1,000	(243)	1,830	(1,073)	-24%	86	806	1,500	(694)	2,103	(1,297)	-46%
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	87	0	0	0	58	(58)	#DIV/0!
Flowers/Decorations	0	0	0	178	(178)	#DIV/0!	88	0	0	0	178	(178)	#DIV/0!
Total Operating Expenses	2,530	11,465	(8,935)	11,428	(8,899)	-78%		3,165	16,665	(13,500)	20,150	(16,985)	-81%
Income/(Loss) from Operations	5,421	(15,285)	20,706	(13,614)	19,035	-135%		(20,868)	(42,817)	21,949	(37,431)	16,562	-51%

**Miacomet
February, 2026
Membership**

Revenue
 Initiation Fees
 Member Dues
 Member Finance Charges
 Total Revenue

Operating Expenses
 Capital Fund from Init. Fees
 Member Relations
 Total Operating Expenses

Income/(Loss) from Operations

Month To Date							Variance Code	YearTo Date					
Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual		Budget	Variance	Prior Year	Variance	Variance %	
0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!	
(2,290)	0	(2,290)	(17,715)	15,425	#DIV/0!	90	1,532,565	1,500,335	32,230	1,482,149	50,416	2%	
0	0	0	0	0	#DIV/0!	91	0	0	0	0	0	#DIV/0!	
(2,290)	0	(2,290)	(17,715)	15,425	#DIV/0!		1,532,565	1,500,335	32,230	1,482,149	50,416	2%	
0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!	
0	0	0	0	0	#DIV/0!	93	0	0	0	0	0	#DIV/0!	
0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
(2,290)	0	(2,290)	(17,715)	15,425	#DIV/0!		1,532,565	1,500,335	32,230	1,482,149	50,416	2%	

**Miacomet
February, 2026
Grounds**

	Month To Date						Variance Code	Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Payroll Expense														
Golf Course Superintendent Gross	12,308	13,333	(1,025)	11,923	385	-8%	94	26,374	26,666	(292)	25,124	1,250	-1%	
Assistant Superintendent	7,799	8,449	(650)	7,568	231	-8%	95	16,712	16,898	(186)	15,947	765	-1%	
Asst. Superintendent #2	6,384	7,118	(734)	6,384	0	-10%	96	13,707	14,236	(529)	13,452	255	-4%	
Mechanic Gross	0	7,982	(7,982)	7,154	(7,154)	-100%	97	0	15,964	(15,964)	15,074	(15,074)	-100%	
Hourly Labor Gross	9,313	3,500	5,813	5,938	3,375	166%	98	21,732	6,000	15,732	13,122	8,611	262%	
Seasonal Labor	1,656	8,000	(6,344)	5,966	(4,310)	-79%	99	3,886	16,000	(12,114)	14,078	(10,191)	-76%	
Total Payroll	37,460	48,382	(10,922)	44,933	(7,473)	-23%		82,411	95,764	(13,353)	96,796	(14,385)	-14%	
Operating Expenses														
Water	82	100	(18)	90	(8)	-18%	100	164	200	(36)	145	19	-18%	
Golf Course Supplies	809	3,500	(2,691)	110	699	-77%	101	2,722	6,000	(3,278)	250	2,472	-55%	
Fertilizer	0	0	0	0	0	#DIV/0!	102	0	0	0	0	0	#DIV/0!	
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	103	0	0	0	0	0	#DIV/0!	
Surfactants	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	#DIV/0!	
Tools	858	2,500	(1,642)	1,277	(419)	-66%	105	4,626	5,000	(374)	1,725	2,900	-7%	
Shop Supplies	163	2,000	(1,837)	140	23	-92%	106	1,601	4,000	(2,399)	572	1,029	-60%	
Electric - Pump House & Irrigation	12	900	(888)	0	12	-99%	107	212	1,800	(1,588)	0	212	-88%	
Electric - Maintenance Building	501	600	(99)	495	6	-17%	108	1,140	1,100	40	972	169	4%	
Electric - Dorm	1,214	1,500	(286)	2,137	(923)	-19%	109	2,173	2,500	(327)	3,109	(936)	-13%	
Liquid Propane	4,210	1,500	2,710	0	4,210	181%	110	6,725	3,000	3,725	1,636	5,089	124%	
Cell Phones	300	333	(33)	220	80	-10%	111	600	666	(66)	430	170	-10%	
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	112	0	0	0	146	(146)	#DIV/0!	
Seed	0	0	0	0	0	#DIV/0!	113	0	0	0	0	0	#DIV/0!	
Gas, Oil & Diesel	336	500	(164)	911	(575)	-33%	114	816	1,000	(184)	2,130	(1,314)	-18%	
Debris Disposal Removal	0	500	(500)	470	(470)	-100%	115	0	1,000	(1,000)	470	(470)	-100%	
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	116	0	0	0	0	0	#DIV/0!	
Equipment - Repairs & Main	697	5,000	(4,303)	1,792	(1,095)	-86%	117	1,541	10,000	(8,459)	4,006	(2,465)	-85%	
Irrigation - Repair & Main	0	0	0	210	(210)	#DIV/0!	118	0	0	0	210	(210)	#DIV/0!	
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	119	0	0	0	0	0	#DIV/0!	
Contract Services	318	0	318	0	318	#DIV/0!	120	845	0	845	0	845	#DIV/0!	
Cleaning Dorm	0	250	(250)	0	0	-100%	121	0	250	(250)	1,600	(1,600)	-100%	
Small Equipment Rental	0	0	0	0	0	#DIV/0!	122	0	0	0	0	0	#DIV/0!	
Leases (Utility Vehicles)	0	0	0	0	0	#DIV/0!	123	0	0	0	(192)	192	#DIV/0!	
Consultants	0	0	0	0	0	#DIV/0!	124	0	0	0	318	(318)	#DIV/0!	
Office Supplies	0	500	(500)	210	(210)	-100%	125	0	1,000	(1,000)	210	(210)	-100%	
Cable TV & Internet	696	441	255	416	280	58%	126	1,392	882	510	416	976	58%	
Telephone	0	0	0	0	0	#DIV/0!	127	0	0	0	0	0	#DIV/0!	
Travel and Education	0	2,500	(2,500)	0	0	-100%	128	1,838	5,500	(3,662)	373	1,465	-67%	
Dues & Subscriptions	500	300	200	0	500	67%	129	1,030	400	630	95	935	158%	
Uniforms	175	5,000	(4,825)	878	(703)	-97%	130	2,274	5,000	(2,726)	878	1,396	-55%	
Storage Container Rental	0	0	0	0	0	#DIV/0!	131	0	0	0	0	0	#DIV/0!	
Employee Relations	0	0	0	0	0	#DIV/0!	132	0	0	0	0	0	#DIV/0!	
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	133	0	0	0	0	0	#DIV/0!	
Freight	0	0	0	7,733	(7,733)	#DIV/0!	134	0	0	0	7,733	(7,733)	#DIV/0!	
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	135	42	0	42	0	42	#DIV/0!	
Total Operating Expenses	10,871	27,924	(17,053)	17,090	(6,218)	-61%		29,743	49,298	(19,555)	27,233	2,510	-40%	
Income/(Loss) from Operations	(48,331)	(76,306)	27,975	(62,022)	13,691	-37%		(112,154)	(145,062)	32,908	(124,029)	11,875	-23%	

Miacomet
February, 2026
Maintenance

Payroll Expense
Operations Manager
Total Payroll

Operating Expenses
Clubhouse Repair & Maintenance
Dorm Repair & Maint
Golf Course Building Repair & Maint
Golf Course Building HVAC R&M
Clubhouse HVAC R&M
Clubhouse Electrical R&M
Golf Course Building Electrical R&M
Clubhouse Plumbing R&M
Oakson Septic System
Golf Course Building Plumbing R&M
Alarm System/Activity
Refrigeration
Miscellaneous
Total Operating Expenses

Income/(Loss) from Operations

Month To Date							Year To Date					
Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
0	6933	-6933	0	0	-100%		0	13866	(13,866)	0	0	-100%
0	6,933	(6,933)	0	0	-100%		0	13,866	(13,866)	0	0	-100%
15,486	15,000	486	6,369	9,117	3%	136	15,714	17,166	(1,452)	16,857	(1,143)	-8%
235	1,500	(1,265)	0	235	-84%	137	235	3,000	(2,765)	279	(44)	-92%
0	750	(750)	323	(323)	-100%	138	0	750	(750)	1,400	(1,400)	-100%
0	0	0	0	0	#DIV/0!	139	0	500	(500)	0	0	-100%
1,282	0	1,282	0	1,282	#DIV/0!	140	2,916	0	2,916	0	2,916	#DIV/0!
1,494	500	994	0	1,494	199%	141	1,494	1,000	494	0	1,494	49%
0	210	(210)	0	0	-100%	142	0	420	(420)	0	0	-100%
700	1,000	(300)	1,110	(410)	-30%	143	700	1,500	(800)	1,110	(410)	-53%
0	0	0	0	0	#DIV/0!	144	0	0	0	0	0	#DIV/0!
0	333	(333)	0	0	-100%	145	0	666	(666)	0	0	-100%
968	675	293	1,319	(351)	43%	146	1,475	1,350	125	1,524	(49)	9%
0	600	(600)	50	(50)	-100%	147	0	1,200	(1,200)	1,899	(1,899)	-100%
0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
20,165	20,568	(403)	9,172	10,993	-2%		22,533	27,552	(5,019)	23,068	(535)	-18%
(20,165)	(27,501)	7,336	(9,172)	(10,993)	-27%		(22,533)	(41,418)	18,885	(23,068)	535	-46%

Miacomet
February, 2026
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!	148	0	0	0	0	0	0	#DIV/0!
Interest Income	0	4,166	(4,166)	0	0	-100%	149	0	8,332	(8,332)	0	0	0	-100%
Winter Memberships	0	0	0	0	0	#DIV/0!	150	0	0	0	0	0	0	#DIV/0!
ERC Income	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
House Rental Income	5,688	6,600	(912)	9,469	(3,781)	-14%	151	11,218	13,200	(1,982)	20,324	(9,106)	-15%	
Total Revenue	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
	5,688	10,766	(912)	9,469	(3,781)	-47%		11,218	21,532	(1,982)	20,324	(9,106)	-48%	
Payroll Expense														
Controller	9,270	10,042	(772)	9,000	270	-8%	152	19,864	20,084	(220)	18,964	900	-1%	
Administrative Services Manager	6,692	7,250	(558)	4,769	1,923	-8%	153	14,319	14,500	(181)	10,050	4,269	-1%	
General Manager	18,846	20,416	(1,570)	18,231	615	-8%	154	40,385	40,834	(449)	38,415	1,970	-1%	
Management Payment	19,583	19,583	0	19,583	(0)	0%	155	39,166	39,166	0	39,167	(1)	0%	
Total Payroll	54,391	57,291	(2,900)	51,583	2,808	-5%		113,734	114,584	(850)	106,595	7,138	-1%	
Operating Expenses														
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	1,496	1,100	396	1,574	(78)	36%	157	1,496	1,650	(154)	2,302	(806)	-9%	
Office Supplies	278	1,000	(722)	0	278	-72%	158	785	1,200	(415)	1,449	(664)	-35%	
Bank & Finance Charges	37	42	(5)	10	27	-12%	159	39	84	(45)	86	(46)	-54%	
Credit Card Merchant Services	3,071	4,000	(929)	3,551	(481)	-23%	160	4,251	6,000	(1,749)	5,533	(1,282)	-29%	
Nant Land Bank Debt - Interest	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Office Equipment Leases	0	200	(200)	0	0	-100%	161	0	400	(400)	(192)	192	-100%	
Office Furniture	0	0	0	0	0	#DIV/0!	162	0	0	0	0	0	0	#DIV/0!
Advertising	0	0	0	0	0	#DIV/0!	163	0	0	0	0	0	0	#DIV/0!
Postage & Shipping	0	200	(200)	135	(135)	-100%	164	284	400	(116)	419	(135)	-29%	
Dues and Subscriptions	376	200	176	0	376	88%	165	393	600	(207)	25	368	-35%	
Travel and Education	3,600	3,666	(66)	994	2,606	-2%	166	7,201	7,332	(131)	5,374	1,827	-2%	
POS Support/Computer Support	7,550	7,871	(321)	4,500	3,051	-4%	167	14,971	15,742	(771)	9,565	5,406	-5%	
Legal Fees	0	3,500	(3,500)	0	0	-100%	168	0	3,500	(3,500)	0	0	0	-100%
Professional Accounting	0	0	0	0	0	#DIV/0!	169	0	0	0	0	0	0	#DIV/0!
Cell Phones	417	425	(8)	292	125	-2%	170	837	850	(14)	499	338	-2%	
Payroll Service	2,974	2,500	474	1,635	1,339	19%	171	5,876	4,500	1,376	4,412	1,463	31%	
Trash Removal	751	1,300	(549)	928	(177)	-42%	172	3,004	2,600	404	3,084	(80)	16%	
Employee Relations	0	0	0	0	0	#DIV/0!	173	111	0	111	0	111	#DIV/0!	
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	0	#DIV/0!
License & Fees	564	500	64	50	514	13%	175	564	500	64	693	(129)	13%	
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
Electricity	5,489	4,500	989	3,919	1,570	22%	176	9,401	8,700	701	7,933	1,468	8%	
Liquid Propane	5,913	4,000	1,913	5,000	913	48%	177	8,299	7,000	1,299	9,005	(706)	19%	
Telephone	88	72	16	78	10	22%	178	176	144	32	144	33	22%	
Heating Fuel	0	0	0	0	0	#DIV/0!	179	0	0	0	0	0	0	#DIV/0!
Water	139	300	(162)	163	(24)	-54%	180	370	600	(230)	448	(78)	-38%	
Cable TV & Internet	2,465	2,100	365	2,185	280	17%	181	4,583	4,410	173	5,129	(545)	4%	
Web Site	0	0	0	0	0	#DIV/0!	182	0	0	0	0	0	0	#DIV/0!
Real Estate / Property Taxes	0	0	0	0	0	#DIV/0!		0	0	0	0	0	0	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	183	0	0	0	0	0	0	#DIV/0!

Insurance - Property/Liability	27,371	25,577	1,794	0	27,371	7%	184	54,741	51,154	3,587	0	54,741	7%
Professional Liability	592	570	22	0	592	4%	185	1,184	1,140	44	0	1,184	4%
Insurance - Workers Comp	2,378	2,352	26	2,352	26	1%	186	5,820	4,704	1,116	5,726	94	24%
Excise Tax/Truck Registration	435	0	435	0	435	#DIV/0!	187	435	1,900	(1,465)	0	435	-77%
Insurance - Vehicles	0	0	0	2,900	(2,900)	#DIV/0!	188	3,499	3,300	199	2,900	599	6%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	189	0	0	0	0	0	#DIV/0!
Amortization	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Bad Debt	0	0	0	0	0	#DIV/0!	190	0	0	0	0	0	#DIV/0!
Retirement Plan	4,436	2,600	1,836	2,201	2,235	71%	191	4,606	5,200	(594)	3,980	626	-11%
Payroll Taxes - Mgmt. & Empl. Exp.	23,193	22,000	1,193	21,812	1,381	5%	192	48,027	51,000	(2,973)	51,626	(3,599)	-6%
Employee Housing Rent	24,300	25,000	(700)	24,300	0	-3%	193	48,600	49,000	(400)	48,600	0	-1%
Employee Housing Furnishings	0	2,000	(2,000)	0	0	-100%		0	3,000	(3,000)	0	0	-100%
Employee Housing - Utilities	9,028	10,000	(972)	7,154	1,874	-10%	194	17,876	18,500	(624)	14,873	3,003	-3%
Employee Housing R&M	560	200	360	1,441	(881)	180%	195	798	10,200	(9,402)	4,256	(3,458)	-92%
Dorm Rent	0	0	0	0	0	#DIV/0!	196	0	0	0	0	0	#DIV/0!
Health Insurance	31,487	25,000	6,487	25,072	6,415	26%	197	51,183	53,000	(1,817)	51,218	(35)	-3%
Manager Clothing Allowance	230	400	(170)	0	230	-43%	198	230	700	(470)	0	230	-67%
Employee Severance Expense	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	24	0	24	0	24	#DIV/0!	200	24	0	24	97	(73)	#DIV/0!
Food & Bev Manager Comp Charges	296	350	(54)	306	(10)	-15%	201	296	600	(304)	644	(348)	-51%
Golf Course Manager Comp Charges	0	0	0	0	0	#DIV/0!	202	0	0	0	0	0	#DIV/0!
Director of Golf Comp Charges	0	0	0	0	0	#DIV/0!	203	0	0	0	0	0	#DIV/0!
Interest Expense	0	0	0	0	0	#DIV/0!	204	0	0	0	0	0	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	205	0	0	0	0	0	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	206	0	0	0	0	0	#DIV/0!
Total Operating Expenses	159,537	153,525	6,012	112,551	46,986	4%		299,958	319,610	(19,651)	239,826	60,132	-6%
Income/(Loss) from Operations	(208,240)	(200,050)	(4,024)	(154,665)	(53,575)	4%		(402,474)	(412,662)	18,520	(326,097)	(76,377)	-2%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	-	0	-	0	#DIV/0!
Income/(Loss) After Depreciation	(208,240)	(200,050)	(8,190)	(154,665)	(53,575)	4%		(402,474)	(412,662)	10,188	(326,097)	(76,377)	-2%

MGC February Variance Report

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification
GOLF SHOP					
Revenue					
1	0	0	0	0%	
2	1,800	5,400	(3600)	-67%	
3	0	0	0	0%	
4	0	0	0	0%	
5	910	1,600	(690)	-43%	
6	0	0	0	#DIV/0!	
7	104	1,570	(1466)	-93%	
8	0	100	(100)	-100%	
9	664	1,500	(836)	-56%	
10	0	0	0	0%	
11	0	0	0	0%	
12	0	0	0	0%	
13	0	0	0	0%	
14	0	0	0	0%	
15	0	0	0	0%	
16	0	0	0	0%	
17	2,947	5,000	(2053)	-41%	
Cost of Goods Sold					
18	879	3,500	(2621)	-75%	
Payroll Expense					
19	0	0	0	0%	
20	0	0	0	0%	
21	0	0	0	0%	
22	24,560	24,834	(274)	-1%	
23	10,467	10,844	(377)	-3%	
24	0	0	0	0%	
25	0	0	0	0%	
26	0	0	0	0%	
27	9,486	10,000	(514)	-5%	
28	0	4,000	(4000)	-100%	
Operating Expenses					
29	0	1,500	(1500)	-100%	
30	0	1,500	(1500)	-100%	
31	3,315	5,000	(1685)	-34%	
32	0	0	0	0%	
33	0	6,272	(6272)	-100%	
34	0	7,000	(7000)	-100%	
35	0	0	0	0%	
36	0	0	0	0%	
37	0	0	0	0%	
38	0	0	0	0%	
39	0	0	0	0%	
40	0	1,000	(1000)	-100%	
41	0	1,750	(1750)	-100%	
42	(479)	1,200	(1679)	-140%	
43	0	0	0	0%	
44	0	0	0	0%	
45	0	0	0	0%	
46	0	0	0	0%	
47	0	0	0	0%	
48	0	0	0	0%	
49	0	0	0	0%	
50	109	0	109	#DIV/0!	
51	0	0	0	0%	
52	100	0	100	#DIV/0!	
53	0	500	(500)	-100%	
54	0	0	0	0%	
FOOD & BEVERAGE					
Revenue					
55	38,045	41,000	(2955)	-7%	COGS food is 30%
56	24,461	30,000	(5539)	-18%	COGS Bar is 15%
57	51	0	51	#DIV/0!	
Cost of Goods Sold					
58	11,259	18,450	(7191)	-39%	
59	1,229	6,300	(5071)	-80%	
60	723	0	723	#DIV/0!	
61	0	0	0	0%	
62	1,080	0	1080	#DIV/0!	
63	0	0	0	0%	
64	704	0	704	#DIV/0!	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
	Payroll Expense					
65	Food & Beverage Manager	15,956	16,134	(178)	-1%	
66	Restaurant Manager	9,000	6,200	2800	45%	Hourly employee covering shifts. This will lower and be within budget (covering vacations)
67	Chef Gross	23,077	23,332	(255)	-1%	
68	Payroll Bar/Wait Staff	6,311	8,000	(1689)	-21%	
69	Cook Gross	0	3,636	(3636)	-100%	
70	Kitchen Staff/Dishwashers Gross	10,923	15,000	(4077)	-27%	
	Operating Expenses					
71	Advertising	0	0	0	0%	
72	Dues and Subscriptions	765	4,015	(3250)	-81%	
73	Travel and Education	1,042	1,500	(458)	-31%	
74	Uniforms / Clothing Allowance	0	1,000	(1000)	-100%	
75	Clubhouse Cleaning Labor	0	6,000	(6000)	-100%	
76	Clubhouse Floor Supplies	552	1,250	(698)	-56%	
77	China, Glass & Silver	0	500	(500)	-100%	
78	Kitchen Cleaning & Dishwasher Supplies	0	300	(300)	-100%	
79	Kitchen Equipment Lease	0	0	0	0%	
80	Kitchen Equipment Repair & Maint	0	500	(500)	-100%	
81	Bar Repair & Maintenance	0	0	0	0%	
82	Bar Small Equipment	0	0	0	0%	
83	Kitchen Small Equipment	0	0	0	0%	
84	Clubhouse Small Equipment	0	0	0	0%	
85	Kitchen Laundry	0	100	(100)	-100%	
86	Kitchen Paper & Supplies	806	1,500	(694)	-46%	
87	Clubhouse Cleaning & Supplies	0	0	0	0%	
88	Flowers/Decorations	0	0	0	0%	
	MEMBERSHIP					
	Revenue					
89	Initiation Fees	0	0	0	0%	
90	Member Dues	1,532,565	1,500,335	32230	2%	
91	Member Finance Charges	0	0	0	0%	
	Operating Expenses					
92	Capital Fund from Init. Fees	0	0	0	0%	
93	Member Relations	0	0	0	0%	
	 GROUNDS					
	Payroll Expense					
94	Golf Course Superintendent Gross	26,374	26,666	(292)	-1%	
95	Assistant Superintendent	16,712	16,898	(186)	-1%	
96	Asst. Superintendent #2	13,707	14,236	(529)	-4%	
97	Mechanic Gross	0	15,964	(15964)	-100%	Ryan has a new mechanic starting in March
98	Hourly Labor Gross	21,732	6,000	15732	262%	We will move some employees to seasonal.
99	Seasonal Labor	3,886	16,000	(12114)	-76%	
	Operating Expenses					
100	Water	164	200	(36)	-18%	
101	Golf Course Supplies	2,722	6,000	(3278)	-55%	
102	Fertilizer	0	0	0	0%	
103	Chemicals/Weed Control	0	0	0	0%	
104	Surfactants	0	0	0	0%	
105	Tools	4,626	5,000	(374)	-7%	
106	Shop Supplies	1,601	4,000	(2399)	-60%	
107	Electric - Pump House & Irrigation	212	1,800	(1588)	-88%	
108	Electric - Maintenance Building	1,140	1,100	40	4%	
109	Electric - Dorm	2,173	2,500	(327)	-13%	
110	Liquid Propane	6,725	3,000	3725	124%	
111	Cell Phones	600	666	(66)	-10%	
112	Raw Materials & Topdressing	0	0	0	0%	
113	Seed	0	0	0	0%	
114	Gas, Oil & Diesel	816	1,000	(184)	-18%	
115	Debris Disposal Removal	0	1,000	(1000)	-100%	
116	Golf Course Repairs & Main	0	0	0	0%	
117	Equipment - Repairs & Main	1,541	10,000	(8459)	-85%	
118	Irrigation - Repair & Main	0	0	0	0%	
119	Roads / Fences - Repair & Main	0	0	0	0%	
120	Contract Services	845	0	845	#DIV/0!	Timing of H2B
121	Cleaning Dorm	0	250	(250)	-100%	
122	Small Equipment Rental	0	0	0	0%	
123	Leases (Utility Vehicles)	0	0	0	0%	
124	Consultants	0	0	0	0%	
125	Office Supplies	0	1,000	(1000)	-100%	
126	Cable TV & Internet	1,392	882	510	58%	
127	Telephone	0	0	0	0%	
128	Travel and Education	1,838	5,500	(3662)	-67%	
129	Dues & Subscriptions	1,030	400	630	158%	Timing
130	Uniforms	2,274	5,000	(2726)	-55%	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
131	Storage Container Rental	0	0	0	0%	
132	Employee Relations	0	0	0	0%	
133	Groundwater Monitoring	0	0	0	0%	
134	Freight	0	0	0	0%	
135	Clubhouse Grounds	42	0	42	#DIV/0!	
	MAINTENANCE					
	Operating Expenses					
136	Clubhouse Repair & Maintenance	15,714	17,166	(1452)	-8%	
137	Dorm Repair & Maintenance	235	3,000	(2765)	-92%	
138	Golf Course Building Repair & Maint	0	750	(750)	-100%	
139	Golf Course Building HVAC R&M	0	500	(500)	-100%	
140	Clubhouse HVAC R&M	2,916	0	2916	#DIV/0!	Replacing some thermostats. Didn't budget for it, but budget should hold for season
141	Clubhouse Electrical R&M	1,494	1,000	494	49%	Small fixes.
142	Golf Course Building Electrical R&M	0	420	(420)	-100%	
143	Clubhouse Plumbing R&M	700	1,500	(800)	-53%	
144	Oakson Septic System	0	0	0	0%	
145	Golf Course Building Plumbing R&M	0	666	(666)	-100%	
146	Alarm System/Activity	1,475	1,350	125	9%	
147	Refrigeration	0	1,200	(1200)	-100%	
	GENERAL & ADMINISTRATIVE					
	Revenue					
148	Other Income	0	0	0	0%	
149	Interest Income	0	8,332	(8332)	-100%	
150	Winter Memberships	0	0	0	0%	
151	House Rental Income	11,218	13,200	(1982)	-15%	
	Payroll Expense					
152	Controller	19,864	20,084	(220)	-1%	
153	Administrative Services Manager	14,319	14,500	(181)	-1%	
154	General Manager	40,385	40,834	(449)	-1%	
155	Management Payment	39,166	39,166	0	0%	
	Operating Expenses					
156	Cleaning Admin. Office	0	0	0	0%	
157	Employee Shift Meals 100%	1,496	1,650	(154)	-9%	
158	Office Supplies	785	1,200	(415)	-35%	
159	Bank & Finance Charges	39	84	(45)	-54%	
160	Credit Card Merchant Services	4,251	6,000	(1749)	-29%	
	NLB Debt / Interest	0	0	0	0%	
161	Office Equipment Leases	0	400	(400)	-100%	
162	Office Furniture	0	0	0	0%	
163	Advertising	0	0	0	0%	
164	Postage & Shipping	284	400	(116)	-29%	
165	Dues and Subscriptions	393	600	(207)	-35%	
166	Travel and Education	7,201	7,332	(131)	-2%	
167	POS Support/Computer Support	14,971	15,742	(771)	-5%	
168	Legal Fees	0	3,500	(3500)	-100%	
169	Professional Accounting	0	0	0	0%	
170	Cell Phones	837	850	(14)	-2%	
171	Payroll Service	5,876	4,500	1376	31%	Timing
172	Trash Removal	3,004	2,600	404	16%	
173	Employee Relations	111	0	111	#DIV/0!	
174	Incentive Bonuses'	0	0	0	0%	
175	License & Fees	564	500	64	13%	
176	Electricity	9,401	8,700	701	8%	
177	Liquid Propane	8,299	7,000	1299	19%	The generator was on for the electrical outage. Runs on propane
178	Telephone	176	144	32	22%	
179	Heating Fuel	0	0	0	0%	
180	Water	370	600	(230)	-38%	
181	Cable TV & Internet	4,583	4,410	173	4%	
182	Web Site	0	0	0	0%	
183	EPLI Insurance	0	0	0	0%	
184	Insurance - Property/Liability	54,741	51,154	3587	7%	
185	Professional Liability	1,184	1,140	44	4%	
186	Insurance - Workers Comp	5,820	4,704	1116	24%	Timing. Consistent with 2025.
187	Excise Tax/Truck Registration	435	1,900	(1465)	-77%	
188	Insurance - Vehicles	3,499	3,300	199	6%	
189	Land Management Payment (\$1/Round)	0	0	0	0%	
190	Bad Debt	0	0	0	0%	
191	Retirement Plan	4,606	5,200	(594)	-11%	
192	Payroll Taxes - Mgmt. & Empl. Exp.	48,027	51,000	(2973)	-6%	
193	Employee Housing Rent	48,600	49,000	(400)	-1%	
194	Employee Housing - Utilities	17,876	18,500	(624)	-3%	
195	Employee Housing R&M	798	10,200	(9402)	-92%	
196	Dorm Rent	0	0	0	0%	
197	Health Insurance	51,183	53,000	(1817)	-3%	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
198	Manager Clothing Allowance	230	700	(470)	-67%	
199	Employee Severence Expense	0	0	0	#DIV/0!	
200	General Manager Comp Charges	24	0	24	#DIV/0!	
201	Food & Bev Manager Comp Charges	296	600	(304)	-51%	
202	Golf Course Manager Comp Charges	0	0	0	0%	
203	Director of Golf Comp Charges	0	0	0	0%	
204	Interest Expense	0	0	0	0%	
205	Penalties	0	0	0	0%	
206	Suspense	0	0	0	0%	

Nantucket Islands Land Bank
Golf Capital Fund Transfer Request
02.19.26 – 03.20.26

Miacomet Golf

B.E. Byrne, Inc. (Putting green shipping)	\$20,100.00
DLL Finance, LLC (Feb Lease 101-0576193-000)	\$2,238.92
DLL Finance, LLC (Feb Lease 101-0570758-000)	\$658.19
DLL Finance, LLC (Feb Lease 101-0568608-000)	\$1,906.54
DLL Finance, LLC (Feb Lease 101-0601264-000)	\$1,753.69
DLL Finance, LLC (Feb Lease 101-0613102-000)	\$425.90
DLL Finance, LLC (Feb Lease 101-0630604-000)	\$1,261.71
DLL Finance, LLC (Feb Lease 101-0623515-000)	\$2,975.50

Total Miacomet Golf Capital Expenditures to be reimbursed **\$31,320.45**

Siasconset Golf

Toscana Corp. (Concrete path)	\$58,883.10
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Total Siasconset Golf Capital Expenditures to be reimbursed **\$58,883.10**

Capital Expenditures

March 2026

Golf Capital Workgroup Recommendations

Sconset Golf

Toro Irrigation System and Installation additional \$100,000*. YES

(\$300,000 previously approved 8/25/25)

Forward Tee Level and Construction:

Reshaping and leveling a single forward tee box at each hole and expanding irrigation to cover these forward tees Max \$200,000 previously approved 8/25/25

- Work scheduled for Fall 2026 not to exceed Total of \$600,000 *

(20) Push Carts Four-wheel model \$5,000.

Miacomet Golf

Cape Cod retractable screens. (5) motorized fabric hurricane screens to replace the current screen on the SW side of the building. Guests want to use the patio more, but if there is wind, we must shut down the outdoor space because the screens are not rated for wind speeds above 25-30 MPH. \$46,840 YES

Range Servant America, Inc. 3 Gang HD Picker. Order a sturdier model to replace the current picker. \$4,770 YES

Bagboy R-2000 Rental 4-wheel model Push carts for Miacomet and Sconset Golf. Very nice upgrade from our current model. Rental contract \$10,000 YES

Dobbert will replace all outdoor sprinklers on the patio; current heads corroded and MGC must pass the inspection next year. \$8,600 YES

(1) Ultra NX 120V black slushie machine for snack shack. It will pay for itself in the first two months of operation. \$3,108 YES

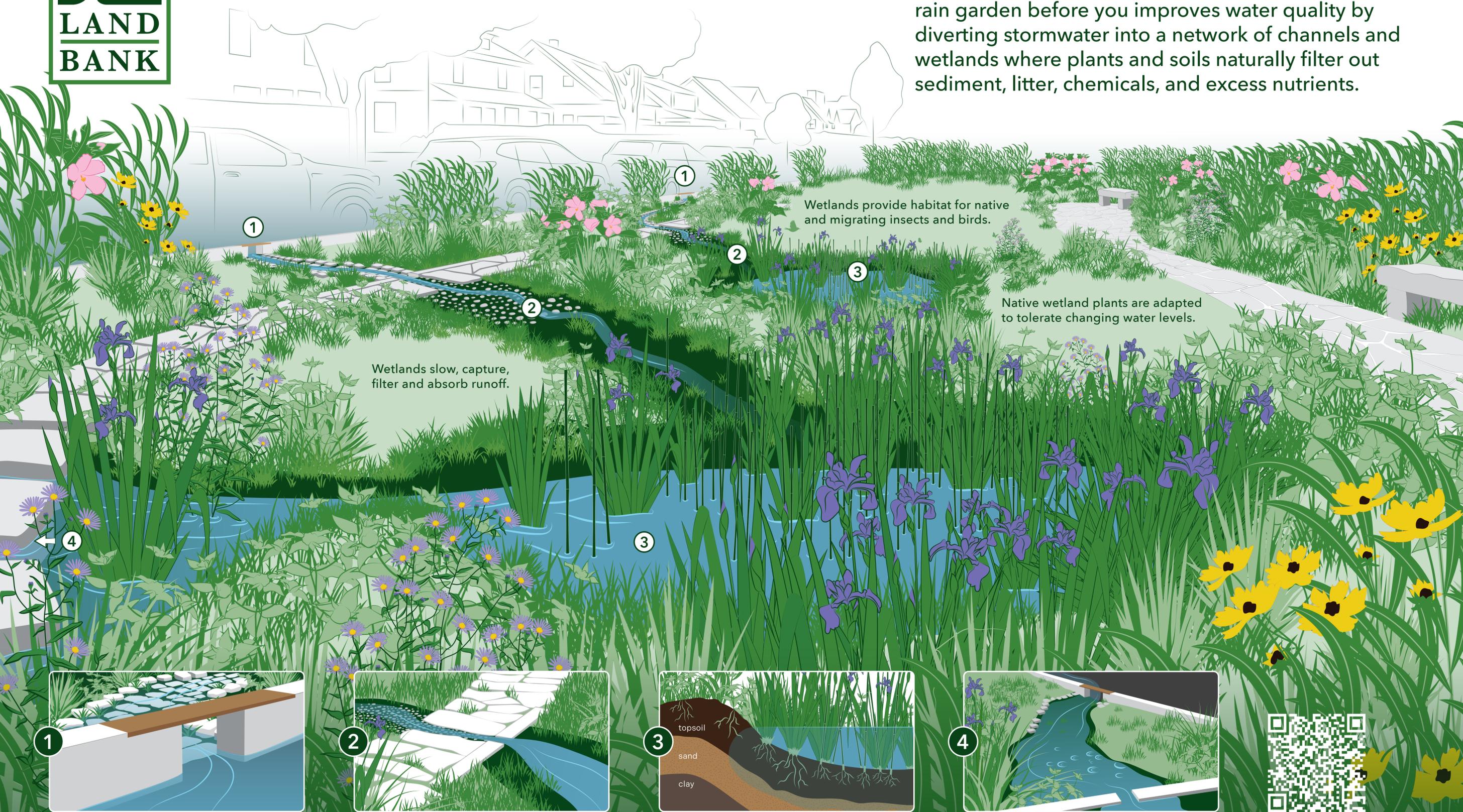
Fiberbuilt mats for the driving range. Replace (10) worn-out mats we currently have. \$11,738

Total amount for 2026 Golf capital projects \$187,056 YES



Land Bank Rain Garden

The storm drains in this neighborhood connect to pipes that flow directly into Nantucket Harbor. The rain garden before you improves water quality by diverting stormwater into a network of channels and wetlands where plants and soils naturally filter out sediment, litter, chemicals, and excess nutrients.



1

1

2

3

2

3

4

1

2

3

4

Stormwater Inlets

Stormwater enters the park via specially designed gaps in the curb along Easton Street.

Swales

Vegetated trenches direct stormwater movement throughout the park.

Wetlands

Plants and soil layers filter nutrients and pollutants from captured stormwater.

Overflow

Water overflow is directed out of the park to nearby drains during large rain events.

Wetlands provide habitat for native and migrating insects and birds.

Native wetland plants are adapted to tolerate changing water levels.

Wetlands slow, capture, filter and absorb runoff.



Escanea para leer en español. Scan to learn more.

GC E-Bid : List of bids received 03/18/26 01:00 PM 41 Jefferson Ave Building Move-Off & Demo 872588

Company	Proposed Contract Price ▾	Bid Package
JJ Cardosi Inc., 150 Amara Street, Riverside, RI 02915	\$1,747,000.00	View File
Robert B. Our Co. Inc, 24 Great Western Rd, Harwich, MA 02645	\$2,578,750.00	View File

FORM FOR GENERAL BID

To the Awarding Authority:

A. The Undersigned proposes to furnish all labor and materials required for 41 Jefferson Ave Building Move-Off & Demo for the Nantucket Land Bank in Nantucket, MA in accordance with the accompanying plans and specifications prepared by SMRT Architects & Engineers for the contract price specified below, subject to additions and deductions according to the terms of the specifications.

B. This bid includes addenda numbered ,1

C. The proposed contract price is one million seven hundred forty-seven thousand dollar
\$1,747,000.00

D. The subdivision of the proposed contract price is as follows:

Item 1. The work of the general contractor, being all work other than that covered by Item 2.
\$1,747,000.00

Item 2. Sub-bids as follows:

There are no Sub bids for this project.

The undersigned agrees that if selected as general contractor, they will promptly confer with the awarding authority on the question of sub-bidders; and that the awarding authority may substitute for any sub-bid listed above a sub-bid filed with the awarding authority by another sub-bidder for the subtrade against whose standing and ability the undersigned makes no objection; and that the undersigned will use all such finally selected sub-bidders at the amounts named in their respective sub-bids and be in every way as responsible for them and their work as if they had been originally named in this general bid, the total contract price being adjusted to conform thereto.

- E. The undersigned agrees that if selected as general contractor, they will within five days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this bid and furnish a performance bond and also a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the commonwealth and satisfactory to the awarding authority and each in the sum of the contract price, the premiums for which are to be paid by the general contractor and are included in the contract price; provided, however, that if there is more than 1 surety company, the surety companies shall be jointly and severally liable.

The undersigned hereby certifies that they are able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work; that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and that they will comply fully with all laws and regulations applicable to awards made subject to section 44A.

The undersigned further certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity. The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

Authorization to Sign: This form must be signed by an officer of the firm or an individual so authorized by an officer of the firm who has personal knowledge regarding the information contained herein.

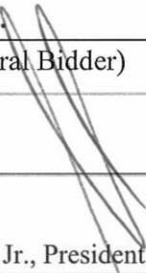
Date: March 18, 2026



NOTE: Form shall have corporate seal if Bidder is a Corporation.

JJ Cardosi, Inc.
(Name of General Bidder)

BY:


(Signature)

John J. Cardosi, Jr., President
(Name and Title of Person Signing Bid)

150 Amaral Street
(Business Address)

Riverside, RI 02915
(City, State and Zip)

FORM FOR GENERAL BID

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B. This bid includes addenda numbered ,1

C. The proposed contract price is two million five hundred seventy-eight thousand seven hundred fifty dollar \$2,578,750.00

D. The subdivision of the proposed contract price is as follows:

Item 1. The work of the general contractor, being all work other than that covered by Item 2.
\$2,578,750.00

Item 2. Sub-bids as follows:

There are no Sub bids for this project.

The undersigned agrees that if selected as general contractor, they will promptly confer with the awarding authority on the question of sub-bidders; and that the awarding authority may substitute for any sub-bid listed above a sub-bid filed with the awarding authority by another sub-bidder for the subtrade against whose standing and ability the undersigned makes no objection; and that the undersigned will use all such finally selected sub-bidders at the amounts named in their respective sub-bids and be in every way as responsible for them and their work as if they had been originally named in this general bid, the total contract price being adjusted to conform thereto.

- E. The undersigned agrees that if selected as general contractor, they will within five days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this bid and furnish a performance bond and also a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the commonwealth and satisfactory to the awarding authority and each in the sum of the contract price, the premiums for which are to be paid by the general contractor and are included in the contract price; provided, however, that if there is more than 1 surety company, the surety companies shall be jointly and severally liable.

The undersigned hereby certifies that they are able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work; that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and that they will comply fully with all laws and regulations applicable to awards made subject to section 44A.

The undersigned further certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity. The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

Authorization to Sign: This form must be signed by an officer of the firm or an individual so authorized by an officer of the firm who has personal knowledge regarding the information contained herein.

Form for General Bid

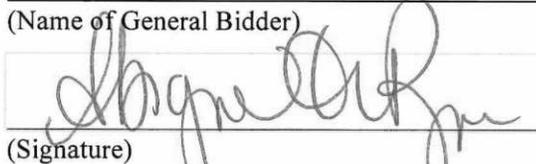
Date: March 18, 2026



NOTE: Form shall have corporate seal if Bidder is a Corporation.

Robert B. Our Co., Inc,
(Name of General Bidder)

BY:


(Signature)

Abigail Rose, Vice President
(Name and Title of Person Signing Bid)

24 Great Western Road
(Business Address)

Harwich, MA 02645
(City, State and Zip)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of March 24, 2026

1. “M” Exemption Update:

a. Two-Year Domicile Additional Extension Request:

No. 44319 William D. Maines and Meagan L Malloy

2. “M” Exemption Update:

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

No. 42844 Adan A. Rodriguez Flores and Zoila Judith Flores De Estrada

No. 42905 Nathan Matthew Kaiser and Alexandra Page Norton

No. 42916 Jeffrey Michael Paul and Rachel Caitlin Paul

No. 42957 Carlos D. Portillo Valles and Carlos A. Portilla Rivera

No. 42958 Megan E. Trudel and Timothy A. Trudel

No. 42969 Peter Dupont and Caitlin Dupont

No. 43013 Lucia Lemus

No. 43023 Thayer V. Hale and Eben G. Hale

No. 43031 Christopher J. Bistany and Justine Lee Bistany

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of February 28, 2026

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	JAN YIELD	FEB YIELD	1/31/2026	2/28/2026
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$118,703.06	\$118,965.65
Nantucket Bank / Collection Account x7653	3.56	3.56	\$44,924,857.47	\$42,433,126.16
TOTAL UNRESTRICTED FUNDS:			\$45,043,560.53	\$42,552,091.81

FISCAL YEAR 2026 REMAINING UNRESTRICTED FUNDS COMMITTED

Capital and Projects			\$14,414,980.05	\$14,075,036.67
Operating Budget			\$4,231,661.54	\$3,844,786.52
Debt & Interest Payments			\$3,733,480.97	\$82,362.20
TOTAL REMAINING COMMITTED FUNDS FOR FY2026			\$22,380,122.56	\$18,002,185.39

STATEMENT OF ACCOUNTS - RESERVE FUNDS	JAN YIELD	FEB YIELD	1/31/2026	2/28/2026
Nantucket Bank / Special CD x1135 matures 4/20/2026	3.68	3.68	\$5,734,525.20	\$5,750,735.90
Nantucket Bank / Operations Reserve Fund CD matures 6/18/26	3.92/3.54	3.92/3.54	\$3,891,490.13	\$3,903,207.22
TOTAL RESERVED FUNDS:			\$9,626,015.33	\$9,653,943.12

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	JAN YIELD	FEB YIELD	1/31/2026	2/28/2026
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,579,315.20	\$1,581,063.75
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$418,028.88	\$20,923.58
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund	0.25	0.25	\$20,029.47	\$20,033.31
Nantucket Bank / WTCA Escrow	0.25	0.25	\$25,036.83	\$25,041.63
Nantucket Bank / SHAC Escrow x7038	0.15	0.15	\$34,437.23	\$34,441.19
Nantucket Bank / NFRM Escrow x9058	0.15	0.15	\$10,038.55	\$10,039.71
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.15	0.15	\$28,107.88	\$28,111.11
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,675.71	\$1,676.03
Nantucket Bank / MGC Golf Capital Reserve	0.15	0.15	\$523,683.33	\$523,743.59
Nantucket Bank / SGC Capital Reserve	0.15	0.15	\$523,669.63	\$523,729.89
Nantucket Bank / NGM Management Reserve CD matures 7/12/26	3.54	3.54	\$54,480.49	\$54,644.52
Hingham Savings / Marble Reserve CD matures 6/11/26	3.78	3.78	\$258,658.22	\$259,409.34
Citizens Bank / Verrill Dana Acquisition Escrow			\$60,010.00	\$60,010.00
TOTAL RESTRICTED FUNDS:			\$3,537,172.52	\$3,142,868.75

STATEMENT OF DEBT

BONDS:	Principal Outstanding	NOTES:	Principal Outstanding
2012 Series A Issue (Final principal payment 2/15/2032)	\$2,360,000	Marble Note #19	\$1,700,000
2016 Series A Refunding Bond (Final principal payment 12/1/2027)	\$2,055,000	Purple Wampum Note	\$0
TOTAL BONDS:	\$4,415,000	TOTAL NOTES:	\$1,700,000

TOTAL DEBT: \$6,115,000



Research and Monitoring Agreement

Thank you for your interest in conducting research, monitoring, and/or data and sample collection on properties owned by the Nantucket Islands Land Bank (NLB). The NLB encourages research and monitoring that furthers scientific knowledge for the public benefit of conservation, recreation, and agriculture on NLB properties. Please note that NLB manages its properties for public use and benefit. To ensure equitable and appropriate use of NLB properties, permission is required before research can be conducted.

Please fill out this form completely. At least 1 month* prior to the proposed project start date, return this completed form to (email preferred):

Dr. Emily Goldstein Murphy
Director of Environmental and Agricultural Resources
Nantucket Islands Land Bank
22 Broad Street
Nantucket MA 02554
508-228-7240
egmurphy@nantucketlandbank.org

* This time restriction may be waived if the project does not require NLB Commission approval, please contact Dr. Goldstein Murphy with any questions.

Project Title: Post-Breeding Ecology of Roseate Terns (*Sterna dougallii*) on Nantucket, Tuckernuck, Muskeget, and Chappaquiddick Islands, Massachusetts

Applicant Details

Name of Lead Researcher/Principal Investigator	Shea Fee
Mailing Address	PO Box 3547 Oak Bluffs, MA 02557

E-mail	sheafeel@yahoo.com
Office Phone	n/a
Cell Phone (accessible when on island)	5086806450
Affiliation/Institution	n/a
Department	n/a
Are you applying as an Independent Investigator, Faculty, Post-Doctoral Fellow, Graduate Student, or other (please explain)?	Independent investigator- I'm employed by the Trustees as an Ecologist but am undertaking this project independently, outside of work.
Anticipated Dates of Field Work on NLB property	7/18, 7/24, 8/1 8/8, 8/15, 8/22, 8/29, 9/5
Names/addresses of NLB properties where field work is proposed	Muskeget Island
List names of all persons who will be assisting with work on NLB property	James Walters
Expected Deliverables to NLB	Data collected will illuminate the importance of Muskeget post-breeding and can inform conservation strategies and management tools that promote Roseate Tern protection. A report detailing findings can be provided upon project completion.

Project Description – Attachment A:

Provide a detailed outline of the research or monitoring to be performed, including project introduction, objectives, **methods (particularly related to NLB property)**, expected outcomes, and project timeline. If a project proposal and description exist, please attach this. If applicable, please include copies of specimen collection permits. **Maps of intended work locations are required.**

Expected Conduct and Deliverables

Researchers shall comply with all local, state, and federal laws and regulations including those concerning the transport, use, storage, and disposal of hazardous materials, the treatment of living, vertebrate animals, or requirements for working with state or federally listed endangered species.

__SF__

Researcher Initials

Researchers shall conduct themselves in a professional and appropriate manner while conducting research on NLB property. Researchers will likely come in contact with visitors who may be curious about what they are doing. While researchers may not always have time to answer in much detail, it is expected that researchers will address questions from visitors in an appropriately respectful and polite manner.

___SF___

Researcher Initials

NLB may feature research conducted on its properties in public outreach documents and/or social media. NLB may seek comment, information, or images from the researcher to enhance this public communication or NLB staff may arrange to accompany the researcher on field work occurring on NLB property.

___SF___

Researcher Initials

NLB requires that all introduced materials (e.g. sampling equipment) be removed at the completion of field work unless other arrangements are made with NLB staff.

___SF___

Researcher Initials

NLB requires access to and a copy of any collected data, in digital form, to be submitted at the end of the project. This data will be stored on the NLB computer server as a record of work conducted and not used by NLB without the express permission of the researcher. For information that is particularly sensitive, such as the location of endangered species, the researcher must abide by state and federal guidelines and/or regulations.

___SF___

Researcher Initials

Papers, reports and/or presentations prepared for publication or presentation based on work conducted on NLB properties shall acknowledge the use of NLB property and any additional support given to the project. NLB shall receive a copy of any published reports or publications created from data collected during the course of this project. Electronic files can be submitted to Dr. Emily Goldstein Murphy.

___SF___

Researcher Initials

Upon submission, all applications, plans and data will become the property of the Nantucket Islands Land Bank and will be subject to disclosure in accordance with the Massachusetts Public Records Law.

___SF___

Researcher Initials

After NLB staff reviews this application and determines that the project is permissible on NLB properties, a signed copy of this Research Agreement will be returned to the applicant. **This signed Research Agreement is required before work can begin.**

Shan Fee

3/9/26

Eff. January 1, 2026

Applicant

Date

NLB Staff

Date

Post-Breeding Ecology of Roseate Terns (*Sterna dougallii*) on Nantucket, Tuckernuck, Muskeget, and Chappaquiddick Islands, Massachusetts

Introduction: Upon its federal endangered listing in 1987 (USFWS 1987), the Northwest Atlantic population of the Roseate Tern (*Sterna dougallii*) became the focus of extensive research, largely centered on breeding ecology. While these efforts have contributed substantially to recovery actions at nesting sites, the post-breeding dispersal period remains poorly understood.

This dearth of information is concerning given that Roseate Terns (ROST) spend a large portion of their annual cycle (roughly equivalent to their time spent on breeding colonies) in post-breeding staging flocks. This time marks a critical period for juvenile survival and adult conditioning, with potential long term fitness consequences. The process of dispersal and colonization is difficult to study for a variety of reasons (Boulinier et al. 1996, 2016; Payo-Payo et al. 2017), but ROST provide a useful research base because of their routine use of post-breeding sites (Trull 1999, Arnold et al. 2011, Atwood 2022). More importantly, it is likely that both adult and young of the year Roseate Terns use these post-breeding sites, and the food they acquire there as cues to the suitability for these areas as potential future nesting sites (Boulinier 1996, 2016). Despite these potential long-term benefits, data on site use, diet, and behavior on staging areas are sparse.

The islands of Nantucket, Tuckernuck, Muskeget, and Chappaquiddick off the southern coast of Massachusetts have long been known to host large staging flocks of ROST (Mackay 1895, Veit & Petersen 1993, Trull et al. 1999, Atwood 2022, pers. obs.) however, unlike the notable staging sites of Cape Cod, MA, systematic monitoring of these island sites has been extremely limited and often lacks specificity (Trull 1999, Atwood 2022). We propose addressing these knowledge gaps by documenting staging flock composition, behavior, and diet to better assess the importance of these islands during the post-breeding period as well as the potential to serve as future nesting colonies. Evaluating how ROST use these islands and adjacent waters will provide critical insights to inform conservation strategies for this Federally endangered species.

Objectives:

How do abundance and age structure of staging flocks change over time? Previous studies have quantified major Roseate Tern staging flocks on Cape Cod (Trull et al. 1999, Davis 2019, Atwood 2022), but regional coverage remains incomplete. The islands surrounding the Muskeget Channel represent one of the few additional areas where Roseate Terns consistently (every year since at least 1978) aggregate in large numbers prior to southbound migration (Veit & Perkins 2014, Atwood 2022). We will use repeated counts of staging flocks to characterize temporal variation in abundance and flock composition and to assess patterns consistent with annual recruitment.

Are there identifiable relationships between breeding colony origin and movement to/ from staging areas? We will conduct re-sighting surveys focused on plastic, field-readable leg bands during each sampling period. Previous work indicated that individuals from across the Northwest Atlantic breeding population aggregate on the western end of Nantucket during the post-breeding period (Trull et al. 1999). This study will test and expand upon that finding by documenting banded individuals throughout the broader staging area. Re-sight data will be

used to infer breeding colony origins and to evaluate relationships between colony of origin and patterns of staging site arrival timing, site residency, and departure.

To what extent do parents continue fledgling care off of breeding colonies? The post-breeding period is important for hatch-year birds as they learn critical survival skills, put on weight in preparation for migration and peruse potential future nesting sites (Watson & Hatch 1992, Boulinier et al.1996, 2016). Juveniles are also dependent on their parents for at least eight weeks after fledging (Burger 1980, Teets 1998). Little is known about this period, but it is likely that fledglings are dependent on their parents to survive migration (Watson & Hatch 1992). To better understand the role of parental care away from the nest, we will quantify fledgling provisioning rates at staging areas and compare them to published rates from breeding colonies.

What are ROST eating at staging sites? Fecal samples collected at staging sites will be analyzed using DNA metabarcoding to characterize prey composition and assess potential dietary preferences (Kennerly 2024). Data on diet from these sites will provide insight into how prey availability may influence staging site selection, addressing knowledge gaps identified by Atwood (2022) and potential selection of future nesting sites (Boulinier et al.1996, 2016).

Significance and Conservation Benefits:

Through this project we will address a critical knowledge gap in the life cycle of Roseate Terns by focusing on post-breeding staging sites. Annual survival and therefore lifespan, depends on conditions at these sites. By documenting use of Nantucket, Tuckernuck, Muskeget, and Chappaquiddick during post-breeding dispersal, we will demonstrate the importance of these islands within the ROST annual cycle. The collection of this information is particularly urgent given the proximity of multiple offshore wind developments just 15 miles from the study area.

Through fledgling provisioning observations, we will clarify the importance of post-breeding sites for juvenile survival, highlighting how these areas support growth and conditioning before migration. This data will also allow us to assess broad-reaching issues in how young birds are able to establish new nesting colonies through exploration (e.g. Boulinier et al. 1996, 2016, Payo Payo et al. 2017). As ROST nesting populations increase, young birds seek new and suitable habitats away from crowded established colonies, which could present a real challenge on the heavily developed northeastern US coast.

Additionally, data about use of and behavior at these sites will illuminate the importance of these four islands post-breeding and can inform conservation strategies and management tools that promote ROST protection and the persistence of these sites in a rapidly changing climate. Protecting multiple staging sites beyond well-studied Cape Cod locations reduces population vulnerability by providing a network of safe areas during this critical period.

Band re-sighting efforts will provide a more complete assessment of post-breeding movement ecology and breeding colony origins, revealing the role of these islands within the larger Northwest Atlantic population. Finally, integration of fecal DNA metabarcoding will allow us to assess food resources at staging sites and their potential influence on staging site and future nesting site selection. Knowledge of diet composition will also help anticipate phenological mismatches or shifts in prey availability driven by climate change.

Methods: Participants from the Tuckernuck Land Trust, Town of Nantucket, Town of Edgartown, and Trustees of Reservations will assist with synchronized flock assessments. We will conduct weekly, simultaneous shore-based surveys at all staging sites (Norton Point and Wasque- Chappaquiddick, Bigelow's Point and SW Shoal-Tuckernuck, Muskeget, and Smith's Point- Nantucket) from late July to mid-September to capture the majority of the post-breeding dispersal period, including peak staging abundance (Atwood 2022). I possess eight years of experience working with staging ROST flocks including disturbance reduction, demographic assessments, age determination, and band resighting. I will train all survey participants in field techniques and data collection prior to survey commencement. We will access sites by boat, 4x4 vehicle, or on foot, and will coordinate counts to avoid double counting. We will complete all data collection by September 2026.

Flock Counts and Demographics: For each survey, we will record total tern abundance, species composition, and age structure (hatch-year vs. adult). For flocks >300 individuals, we will estimate counts from representative subsets; we will directly count smaller flocks (<300). At the start of each survey, we will collect covariates including time, location, tide, and weather.

Band Re-sightings: We will conduct re-sighting sessions in 2-hour intervals or until all banded birds have been documented. We will give priority to ROST with plastic field readable (PFR) bands. Other band types such as metal field readable and plastic 6-band combination color bands will be recorded but due to their relative illegibility in the field or prevalence of missing bands, they will not be prioritized.

Chick Provisioning Observations: We will document adult provisioning of fledglings through targeted focal observations. We will track hatch-year birds through spotting scopes or binoculars for as long as possible, recording all feeding events, prey type, and adult identification when possible. We will use 10-minute watches of each chick and record how often it is fed during this interval. I will then calculate provisioning rates from these observations.

Fecal Sampling: I will collect non-invasive ROST fecal samples from the sand where species-specific subgroups occur within staging flocks, minimizing disturbance. I will gather 80 samples (~10 per survey) distributed evenly across sites and the study period to capture temporal variation in diet. Dr. Gemma Clucas at the Cornell Lab of Ornithology, will run the samples through DNA metabarcoding analysis, focusing on vertebrate prey. I have submitted necessary scientific collection permits to the state.

Dissemination: Disseminating the findings of this study will be a priority upon completion. My ultimate goal is to publish in peer-reviewed scientific journals. I will also make the results available to all landowners and property managers who have a stake in these staging areas to help inform their management and foster responsible land stewardship. Additionally, at minimum, I will present at the Nantucket Biodiversity Initiative Conference, the annual Roseate Tern Recovery/ Atlantic Marine Bird Cooperative workshop, the Tuckernuck Land Trust science speaker series, and state and regional beach nesting bird cooperators meetings. I will also consider other conferences like The Waterbird Society and NEAFWA depending on funding. I plan on sharing preliminary results with key stakeholders as early as winter 2026. Conferences and publications will happen in 2027.

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S H E A F E E

sheafee1@yahoo.com · (508) 680-6450
· Oak Bluffs, MA

EDUCATION

Connecticut College (New London, CT)

- Bachelor of Arts in Ecology
- Cum Laude

RECENT EMPLOYMENT

Coastal Ecologist- The Trustees of Reservations (Martha's Vineyard & Nantucket, MA)

2021- present (Year-round)

- Manage the shorebird protection program for Nantucket and Martha's Vineyard
- Responsible for hiring and supervising 3 seasonal employees, volunteers and managing \$110,000 budget
- Secure ~\$85,000 in grants annually to support ecological work
- Conduct ecological monitoring for coastal and inland properties
- Coordinate habitat management with internal stewardship staff and manage projects with external contractors
- Engage with the public and present at committee meetings and scientific conferences

Lead Shorebird Technician- The Trustees of Reservations (Nantucket, MA)

2017, 2018, 2020 (Seasonal)

- Carried out all protection, monitoring, data collection, and reporting efforts for beach nesting shorebirds at Cuskata-Coatue Wildlife Refuge
- Initiated a monitoring program for breeding Northern Harriers
- Surveyed Seabeach Amaranth plots as part of a federal reintroduction effort
- Conducted natural history tours, birding tours, and lectures for local camps and school groups
- Banded American Oystercatcher, Black Skimmer, and Northern Harrier chicks

Biological Technician- USFWS (Nantucket, MA)

2019 (Seasonal)

- Carried out all protection, monitoring, data collection, and reporting efforts for beach nesting shorebirds at Nantucket National Wildlife Refuge
- Monitored Gray Seals at haul-out and breeding sights, Northern Harrier nesting, and surveyed Seabeach Amaranth introductory plots
- Conducted Staging tern disturbance surveys and recorded band re-sights
- Banded American Oystercatcher and Northern Harrier chicks

Shorebird Technician I- Mass Audubon Coastal Waterbird Program (Nantucket, MA)

2016 (Seasonal)

- Protected, monitored, and reported on Piping Plover and Least Tern productivity

Assistant Environmental Coordinator – Nantucket Islands Land Bank (Nantucket, MA)

2015-2016 (Year-round)

- Surveyed and managed invasive and rare plant species
- Created baseline documentation for conservation restrictions and identified abutter violations
- Prepared notices of intent

COMMUNITY INVOLVEMENT

Martha's Vineyard Bird Club- President & Co-founder

2021- 2024

- Led and coordinated member walks, meetings, and educational webinars
- Promoted responsible birding practices & the use of citizen science tools like eBird
- Controlled mailing list and distributed club updates

MAPS Station- Volunteer Songbird Bander

2015- 2021

- Captured, banded, and collected physiological data for the Monitoring Avian Productivity and Survivorship (MAPS) program
- Led banding demonstrations for the Nantucket Biodiversity Initiative's Citizen Science Weekend

Christmas Bird Count- Participant/ Section Leader

2014-present

SKILLS & CERTIFICATIONS

- Microsoft Office & 365 suites
- Google suite
- ArcGIS, Google Earth, hand-held GPS operation
- Songbird mist-netting
- Banding & processing songbirds, shorebirds, and pre-fledging age raptors
- 4x4, ATV, and ORV operation
- Power tool use
- Wildland Firefighter S130 & S190 certified

PUBLICATIONS & PRESENTATIONS

Fee, Shea. (2022). Balancing Act: A Shorebird Season on Martha's Vineyard. *Special Places*, Winter 2022-2023, pp. 8–9.

Fee, Shea. (2024). Counting a Colony: Gull Surveying. *The Trustees*, 24 June 2024, <https://thetrustees.org/nature-ecology/counting-a-colony-seasonal-gull-survey/>.

Fee, Shea. (2024). A Motus Tower on Martha's Vineyard." *The Trustees*, 28 Aug. 2024, <https://thetrustees.org/nature-ecology/a-motus-tower-on-marthas-vineyard/>.

Fee, Shea. (2022). *Building Resilient Beaches: Extending the Life of a Barrier Beach Using Nature-based Solutions*. NBI, Nantucket, MA.

Fee, Shea. (2022). *Post-breeding Site Use by Roseate Terns: Norton Point, Martha's Vineyard*. AMBC Workshop, virtual.

Fee, Shea. (2024). *Balancing Shorebird Conservation & Over-sand Vehicle Access: Investigating Two Initiatives on Martha's Vineyard, MA*. NEAFWA, Barnstable, MA.

Budget and Current/Pending Financial Support Statement

Applicant: Shea Fee

Project Title: *Post-Breeding Ecology of Roseate Terns (Sterna dougallii) on Nantucket, Tuckernuck, Muskeget, and Chappaquiddick Islands, Massachusetts*

<u>Item</u>	<u>Itemized cost (US \$)</u>	<u>Total cost (US \$)</u>
Hy-line ferry tickets (MV to Nantucket round trip)	8 @ \$57 each	\$456
Boat lease (8 weeks)	\$3000	\$3000
Fecal sampling kit	1 @ \$200	\$200
Fecal sample shipping	\$200	\$200
Fecal sample lab processing fees	80 samples @ \$16 each	\$1280
Supplies (clip boards, paper, notebooks, SD cards, sunscreen)	\$300	\$300
Truck milage reimbursement	92 miles @ \$.50/ mile	\$46
Boat fuel	26 gallons @ \$5.00/ gallon	\$130
		Total: \$5612

<u>Funding Source</u>	<u>Received</u>	<u>Decision Pending</u>
AFO Bergstrom Grant		\$1500
Wilson Ornithological-Louis Agassiz Fuertes Grant		\$5000
Wilson Ornithological- George A. Hall / Harold F. Mayfield Grant		\$2000
Waterbird Society- Ian Nisbet Award		\$5000
Nantucket Biodiversity Initiative Grant		\$3500

Roseate Tern Project Site

Legend

Project area



Google Earth

Image © 2020 Airbus

1000 ft

