

AGENDA
Nantucket Land Bank Commission
Regular Meeting of May 26, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/86914843660?pwd=O4qHy9EZVUmFal6eRMYYvW9GBa5t01.1>

Webinar ID: 869 1484 3660

Passcode: 668480

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
4. PROPERTY MANAGEMENT
 - a. Francis/Washington Street Beach Improvement – Washington Street Workgroup Plan Review
 - b. 41 Jefferson Avenue – Project Update
 - c. 16/19 E. Creek Road – Permitting Scope
 - d. 7 & 9 W. Sankaty Road/Field of Dreams – Memorandum of Understanding with Sconset Trust
 - e. Lily Pond Restoration – Update
5. REGULAR BUSINESS
 - a. Annual Election of Officers
6. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of May 12, 2026
9. CONSENT ITEMS
 - a. Monthly Financial Report – April
 - b. Warrant Authorization – Cash Disbursements
 - c. Property Use Request – Smooth Hummocks / Addiction Solutions Race for Recovery (9/27/26)
 - d. Property Use Request – Madaket Ditch / LLNF Field Trips (6/16/26 & 6/25/26)

10. 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 5/12/26.
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.:
 - i. Commonwealth of Massachusetts Superior Court Civil Action No. 2675CV00008: Richard G. Corey, trustee of the Twenty-One Commercial Wharf Nominee Trust, et al. v. Nantucket Islands Land Bank.
 - ii. 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
April 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 | \$731,774.87 | \$402,410.96 |
| NGM - SGC Operating Account | \$57,802.92 | \$209,747.34 |
| 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 | \$794,577.87 | \$616,532.82 |
| Accounts Receivable-Miacomet Golf | (\$34,543.96) | (\$63,283.45) |
| Accounts Receivable | \$0.00 | \$0.00 |
| Total Accounts Receivable | (\$34,543.96) | (\$63,283.45) |
| Inventory - Non-Alcoholic | \$0.00 | \$561.93 |
| Inventory Golf Shop | \$60,541.24 | \$29,991.25 |
| 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 | \$60,541.24 | \$60,065.49 |
| Prepaid Expenses- Administration | \$10,102.21 | \$8,763.69 |
| Total Prepaid Expenses | \$10,102.21 | \$8,763.69 |
| Total Current Assets | \$830,677.36 | \$622,078.55 |
| Accumulated Amortization | (\$1,234.81) | (\$983.81) |
| Total Accumulated Amortization | (\$1,234.81) | (\$983.81) |
| 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 | \$8,652,468.67 | \$8,553,796.91 |
| Leasehold Improvements | \$3,103,976.41 | \$3,087,590.62 |
| Vehicle & Dump Trailer | \$37,704.00 | \$37,704.00 |
| Unspecified- (Equipment) | \$5,185.23 | \$12,980.23 |
| Total Fixed Assets | \$11,416,746.68 | \$11,400,953.00 |
| Total Fixed Assets | \$11,415,511.87 | \$11,399,969.19 |
| Total Assets | \$12,246,189.23 | \$12,022,047.74 |

**Siasconset Golf
Balance Sheet
April 2026**

Liabilities and Equity

| | <u>Current YTD</u> | <u>Prior YTD</u> |
|-------------------------------------|--------------------|------------------|
| Accounts Payable | \$19,020.68 | (\$28.68) |
| Total Accounts Payable | \$19,020.68 | (\$28.68) |
| Total Accounts Payable | \$19,020.68 | (\$28.68) |
| 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 | \$10,789,453.48 | \$10,883,935.02 |
| Total Note Payable | \$10,789,453.48 | \$10,883,935.02 |
| Accrued Payroll | (\$1,776.84) | (\$3,653.85) |
| Total Payroll | (\$1,776.84) | (\$3,653.85) |
| 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 | \$10,794,780.41 | \$10,890,026.47 |
| Total Liabilities | \$10,813,801.09 | \$10,889,997.79 |
| 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 | (\$92,527.11) | (\$57,932.59) |
| Total Equity | \$1,432,388.14 | \$1,132,049.95 |
| Total Liabilities and Equity | \$12,246,189.23 | \$12,022,047.74 |

Siasconset
April, 2026
Summary

| | Month To Date | | | | | | Year To 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 | 1,353 | 1,000 | 353 | 0 | 1,353 | 35% | 5,399 | 4,000 | 1,399 | 0 | 5,399 | 35% |
| Total Revenue | 1,353 | 1,000 | 353 | 0 | 1,353 | 35% | 5,399 | 4,000 | 1,399 | 0 | 5,399 | 35% |
| Cost of Goods Sold | | | | | | | | | | | | |
| Golf Shop | 0 | 0 | 0 | 25 | (25) | #DIV/0! | 0 | 0 | 0 | 25 | (25) | #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 | 25 | (25) | #DIV/0! | 0 | 0 | 0 | 25 | (25) | #DIV/0! |
| Gross Profit | 1,353 | 1,000 | 353 | (25) | 1,378 | 35% | 5,399 | 4,000 | 1,399 | (25) | 5,424 | 35% |
| Payroll Expense | | | | | | | | | | | | |
| Golf Shop | 1,154 | 833 | 321 | 769 | 385 | 38% | 3,253 | 3,333 | (81) | 3,077 | 176 | -2% |
| Food & Beverage | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| General & Administrative | 9,865 | 8,450 | 1,415 | 6,410 | 3,455 | 17% | 35,843 | 34,250 | 1,593 | 20,641 | 15,202 | 5% |
| Grounds | 7,939 | 15,833 | (7,894) | 5,385 | 2,554 | -50% | 23,323 | 33,332 | (10,009) | 21,538 | 1,785 | -30% |
| Total Payroll | 18,958 | 25,116 | (6,158) | 12,564 | 6,394 | -25% | 62,419 | 70,915 | (8,496) | 45,256 | 17,163 | -12% |
| Operating Expenses | | | | | | | | | | | | |
| Golf Shop | 0 | 2,600 | (2,600) | 779 | (779) | -100% | 0 | 2,600 | (2,600) | 779 | (779) | -100% |
| 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 | 96 | 0 | 96 | 75 | 21 | #DIV/0! | 96 | 0 | 96 | 75 | 21 | #DIV/0! |
| General & Administrative | 7,369 | 12,186 | (4,817) | 651 | 6,718 | -40% | 34,313 | 36,259 | (1,946) | 4,896 | 29,417 | -5% |
| Clearing | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Grounds | 439 | 4,708 | (4,269) | 4,230 | (3,791) | -91% | 1,097 | 9,807 | (8,710) | 6,901 | (5,803) | -89% |
| Total Operating Expenses | 7,904 | 19,494 | (11,590) | 5,735 | 2,169 | -59% | 35,507 | 48,666 | (13,159) | 12,651 | 22,855 | -27% |
| Total Expense | 26,862 | 44,611 | (17,748) | 18,299 | 8,563 | -40% | 97,926 | 119,581 | (21,655) | 57,908 | 5,803 | -18% |
| Income/(Loss) from Operations | (25,509) | (43,611) | 18,102 | (18,324) | (7,184) | -42% | (92,527) | (115,581) | 23,054 | (57,933) | (34,595) | -20% |
| Depreciation Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Net After Depreciation | (25,509) | (43,611) | 18,102 | (18,324) | (7,184) | -42% | (92,527) | (115,581) | 23,054 | (57,933) | (34,595) | -20% |

Siasconset
 April, 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 | 25 | (25) | #DIV/0! | 0 | 0 | 0 | 25 | (25) | #DIV/0! | |
| Payroll Expense | 1,154 | 833 | 321 | 769 | 385 | 38% | 3,253 | 3,333 | (81) | 3,077 | 176 | -2% | |
| Operating Expense | 0 | 2,600 | (2,600) | 779 | (779) | -100% | 0 | 2,600 | (2,600) | 779 | (779) | -100% | |
| Net Profit / (Loss) | (1,154) | (3,433) | 2,279 | (1,574) | 420 | -66% | (3,253) | (5,933) | 2,681 | (3,881) | 628 | -45% | 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 | 7,939 | 15,833 | (7,894) | 5,385 | 2,554 | -50% | 23,323 | 33,332 | (10,009) | 21,538 | 1,785 | -30% | |
| Operating Expense | 439 | 4,708 | (4,269) | 4,230 | (3,791) | -91% | 1,097 | 9,807 | (8,710) | 6,901 | (5,803) | -89% | |
| Net Profit / (Loss) | (8,378) | (20,541) | 12,163 | (9,614) | 1,237 | -59% | (24,420) | (43,139) | 18,719 | (28,439) | 4,019 | -43% | 8 |
| General & Administrative | | | | | | | | | | | | | |
| Revenue | 1,353 | 1,000 | 353 | 0 | 1,353 | 35% | 5,399 | 4,000 | 1,399 | 0 | 5,399 | 35% | |
| Payroll Expense | 9,865 | 8,450 | 1,415 | 6,410 | 3,455 | 17% | 35,843 | 34,250 | 1,593 | 20,641 | 15,202 | 5% | |
| Operating Expense | 7,369 | 12,186 | (4,817) | 651 | 6,718 | -40% | 34,313 | 36,259 | (1,946) | 4,896 | 29,417 | -5% | |
| Net Profit / (Loss) | (15,881) | (19,636) | 3,755 | (7,061) | (8,820) | -19% | (64,758) | (66,509) | 1,751 | (25,537) | (39,221) | -3% | |
| 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 | 96 | 0 | 96 | 75 | 21 | #DIV/0! | 96 | 0 | 96 | 75 | 21 | #DIV/0! | 9 |
| Net Profit / (Loss) | (96) | 0 | (96) | (75) | (21) | #DIV/0! | (96) | 0 | (96) | (75) | (21) | #DIV/0! | |
| Income/(Loss) from Operations | (25,509) | (43,611) | 18,102 | (18,324) | (7,184) | -42% | (92,527) | (115,581) | 23,054 | (57,933) | (34,595) | -20% | 10 |
| Depreciation Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |

| | | | | | | | | | | | | |
|------------------------|----------|----------|--------|----------|---------|------|----------|-----------|--------|----------|----------|------|
| Net After Depreciation | (25,509) | (43,611) | 18,102 | (18,324) | (7,184) | -42% | (92,527) | (115,581) | 23,054 | (57,933) | (34,595) | -20% |
|------------------------|----------|----------|--------|----------|---------|------|----------|-----------|--------|----------|----------|------|

Siasconset
April, 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 | 25 | (25) | #DIV/0! | 16 | 0 | 0 | 0 | 25 | (25) | #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 | 25 | (25) | #DIV/0! | | 0 | 0 | 0 | 25 | (25) | #DIV/0! |
| Gross Profit | 0 | 0 | 0 | (25) | 25 | #DIV/0! | | 0 | 0 | 0 | (25) | 25 | #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 | 1,154 | 833 | 321 | 769 | 385 | 38% | | 3,253 | 3,333 | (81) | 3,077 | 176 | -2% |
| Shop Clerks Gross | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 19 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Total Payroll | 1,154 | 833 | 321 | 769 | 385 | 38% | | 3,253 | 3,333 | (81) | 3,077 | 176 | -2% |
| 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 | 500 | | 779 | (779) | -100% | 22 | 0 | 500 | (500) | 779 | (779) | -100% |
| Score Cards | 0 | 2,000 | (2,000) | 0 | 0 | -100% | 23 | 0 | 2,000 | (2,000) | 0 | 0 | -100% |
| Uniforms / Clothing Allowance | 0 | 100 | (100) | 0 | 0 | -100% | 24 | 0 | 100 | (100) | 0 | 0 | -100% |
| 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 | 2,600 | (2,100) | 779 | (779) | -100% | | 0 | 2,600 | (2,600) | 779 | (779) | -100% |
| Income/(Loss) from Operations | (1,154) | (3,433) | 1,779 | (1,574) | 420 | -66% | | (3,253) | (5,933) | 2,681 | (3,881) | 628 | -45% |

Siasconset
April, 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 | 5,192 | 3,750 | 1,442 | 3,462 | 1,731 | 38% | 46 | 15,082 | 15,000 | 82 | 13,846 | 1,236 | 1% | |
| Assistant Superintendent | 962 | 2,083 | (1,121) | 1,923 | (962) | -54% | 47 | 6,456 | 8,332 | (1,876) | 7,692 | (1,236) | -23% | |
| 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 | 3,332 | (3,332) | 2,500 | (2,500) | -100% | |
| Hourly Labor Gross | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 50 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Seasonal Labor | 1,785 | 10,000 | (8,215) | 0 | 1,785 | -82% | 51 | 1,785 | 10,000 | (8,215) | 0 | 1,785 | -82% | |
| Total Payroll | 7,939 | 16,666 | (8,727) | 5,385 | 2,554 | -52% | | 23,323 | 36,664 | (13,341) | 24,038 | (715) | -36% | |
| 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 | 1,500 | (1,500) | 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 | 413 | 0 | 413 | 0 | 413 | #DIV/0! | 57 | 413 | 1,000 | (587) | 0 | 413 | -59% | |
| Shop Supplies | 0 | 250 | (250) | 0 | 0 | -100% | 58 | 0 | 750 | (750) | 0 | 0 | -100% | |
| Electric - Pump House & Irrigation | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 59 | 0 | 0 | 0 | 83 | (83) | #DIV/0! | |
| Electric - Maintenance Building | 26 | 125 | (99) | 29 | (3) | -79% | 60 | 104 | 225 | (121) | 117 | (13) | -54% | |
| Raw Materials & Topdressing | 0 | 2,000 | (2,000) | 0 | 0 | -100% | 61 | 0 | 2,000 | (2,000) | 0 | 0 | -100% | |
| 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 | 1,000 | (1,000) | 3,563 | (3,563) | -100% | 66 | 0 | 1,000 | (1,000) | 3,563 | (3,563) | -100% | |
| Irrigation - Repair & Main | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 67 | 580 | 0 | 580 | 0 | 580 | #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 | 638 | (638) | #DIV/0! | 69 | 0 | 0 | 0 | 638 | (638) | #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 | 439 | 3,875 | (3,436) | 4,230 | (3,791) | -89% | | 1,097 | 6,475 | (5,378) | 4,401 | (3,303) | -83% | |
| Income/(Loss) from Operations | (8,378) | (20,541) | 12,163 | (9,614) | 1,237 | -59% | | (24,420) | (43,139) | 18,719 | (28,439) | 4,019 | -43% | |

Siasconset

April, 2026

Maintenance

Operating Expenses

| | Month To Date | | | | | | | Year To Date | | | | | |
|--------------------------------------|---------------|----------|-------------|-------------|-------------|----------------|----|--------------|----------|-------------|-------------|-------------|----------------|
| | Actual | Budget | Variance | Prior Year | Variance | Variance % | | Actual | Budget | Variance | Prior Year | Variance | Variance % |
| Clubhouse Repair & Maintenance | 96 | 0 | 96 | 75 | 21 | #DIV/0! | 75 | 96 | 0 | 96 | 75 | 21 | #DIV/0! |
| Golf Course Building Repair & Maint | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 76 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Golf Course Building HVAC R&M | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 77 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Clubhouse HVAC R&M | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 78 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Clubhouse Electrical R&M | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 79 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Golf Course Building Electrical R&M | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 80 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Clubhouse Plumbing R&M | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 81 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Oakson Septic System | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 82 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Golf Course Building Plumbing R&M | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 83 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Alarm System/Activity | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 84 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Refrigeration | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 85 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Miscellaneous | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Total Operating Expenses | 96 | 0 | 96 | 75 | 21 | #DIV/0! | | 96 | 0 | 96 | 75 | 21 | #DIV/0! |
| Income/(Loss) from Operations | (96) | 0 | (96) | (75) | (21) | #DIV/0! | | (96) | 0 | (96) | (75) | (21) | #DIV/0! |

Siasconset
 April, 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 | 1,353 | 1,000 | 353 | 0 | 1,353 | 35% | 87 | 5,399 | 4,000 | 1,399 | 0 | 5,399 | 35% | |
| Winter Memberships | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 88 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| House Rental Income | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 89 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Total Revenue | 1,353 | 1,000 | 0 | 0 | 1,353 | 35% | | 5,399 | 4,000 | 0 | 0 | 5,399 | 35% | |
| Payroll Expense | | | | | | | | | | | | | | |
| Controller | 1250 | 1250 | 0 | 769.24 | 481 | 0% | | 6326.92 | 6250 | 77 | 3076.96 | 3,250 | 1% | |
| General Manager | 4000 | 4000 | 0 | 2500 | 1,500 | 0% | | 16000 | 16000 | 0 | 5000 | 11,000 | 0% | |
| Management Payment | 4,615 | 3,200 | 1,415 | 3,141 | 1,474 | 44% | 90 | 13,516 | 12,000 | 1,516 | 12,564 | 952 | 13% | |
| Total Payroll | 9,865 | 8,450 | 1,415 | 6,410 | 3,455 | 17% | | 35,843 | 34,250 | 1,593 | 20,641 | 15,202 | 5% | |
| Operating Expenses | | | | | | | | | | | | | | |
| Office Supplies | 0 | 400 | (400) | 119 | (119) | -100% | 91 | 0 | 400 | (400) | 119 | (119) | -100% | |
| Bank & Finance Charges | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 92 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Credit Card Merchant Services | 190 | 200 | (10) | 190 | 0 | -5% | 93 | 761 | 800 | (39) | 761 | 0 | -5% | |
| Dues and Subscriptions | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 94 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Travel and Education | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 95 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| POS Support/Computer Support | 318 | 300 | 18 | 0 | 318 | 6% | 96 | 1,270 | 1,250 | 20 | 0 | 1,270 | 2% | |
| Legal Fees | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 97 | 0 | 1,500 | (1,500) | 0 | 0 | -100% | |
| Professional Accounting | 0 | 4,500 | (4,500) | 0 | 0 | -100% | 98 | 0 | 4,500 | (4,500) | 0 | 0 | -100% | |
| Cell Phones | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 99 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Payroll Service | 0 | 300 | (300) | 0 | 0 | -100% | 100 | 0 | 300 | (300) | 0 | 0 | -100% | |
| Trash Removal | 0 | 100 | (100) | 0 | 0 | -100% | 101 | 0 | 100 | (100) | 0 | 0 | -100% | |
| License & Fees | 125 | 0 | 125 | 0 | 125 | #DIV/0! | 102 | 2,725 | 2,750 | (25) | 2,650 | 75 | -1% | |
| Electricity | 0 | 1,000 | (1,000) | 93 | (93) | -100% | 103 | 2,611 | 4,600 | (1,989) | 369 | 2,242 | -43% | |
| Telephone | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 104 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Water | 35 | 0 | 35 | 35 | 0 | #DIV/0! | 105 | 140 | 0 | 140 | 140 | 0 | #DIV/0! | |
| Cable TV & Internet | 223 | 0 | 223 | 214 | 8 | #DIV/0! | 106 | 890 | 0 | 890 | 858 | 33 | #DIV/0! | |
| Web Site | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 107 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| EPLI Insurance | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 108 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Insurance - Property/Liability | 6,479 | 4,136 | 2,343 | 0 | 6,479 | 57% | 109 | 25,916 | 18,809 | 7,107 | 0 | 25,916 | 38% | |
| Insurance - Workers Comp | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 110 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Amortization | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Retirement Plan | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 111 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Payroll Taxes - Mgmt. & Empl. Exp. | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 112 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Member Relations | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Clubhouse cleaning labor | 0 | 1,250 | (1,250) | 0 | 0 | -100% | 113 | 0 | 1,250 | (1,250) | 0 | 0 | -100% | |
| Interest Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 114 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Suspense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 115 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Total Operating Expenses | 7,369 | 12,186 | (4,817) | 651 | 6,718 | -40% | | 34,313 | 36,259 | (1,946) | 4,896 | 29,417 | -5% | |
| Income/(Loss) from Operations | (15,881) | (19,636) | 3,402 | (7,061) | (8,820) | -19% | | (64,758) | (66,509) | 352 | (25,537) | (39,221) | -3% | |
| Depreciation Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | - | - | 0 | - | 0 | #DIV/0! | |
| Income/(Loss) After Depreciation | (15,881) | (19,636) | 3,755 | (7,061) | (8,820) | -19% | | (64,758) | (66,509) | 1,751 | (25,537) | (39,221) | -3% | |

**Miacomet
Balance Sheet
April 2026**

Assets

| | <u>Current YTD</u> | <u>Prior YTD</u> |
|---|-----------------------|-----------------------|
| NGM - MIA Operating Account | \$221,475.91 | \$145,398.00 |
| 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 | \$12,045.85 | (\$64,937.13) |
| ACH Payment Admin | \$5,210.30 | (\$139,464.11) |
| MGC Savings Account | \$494,542.81 | \$520,760.49 |
| Due from Elavon ACH online | \$0.00 | \$162,537.23 |
| Due from Elavon Credit Card online | \$0.00 | \$70,259.87 |
| Total Cash | <u>\$736,974.87</u> | <u>\$698,254.35</u> |
| Accounts Receivable | \$298,073.54 | \$127,574.17 |
| Accounts Receivable-Siasconset Golf | \$65,517.10 | \$67,711.90 |
| Total Accounts Receivable | <u>\$363,590.64</u> | <u>\$195,286.07</u> |
| Inventory Golf Shop | \$359,527.09 | \$410,503.11 |
| 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 | <u>\$504,095.48</u> | <u>\$615,105.42</u> |
| Prepaid Expenses- Administration | (\$16,530.11) | \$83,601.67 |
| Total Prepaid Expenses | <u>(\$16,530.11)</u> | <u>\$83,601.67</u> |
| House Rental Security Deposit | \$21,100.00 | \$21,100.00 |
| Management Contract Escrow | \$49,242.64 | \$47,052.16 |
| Total Other Assets | <u>\$70,342.64</u> | <u>\$68,152.16</u> |
| CE Payments - Funds in Transit | \$1,488.98 | \$32,933.57 |
| Total CE Payments - Funds in Transit | <u>\$1,488.98</u> | <u>\$32,933.57</u> |
| Due from NGM | \$0.00 | (\$179,830.37) |
| Total Due from NGM | <u>\$0.00</u> | <u>(\$179,830.37)</u> |
| Total Current Assets | <u>\$1,659,962.50</u> | <u>\$1,513,502.87</u> |
| 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 | \$59,860.54 | \$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
April 2026**

| | | |
|--|-------------------------------|-------------------------------|
| House Renovations | \$59,704.92 | \$46,239.61 |
| Land Improvements | \$3,271,633.16 | \$2,973,747.71 |
| Leasehold Improvements | \$4,309,652.14 | \$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 | \$300,206.48 |
| 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>\$17,074,832.98</u> | <u>\$17,336,086.27</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>\$17,264,754.55</u> | <u>\$17,622,074.90</u> |
| Total Assets | <u><u>\$18,924,717.05</u></u> | <u><u>\$19,135,577.77</u></u> |

**Miacomet
Balance Sheet
April 2026**

Liabilities and Equity

| | <u>Current YTD</u> | <u>Prior YTD</u> |
|--|--------------------|--------------------|
| Accounts Payable | \$90,708.46 | \$74,250.40 |
| Total Accounts Payable | \$90,708.46 | \$74,250.40 |
| Total Accounts Payable | \$90,708.46 | \$74,250.40 |
| Golf Schools | \$2,325.00 | \$2,325.00 |
| MA Sales Tax Payables Golf | \$18,336.03 | \$1,644.41 |
| MA Meals Tax Payable | \$19,369.55 | \$27,639.36 |
| Total Accounts Payable | \$40,030.58 | \$31,608.77 |
| Accrued Payroll & Related Expenses | (\$6,842.95) | \$112,280.49 |
| Employee Bonus Fund | (\$1,830.88) | \$94.12 |
| Total Payroll | (\$8,673.83) | \$112,374.61 |
| Chit CR Book (Tourn. Gift Cert.) | \$2,700.00 | \$3,783.42 |
| Gift Certificate Issued | \$175,610.27 | \$145,745.05 |
| Total Gift Certificate | \$178,310.27 | \$149,528.47 |
| Deferred Revenue | \$0.00 | \$0.00 |
| Total Deferred Revenue | \$0.00 | \$0.00 |
| Gratuity Liability Bar | (\$16,206.37) | (\$8,922.10) |
| Total Gratuity | (\$16,206.37) | (\$8,922.10) |
| 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 | \$19,105,116.88 | \$19,292,015.92 |
| Total Other Funds | \$19,105,116.88 | \$19,292,015.92 |
| 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 | \$27,288.09 | \$49,196.50 |
| Total Lease Liability - DLL - 101-0576193-000 | \$27,288.09 | \$49,196.50 |
| Lease Liability - DLL - 101-0568608-000 | \$35,845.80 | \$53,496.04 |
| Total Lease Liability - DLL - 101-0568608-000 | \$35,845.80 | \$53,496.04 |
| Lease Liability - DLL - 101-0570758-000 | \$13,426.02 | \$19,435.59 |
| Total Lease Liability - DLL - 101-0570758-000 | \$13,426.02 | \$19,435.59 |
| Lease Liability - Wells Fargo - 603-0273367-000 | \$3,152.25 | \$5,088.82 |
| Total Lease Liability - Wells Fargo - 603-0273367-000 | \$3,152.25 | \$5,088.82 |
| 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) | \$48,735.47 | \$117,025.47 |
| Total Lease Liability - GPS - 2023 Visage Displays (64) | \$48,735.47 | \$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 | \$53,059.68 | \$67,692.41 |
| Total Lease Liability - DLL - 101-0601264-000 | \$53,059.68 | \$67,692.41 |
| Lease Liability - Wells Fargo - 603-0141374-005 | \$26,819.58 | \$41,461.00 |

**Miacomet
Balance Sheet
April 2026**

| | | |
|---|-------------------------|-------------------------|
| Total Lease Liability - Wells Fargo - 603-0141374-005 | \$26,819.58 | \$41,461.00 |
| Lease Liability - DLL - Toro Proforce Blower | \$10,646.86 | (\$2,981.30) |
| Total Lease Liability - DLL - Toro Proforce Blower | \$10,646.86 | (\$2,981.30) |
| Lease Liability - DLL - 101-0623515-000 | \$79,834.27 | (\$9,176.50) |
| Total Lease Liability - DLL - 101-0623515-000 | \$79,834.27 | (\$9,176.50) |
| Lease Liability - DLL - 101-0630604-000 | \$39,813.88 | \$0.00 |
| Total Lease Liability - DLL - 101-0630604-000 | \$39,813.88 | \$0.00 |
| Lease Liability - DLL - NEW | (\$3,785.13) | \$0.00 |
| Total Lease Liability - DLL - NEW | (\$3,785.13) | \$0.00 |
| Total Current Liabilities | \$24,383,746.36 | \$24,863,602.41 |
| Total Liabilities | \$24,474,454.82 | \$24,937,852.81 |
| Retained Earnings | (\$5,745,479.95) | (\$6,074,024.77) |
| Total Retained Earnings | (\$5,745,479.95) | (\$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 | \$190,019.35 | \$272,445.90 |
| Total Equity | (\$5,549,737.77) | (\$5,802,275.04) |
| Total Liabilities and Equity | \$18,924,717.05 | \$19,135,577.77 |

**Miacomet
April, 2026
Summary**

| | Month To Date | | | | | | Year To Date | | | | | |
|--------------------------------------|------------------|------------------|-----------------|------------------|-----------------|------------|------------------|------------------|------------------|------------------|-----------------|--------------|
| | Actual | Budget | Variance | Prior Year | Variance | Variance % | Actual | Budget | Variance | Prior Year | Variance | Variance % |
| Rounds | 1,649 | 1,805 | (156) | 1,473 | 176 | -9% | 2,352 | 3,501 | (1,149) | 3,160 | (808) | -33% |
| Covers | 2,955 | 2,925 | 30 | 3,404 | (449) | 1% | 6,443 | 7,975 | (1,532) | 8,387 | (1,944) | -19% |
| Revenue | | | | | | | | | | | | |
| Golf Shop Revenue | 120,950 | 103,600 | 17,350 | 111,748 | 9,202 | 17% | 160,511 | 179,320 | (18,809) | 178,162 | (17,651) | -10% |
| Food & Beverage | 103,788 | 113,500 | (9,712) | 114,956 | (11,168) | -9% | 246,593 | 285,000 | (38,407) | 301,847 | (55,254) | -13% |
| Initiation Fees | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Membership Dues | (4,055) | 0 | (4,055) | (1,288) | (2,767) | #DIV/0! | 1,515,375 | 1,500,335 | 15,040 | 1,461,695 | 53,680 | 1% |
| Member Finance Charges | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Miscellaneous | 11,296 | 17,366 | (6,070) | 10,069 | 1,227 | -35% | 32,265 | 52,564 | (20,299) | 38,968 | (6,703) | -39% |
| Total Revenue | 231,979 | 234,466 | (2,487) | 235,485 | (3,506) | -1% | 1,954,744 | 2,017,219 | (62,475) | 1,980,673 | (25,929) | -3% |
| Cost of Goods Sold | | | | | | | | | | | | |
| Golf Shop | 18,799 | 19,400 | (601) | 22,365 | (3,567) | -3% | 21,107 | 28,620 | (7,513) | 34,669 | (13,563) | -26% |
| Food & Beverage | 37,140 | 35,900 | 1,240 | 55,578 | (18,438) | 3% | 90,795 | 95,900 | (5,105) | 117,733 | (26,938) | -5% |
| Total Cost of Goods Sold | 55,938 | 55,300 | 638 | 77,943 | (22,005) | 1% | 111,902 | 124,520 | (12,618) | 152,402 | (40,500) | -10% |
| Gross Profit | 176,040 | 179,166 | (3,126) | 157,542 | 18,499 | -2% | 1,842,842 | 1,892,699 | (49,857) | 1,828,270 | 14,572 | -3% |
| Payroll Expense | | | | | | | | | | | | |
| Golf Shop | 27,766 | 30,440 | (2,674) | 26,233 | 1,532 | -9% | 91,775 | 105,456 | (13,681) | 86,798 | 4,978 | -13% |
| Food & Beverage | 60,284 | 62,068 | (1,784) | 49,704 | 10,580 | -3% | 171,192 | 190,240 | (19,048) | 178,195 | (7,003) | -10% |
| General & Administrative | 61,850 | 57,291 | 4,559 | 51,583 | 10,267 | 8% | 227,489 | 229,169 | (1,680) | 212,048 | 15,442 | -1% |
| Maintenance | 993 | 6,933 | | 0 | | | 993 | 27,732 | | 0 | | |
| Grounds | 95,200 | 98,382 | (3,182) | 86,828 | 8,373 | -3% | 219,576 | 253,528 | (33,952) | 232,880 | (13,304) | -13% |
| Total Payroll | 246,093 | 255,114 | (9,021) | 214,348 | 31,745 | -4% | 711,025 | 806,125 | (95,100) | 709,920 | 1,105 | -12% |
| Operating Expenses | | | | | | | | | | | | |
| Golf Shop | 11,251 | 14,241 | (2,990) | 25,463 | (14,212) | -21% | 30,745 | 72,504 | (41,759) | 53,214 | (22,469) | -58% |
| Food & Beverage | 15,117 | 18,785 | (3,668) | 19,330 | (4,213) | -20% | 33,581 | 52,015 | (18,434) | 42,323 | (8,743) | -35% |
| Membership | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Maintenance | 18,106 | 12,150 | 5,956 | 6,684 | 11,422 | 49% | 48,805 | 50,602 | (1,797) | 44,569 | 4,236 | -4% |
| General & Administrative | 182,134 | 179,485 | 2,649 | 153,435 | 28,699 | 1% | 626,206 | 661,567 | (35,361) | 587,790 | 38,416 | -5% |
| Clearing | 0 | 0 | | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Grounds | 68,786 | 98,057 | (29,271) | 55,809 | 12,977 | -30% | 134,898 | 229,479 | (94,581) | 118,008 | 16,890 | -41% |
| Total Operating Expenses | 295,394 | 322,718 | (27,325) | 260,721 | 34,673 | -8% | 874,235 | 1,066,167 | (191,932) | 845,905 | 28,330 | -18% |
| Total Expense | 541,487 | 577,832 | (36,345) | 475,069 | 66,418 | -6% | 1,585,260 | 1,872,292 | (287,032) | 1,555,825 | (43,828) | -15% |
| Income/(Loss) from Operations | (365,447) | (398,666) | 33,220 | (317,527) | (47,919) | -8% | 257,582 | 20,407 | 237,175 | 272,446 | (14,864) | 1162% |
| Depreciation Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Net After Depreciation | (365,447) | (398,666) | 33,220 | (317,527) | (47,919) | -8% | 257,582 | 20,407 | 237,175 | 272,446 | (14,864) | 1162% |

**Miacomet
April, 2026
Departmental Summary**

| | Month To Date | | | | | | Year To Date | | | | | |
|-------------------------------------|---------------|-----------|----------|------------|----------|------------|--------------|-----------|----------|------------|----------|------------|
| | Actual | Budget | Variance | Prior Year | Variance | Variance % | Actual | Budget | Variance | Prior Year | Variance | Variance % |
| Rounds | 1,649 | 1,805 | (156) | 1,473 | 176 | -9% | 2,352 | 3,501 | (1,149) | 3,160 | (808) | -33% |
| Covers | 2,955 | 2,925 | 30 | 3,404 | (449) | 1% | 6,443 | 7,975 | (1,532) | 8,387 | (1,944) | -19% |
| Golf Shop | | | | | | | | | | | | |
| Revenue | 120,950 | 103,600 | 17,350 | 111,748 | 9,202 | 17% | 160,511 | 179,320 | (18,809) | 178,162 | (17,651) | -10% |
| Cost of Goods Sold | 18,799 | 19,400 | (601) | 22,365 | (3,567) | -3% | 21,107 | 28,620 | (7,513) | 34,669 | (13,563) | -26% |
| Payroll Expense | 27,766 | 30,440 | (2,674) | 26,233 | 1,532 | -9% | 91,775 | 105,456 | (13,681) | 86,798 | 4,978 | -13% |
| Operating Expense | 11,251 | 14,241 | (2,990) | 25,463 | (14,212) | -21% | 30,745 | 72,504 | (41,759) | 53,214 | (22,469) | -58% |
| Net Profit / (Loss) | 63,135 | 39,519 | 23,616 | 37,687 | 25,449 | 60% | 16,884 | (27,260) | 44,144 | 3,481 | 13,403 | -162% |
| Food & Beverage | | | | | | | | | | | | |
| Revenue | 103,788 | 113,500 | (9,712) | 114,956 | (11,168) | -9% | 246,593 | 285,000 | (38,407) | 301,847 | (55,254) | -13% |
| Cost of Goods Sold | 37,140 | 35,900 | 1,240 | 55,578 | (18,438) | 3% | 90,795 | 95,900 | (5,105) | 117,733 | (26,938) | -5% |
| Payroll Expense | 60,284 | 62,068 | (1,784) | 49,704 | 10,580 | -3% | 171,192 | 190,240 | (19,048) | 178,195 | (7,003) | -10% |
| Operating Expense | 15,117 | 18,785 | (3,668) | 19,330 | (4,213) | -20% | 33,581 | 52,015 | (18,434) | 42,323 | (8,743) | -35% |
| Net Profit / (Loss) | (8,753) | (3,253) | (5,500) | (9,656) | 903 | 169% | (48,975) | (53,155) | 4,180 | (36,404) | (12,572) | -8% |
| Membership | | | | | | | | | | | | |
| Dues | (4,055) | 0 | (4,055) | (1,288) | (2,767) | #DIV/0! | 1,515,375 | 1,500,335 | 15,040 | 1,461,695 | 53,680 | 1% |
| 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) | (4,055) | 0 | (4,055) | (1,288) | (2,767) | #DIV/0! | 1,515,375 | 1,500,335 | 15,040 | 1,461,695 | 53,680 | 1% |
| Grounds | | | | | | | | | | | | |
| Payroll Expense | 95,200 | 98,382 | (3,182) | 86,828 | 8,373 | -3% | 219,576 | 253,528 | (33,952) | 232,880 | (13,304) | -13% |
| Operating Expense | 68,786 | 98,057 | (29,271) | 55,809 | 12,977 | -30% | 134,898 | 229,479 | (94,581) | 118,008 | 16,890 | -41% |
| Net Profit / (Loss) | (163,986) | (196,439) | 32,453 | (142,637) | (21,349) | -17% | (354,473) | (483,007) | 128,534 | (350,887) | (3,586) | -27% |
| General & Administrative | | | | | | | | | | | | |
| Revenue | 11,296 | 17,366 | (6,070) | 10,069 | 1,227 | -35% | 32,265 | 52,564 | (20,299) | 38,968 | (6,703) | -39% |
| Payroll Expense | 61,850 | 57,291 | 4,559 | 51,583 | 10,267 | 8% | 227,489 | 229,169 | (1,680) | 212,048 | 15,442 | -1% |
| Operating Expense | 182,134 | 179,485 | 2,649 | 153,435 | 28,699 | 1% | 626,206 | 661,567 | (35,361) | 587,790 | 38,416 | -5% |
| Net Profit / (Loss) | (232,689) | (219,410) | (13,279) | (194,949) | (37,740) | 6% | (821,430) | (838,172) | 16,741 | (760,870) | (60,561) | -2% |
| Maintenance | | | | | | | | | | | | |
| Payroll Expense | 993 | 6,933 | (5,940) | 0 | 993 | -86% | 993 | 27,732 | (26,739) | 0 | 993 | -96% |
| Operating Expense | 18,106 | 12,150 | 5,956 | 6,684 | 11,422 | 49% | 48,805 | 50,602 | (1,797) | 44,569 | 4,236 | -4% |
| Net Profit / (Loss) | (19,099) | (19,083) | (16) | (6,684) | (12,415) | 0% | (49,798) | (78,334) | 28,536 | (44,569) | (5,229) | -36% |
| Income/(Loss) from Operations | (365,447) | (398,666) | 33,220 | (317,527) | (47,919) | -8% | 257,582 | 20,407 | 237,175 | 272,446 | (14,864) | 1162% |
| Depreciation Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Net After Depreciation | (365,447) | (398,666) | 33,220 | (317,527) | (47,919) | -8% | 257,582 | 20,407 | 237,175 | 272,446 | (14,864) | 1162% |

Miacomet
April, 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 | 1,800 | 0 | 1,800 | 850 | 950 | #DIV/0! | 2 | 3,600 | 6,300 | (2,700) | 4,250 | (650) | -43% |
| Resident Discount Cards | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 3 | 0 | 0 | 0 | 125 | (125) | #DIV/0! |
| Handicap (Non-Members) | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 4 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Greens Fees | 48,800 | 45,000 | 3,800 | 46,950 | 1,850 | 8% | 5 | 65,830 | 80,600 | (14,770) | 70,519 | (4,689) | -18% |
| Tee Time No Show Charge | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 6 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Cart Fees | 18,519 | 16,500 | 2,019 | 15,004 | 3,515 | 12% | 7 | 19,885 | 20,670 | (785) | 20,985 | (1,100) | -4% |
| Golf Club Repair | 3 | 50 | (47) | 40 | (37) | -94% | 8 | 6 | 200 | (194) | 152 | (147) | -97% |
| Range Ball Sales | 4,659 | 6,000 | (1,341) | 5,944 | (1,285) | -22% | 9 | 6,795 | 9,500 | (2,705) | 9,722 | (2,928) | -28% |
| Club Rental Sets | 960 | 1,000 | (40) | 2,414 | (1,454) | -4% | 10 | 960 | 1,000 | (40) | 2,485 | (1,525) | -4% |
| Walking Trolley Rental | 83 | 550 | (467) | 207 | (124) | -85% | 11 | 104 | 550 | (446) | 226 | (122) | -81% |
| Club/Cart Storage | 518 | 0 | 518 | 0 | 518 | #DIV/0! | 12 | 518 | 0 | 518 | 0 | 518 | #DIV/0! |
| Lessons | 650 | 0 | 650 | 830 | (180) | #DIV/0! | 13 | 650 | 0 | 650 | 1,420 | (770) | #DIV/0! |
| Golf Clinics | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 14 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Tournaments | 4,975 | 0 | 4,975 | 6,555 | (1,580) | #DIV/0! | 15 | 4,975 | 0 | 4,975 | 8,605 | (3,630) | #DIV/0! |
| Other Income / Simulator | 1,040 | 4,500 | (3,460) | 2,965 | (1,925) | -77% | | 10,458 | 17,500 | (7,042) | 15,115 | (4,657) | -40% |
| League Income | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 16 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Merchandise | 38,944 | 30,000 | 8,944 | 29,989 | 8,955 | 30% | 17 | 46,732 | 43,000 | 3,732 | 44,558 | 2,174 | 9% |
| Over/Under | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Total Revenue | 120,950 | 103,600 | 17,350 | 111,748 | 9,202 | 17% | | 160,511 | 179,320 | (18,809) | 178,162 | (17,651) | -10% |
| Cost of Goods Sold | | | | | | | | | | | | | |
| Golf Shop | 18,563 | 19,000 | (437) | 22,108 | (3,546) | -2% | 18 | 20,784 | 27,620 | (6,836) | 34,114 | (13,330) | -25% |
| Member 10% Shop Discounts | 236 | 400 | (164) | 257 | (21) | -41% | | 322 | 1,000 | (678) | 555 | (233) | -68% |
| Total Cost of Goods Sold | 18,799 | 19,400 | (601) | 22,365 | (3,567) | -3% | | 21,107 | 28,620 | (7,513) | 34,669 | (13,563) | -26% |
| Gross Profit | 102,152 | 84,200 | 17,952 | 89,382 | 12,769 | 21% | | 139,404 | 150,700 | (11,296) | 143,493 | (4,088) | -7% |
| Payroll Expense | | | | | | | | | | | | | |
| Golf Lessons | 186 | 2,000 | (1,814) | 300 | (114) | -91% | 19 | 186 | 2,500 | (2,314) | 740 | (554) | -93% |
| Gripping | 7 | 0 | 7 | 42 | (35) | #DIV/0! | 20 | 7 | 0 | 7 | 114 | (107) | #DIV/0! |
| Golf Clinic | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 21 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Director of Golf Gross | 13,918 | 12,418 | 1,500 | 11,092 | 2,825 | 12% | 22 | 49,121 | 49,668 | (547) | 46,350 | 2,771 | -1% |
| Head Golf Pro | 6,066 | 5,422 | 644 | 4,885 | 1,181 | 12% | 23 | 21,068 | 21,688 | (620) | 20,411 | 658 | -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 | 5,891 | 5,600 | 291 | 5,661 | 230 | 5% | 27 | 19,636 | 20,600 | (964) | 16,306 | 3,330 | -5% |
| Outside Services Payroll | 1,699 | 5,000 | (3,301) | 4,253 | (2,554) | -66% | 28 | 1,758 | 11,000 | (9,242) | 2,877 | (1,119) | -84% |
| Commissions PR Equipment Sales Off | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Total Payroll | 27,766 | 30,440 | (2,674) | 26,233 | 1,532 | -9% | | 91,775 | 105,456 | (13,681) | 86,798 | 4,978 | -13% |
| Operating Expenses | | | | | | | | | | | | | |
| Advertising | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 29 | 0 | 1,500 | (1,500) | 0 | 0 | -100% |

| | | | | | | | | | | | | | |
|--------------------------------------|---------------|---------------|----------------|---------------|-----------------|-------------|----|---------------|-----------------|-----------------|---------------|-----------------|--------------|
| Dues and Subscriptions | 1,150 | 900 | 250 | 1,009 | 140 | 28% | 30 | 2,299 | 4,400 | (2,101) | 2,645 | (346) | -48% |
| Travel and Education | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 31 | 5,747 | 5,500 | 247 | 5,328 | 420 | 4% |
| Electricity - Cart Barn | 1,949 | 1,250 | 699 | 1,550 | 400 | 56% | | 7,100 | 4,955 | 2,145 | 6,345 | 755 | 43% |
| Club Car/Golf Car Lease | 0 | 705 | (705) | 0 | 0 | -100% | 32 | 0 | 705 | (705) | 0 | 0 | -100% |
| Visage GPS | 0 | 3,136 | (3,136) | 3,136 | (3,136) | -100% | 33 | 0 | 12,544 | (12,544) | 9,408 | (9,408) | -100% |
| Range Supplies | 0 | 2,000 | (2,000) | 110 | (110) | -100% | 34 | 0 | 13,000 | (13,000) | 110 | (110) | -100% |
| Golf Cart Repairs & Maintenance | 1,395 | 0 | 1,395 | 10,890 | (9,495) | #DIV/0! | 35 | 1,395 | 500 | 895 | 10,289 | (8,894) | 179% |
| Range Picker Repair & Maintenance | 0 | 500 | (500) | 0 | 0 | -100% | 36 | 0 | 500 | (500) | 0 | 0 | -100% |
| Range Balls | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 37 | 0 | 3,300 | (3,300) | 3,750 | (3,750) | -100% |
| Tees, Markers, Etc. | 1,495 | 2,000 | (505) | 5,171 | (3,676) | -25% | 38 | 3,243 | 3,000 | 243 | 5,171 | (1,928) | 8% |
| Score Cards | 0 | 0 | 0 | 2,145 | (2,145) | #DIV/0! | 39 | 0 | 2,900 | (2,900) | 2,145 | (2,145) | -100% |
| Uniforms / Clothing Allowance | 0 | 1,500 | (1,500) | 329 | (329) | -100% | 40 | 0 | 4,000 | (4,000) | 329 | (329) | -100% |
| Bag Tags | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 41 | 0 | 3,500 | (3,500) | 0 | 0 | -100% |
| Shipping (ups/fedex) | 635 | 0 | 635 | 8 | 627 | #DIV/0! | 42 | 1,042 | 1,200 | (158) | (238) | 1,280 | -13% |
| Office/Shop Supplies | 0 | 0 | 0 | 119 | (119) | #DIV/0! | 43 | 0 | 0 | 0 | 425 | (425) | #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 | 500 | (500) | 0 | 0 | -100% |
| 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 | 500 | (500) | 288 | (288) | -100% | 48 | 0 | 1,500 | (1,500) | 1,313 | (1,313) | -100% |
| Golf Clinic Equipment | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 49 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Golf Shop Small Equipment | 0 | 500 | (500) | 0 | 0 | -100% | 50 | 109 | 500 | (391) | 0 | 109 | -78% |
| League Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 51 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Tournament Expenses | 0 | 250 | (250) | 707 | (707) | -100% | 52 | 100 | 250 | (150) | 903 | (804) | -60% |
| Tournament Supplies | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 53 | 0 | 500 | (500) | 0 | 0 | -100% |
| Simulator Expense | 4,627 | 0 | 4,627 | 0 | 4,627 | #DIV/0! | | 9,711 | 6,250 | 3,461 | 4,627 | 5,084 | |
| Supplies | 0 | 1,000 | (1,000) | 0 | 0 | -100% | 54 | 0 | 1,500 | (1,500) | 663 | (663) | -100% |
| Total Operating Expenses | 11,251 | 14,241 | (2,990) | 25,463 | (14,212) | -21% | | 30,745 | 72,504 | (41,759) | 53,214 | (22,469) | -58% |
| Income/(Loss) from Operations | 63,135 | 39,519 | 23,616 | 37,687 | 25,449 | 60% | | 16,884 | (27,260) | 44,144 | 3,481 | 13,403 | -162% |

Miacomet

April, 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 | 53,519 | 62,000 | (8,481) | 63,522 | (10,003) | -14% | 55 | 139,350 | 163,000 | (23,650) | 170,888 | (31,538) | -15% |
| Bar Sales | 48,478 | 51,000 | (2,522) | 51,337 | (2,859) | -5% | 56 | 105,401 | 121,000 | (15,599) | 130,879 | (25,477) | -13% |
| Clubhouse Usage Fees (Rental) | 1,791 | 500 | 1,291 | 97 | 1,694 | 258% | 57 | 1,842 | 1,000 | 842 | 97 | 1,745 | 84% |
| Over/Under | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | (16) | 16 | #DIV/0! |
| Total Revenue | 103,788 | 113,500 | (9,712) | 114,956 | (11,168) | -9% | | 246,593 | 285,000 | (38,407) | 301,847 | (55,254) | -13% |
| Cost of Goods Sold | | | | | | | | | | | | | |
| Food | 26,482 | 25,420 | 1,062 | 37,118 | (10,636) | 4% | 58 | 61,475 | 70,470 | (8,995) | 78,360 | (16,885) | -13% |
| Beer | 5,574 | 10,080 | (4,506) | 7,088 | (1,514) | -45% | 59 | 10,962 | 24,780 | (13,818) | 14,576 | (3,614) | -56% |
| Wine | 1,825 | 0 | 1,825 | 3,967 | (2,142) | #DIV/0! | 60 | 6,000 | 0 | 6,000 | 8,358 | (2,357) | #DIV/0! |
| Bar Paper/Supply Cost | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 61 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Non- Alcoholic Beverage | 0 | 0 | 0 | 480 | (480) | #DIV/0! | 62 | 2,506 | 0 | 2,506 | 1,778 | 727 | #DIV/0! |
| Bar Snacks | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 63 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Liquor | 3,259 | 0 | 3,259 | 6,925 | (3,667) | #DIV/0! | 64 | 9,852 | 0 | 9,852 | 14,661 | (4,808) | #DIV/0! |
| Member Food 10% Discount | 0 | 400 | (400) | 0 | 0 | -100% | | 0 | 650 | (650) | 0 | 0 | -100% |
| Total Cost of Goods Sold | 37,140 | 35,900 | 1,240 | 55,578 | (18,438) | 3% | | 90,795 | 95,900 | (5,105) | 117,733 | (26,938) | -5% |
| Gross Profit | 66,648 | 77,600 | (10,952) | 59,378 | 7,270 | -14% | | 155,798 | 189,100 | (33,302) | 184,115 | (28,317) | -18% |
| Payroll Expense | | | | | | | | | | | | | |
| Food & Beverage Manager | 9041.76 | 8066 | 976 | 6538.46 | 2,503 | 12% | 65 | 31,912 | 32,266 | (354) | 27,363 | 4,549 | -1% |
| Restaurant Manager | 5100 | 5000 | 100 | 4200 | 900 | 2% | 66 | 18,000 | 16,200 | 1,800 | 17,550 | 450 | 11% |
| Chef Gross | 13077 | 11666 | 1,411 | 10384.62 | 2,692 | 12% | 67 | 46,154 | 46,666 | (512) | 43,393 | 2,761 | -1% |
| Payroll Bar/Wait Staff | 13866 | 10000 | 3,866 | 13461.12 | 405 | 39% | 68 | 29,406 | 29,500 | (94) | 36,046 | (6,641) | 0% |
| Cook Gross | 0 | 3636 | (3,636) | 0 | 0 | -100% | 69 | 0 | 10,908 | (10,908) | 1,071 | (1,071) | -100% |
| Sous Chef | 0 | 6700 | (6,700) | 0 | 0 | -100% | | 0 | 6,700 | (6,700) | 0 | 0 | -100% |
| Kitchen Staff/Dishwashers Gross | 19,199 | 17,000 | 2,199 | 15,120 | 4,080 | 13% | 70 | 45,720 | 48,000 | (2,280) | 52,772 | (7,051) | -5% |
| Total Payroll | 60,284 | 62,068 | (1,784) | 49,704 | 10,580 | -3% | | 171,192 | 190,240 | (19,048) | 178,195 | (7,003) | -10% |
| Operating Expenses | | | | | | | | | | | | | |
| Advertising | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 71 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| Dues and Subscriptions | 322.55 | 265 | 58 | 287 | 36 | 22% | 72 | 1,920 | 4,545 | (2,625) | 1,387 | 533 | -58% |
| Travel and Education | 4303.14 | 2000 | 2,303 | 6,580 | (2,277) | 115% | 73 | 10,986 | 6,500 | 4,486 | 6,580 | 4,406 | 69% |
| Uniforms / Clothing Allowance | 0 | 2000 | (2,000) | 816 | (816) | -100% | 74 | 801 | 5,000 | (4,199) | 1,973 | (1,172) | -84% |
| Clubhouse Cleaning Labor | 7,568 | 8,000 | (432) | 7,998 | (430) | -5% | 75 | 14,147 | 20,000 | (5,853) | 21,749 | (7,602) | -29% |
| Clubhouse Floor Supplies | 1383 | 2000 | (617) | 1,038 | 345 | -31% | 76 | 2,648 | 4,750 | (2,102) | 3,624 | (977) | -44% |
| China, Glass & Silver | 255 | 500 | (245) | 0 | 255 | -49% | 77 | 255 | 1,500 | (1,245) | 0 | 255 | -83% |
| Kitchen Cleaning & Dishwasher Supplies | 240 | 300 | (60) | 60 | 180 | -20% | 78 | 448 | 600 | (152) | 531 | (83) | -25% |
| 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 | 1,000 | (1,000) | 449 | (449) | -100% |
| Bar Repair & Maintenance | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 81 | 0 | 200 | (200) | 0 | 0 | -100% |
| Bar Small Equipment | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 82 | 0 | 500 | (500) | 0 | 0 | -100% |
| Kitchen Small Equipment | 0 | 1,000 | (1,000) | 1,205 | (1,205) | -100% | 83 | 0 | 2,000 | (2,000) | 2,135 | (2,135) | -100% |
| Clubhouse Small Equipment | 0 | 500 | (500) | 0 | 0 | -100% | 84 | 0 | 500 | (500) | 0 | 0 | -100% |
| Kitchen Laundry | 116 | 100 | 16 | 0 | 116 | 16% | 85 | 116 | 300 | (184) | 155 | (39) | -61% |
| Kitchen Paper & Supplies | 930 | 1,500 | (570) | 1,347 | (417) | -38% | 86 | 2,261 | 4,500 | (2,239) | 3,449 | (1,188) | -50% |
| Clubhouse Cleaning & Supplies | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 87 | 0 | 0 | 0 | 58 | (58) | #DIV/0! |
| Flowers/Decorations | 0 | 120 | (120) | 0 | 0 | -100% | 88 | 0 | 120 | (120) | 233 | (233) | -100% |
| Total Operating Expenses | 15,117 | 18,785 | (3,668) | 19,330 | (4,213) | -20% | | 33,581 | 52,015 | (18,434) | 42,323 | (8,743) | -35% |
| Income/(Loss) from Operations | (8,753) | (3,253) | (5,500) | (9,656) | 903 | 169% | | (48,975) | (53,155) | 4,180 | (36,404) | (12,572) | -8% |

Miacomet
 April, 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! | |
| (4,055) | 0 | (4,055) | (1,288) | (2,767) | #DIV/0! | 90 | 1,515,375 | 1,500,335 | 15,040 | 1,461,695 | 53,680 | 1% | |
| 0 | 0 | 0 | 0 | 0 | #DIV/0! | 91 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| (4,055) | 0 | (4,055) | (1,288) | (2,767) | #DIV/0! | | 1,515,375 | 1,500,335 | 15,040 | 1,461,695 | 53,680 | 1% | |
| 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! | |
| (4,055) | 0 | (4,055) | (1,288) | (2,767) | #DIV/0! | | 1,515,375 | 1,500,335 | 15,040 | 1,461,695 | 53,680 | 1% | |

Miacomet
April, 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 | 14,945 | 13,333 | 1,612 | 11,923 | 3,022 | 12% | 94 | 52,747 | 53,332 | (585) | 49,821 | 2,926 | -1% | |
| Assistant Superintendent | 5,255 | 8,449 | (3,194) | 7,568 | (2,313) | -38% | 95 | 29,209 | 33,796 | (4,587) | 31,625 | (2,415) | -14% | |
| Asst. Superintendent #2 | 7,885 | 7,118 | 767 | 6,384 | 1,501 | 11% | 96 | 27,915 | 28,472 | (557) | 26,676 | 1,239 | -2% | |
| Mechanic Gross | 3,560 | 7,982 | (4,422) | 7,154 | (3,593) | -55% | 97 | 3,560 | 31,928 | (28,368) | 29,893 | (26,332) | -89% | |
| Hourly Labor Gross | 9,302 | 6,500 | 2,802 | 6,207 | 3,095 | 43% | 98 | 39,825 | 17,000 | 22,825 | 25,532 | 14,293 | 134% | |
| Seasonal Labor | 54,254 | 55,000 | (746) | 47,592 | 6,662 | -1% | 99 | 66,319 | 89,000 | (22,681) | 69,333 | (3,014) | -25% | |
| Total Payroll | 95,200 | 98,382 | (3,182) | 86,828 | 8,373 | -3% | | 219,576 | 253,528 | (33,952) | 232,880 | (13,304) | -13% | |
| Operating Expenses | | | | | | | | | | | | | | |
| Water | 98 | 100 | (2) | 106 | (8) | -2% | 100 | 348 | 400 | (52) | 349 | (1) | -13% | |
| Golf Course Supplies | 811 | 1,500 | (689) | 3,045 | (2,234) | -46% | 101 | 3,533 | 12,000 | (8,467) | 15,256 | (11,723) | -71% | |
| Fertilizer | 5,554 | 1,000 | 4,554 | 3,641 | 1,912 | 455% | 102 | 5,554 | 7,000 | (1,446) | 4,609 | 944 | -21% | |
| Chemicals/Weed Control | 22,485 | 28,500 | (6,015) | 30,640 | (8,155) | -21% | 103 | 22,485 | 56,500 | (34,015) | 30,640 | (8,155) | -60% | |
| Surfactants | 0 | 11,000 | (11,000) | 0 | 0 | -100% | 104 | 0 | 22,000 | (22,000) | 0 | 0 | -100% | |
| Tools | 816 | 0 | 816 | 1,159 | (343) | #DIV/0! | 105 | 7,129 | 5,000 | 2,129 | 3,159 | 3,970 | 43% | |
| Shop Supplies | 1,842 | 0 | 1,842 | 243 | 1,599 | #DIV/0! | 106 | 3,749 | 4,000 | (251) | 3,073 | 676 | -6% | |
| Electric - Pump House & Irrigation | 24 | 1,150 | (1,126) | 12 | 12 | -98% | 107 | 236 | 3,850 | (3,614) | 364 | (128) | -94% | |
| Electric - Maintenance Building | 299 | 600 | (302) | 400 | (101) | -50% | 108 | 2,081 | 2,300 | (219) | 1,904 | 177 | -10% | |
| Electric - Dorm | 4,128 | 2,000 | 2,128 | 2,531 | 1,597 | 106% | 109 | 7,207 | 6,000 | 1,207 | 8,346 | (1,139) | 20% | |
| Liquid Propane | 0 | 1,000 | (1,000) | 0 | 0 | -100% | 110 | 9,576 | 7,000 | 2,576 | 5,568 | 4,008 | 37% | |
| Cell Phones | 300 | 333 | (33) | 300 | 0 | -10% | 111 | 1,010 | 1,332 | (322) | 950 | 60 | -24% | |
| Raw Materials & Topdressing | 2,845 | 10,000 | (7,155) | 0 | 2,845 | -72% | 112 | 2,845 | 20,000 | (17,155) | 146 | 2,699 | -86% | |
| Seed | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 113 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Gas, Oil & Diesel | 4,711 | 2,000 | 2,711 | 1,451 | 3,259 | 136% | 114 | 7,204 | 4,000 | 3,204 | 5,793 | 1,411 | 80% | |
| Debris Disposal Removal | 0 | 0 | 0 | 569 | (569) | #DIV/0! | 115 | 0 | 1,500 | (1,500) | 2,102 | (2,102) | -100% | |
| Golf Course Repairs & Main | 0 | 2,500 | (2,500) | 0 | 0 | -100% | 116 | 574 | 2,500 | (1,926) | 0 | 574 | -77% | |
| Equipment - Repairs & Main | 18,501 | 2,000 | 16,501 | 3,624 | 14,877 | 825% | 117 | 40,001 | 17,000 | 23,001 | 7,966 | 32,035 | 135% | |
| Irrigation - Repair & Main | 1,152 | 5,000 | (3,848) | 705 | 447 | -77% | 118 | 1,362 | 5,000 | (3,638) | 1,621 | (259) | -73% | |
| Roads / Fences - Repair & Main | 0 | 0 | 0 | 129 | (129) | #DIV/0! | 119 | 0 | 0 | 0 | 129 | (129) | #DIV/0! | |
| Contract Services | 318 | 10,000 | (9,682) | 741 | (423) | -97% | 120 | 1,691 | 10,000 | (8,309) | 1,059 | 632 | -83% | |
| Cleaning Dorm | 0 | 250 | (250) | 916 | (916) | -100% | 121 | 0 | 750 | (750) | 2,516 | (2,516) | -100% | |
| Small Equipment Rental | 0 | 750 | (750) | 0 | 0 | -100% | 122 | 0 | 750 | (750) | 0 | 0 | -100% | |
| Leases (Utility Vehicles) | 0 | 10,433 | (10,433) | 0 | 0 | -100% | 123 | 0 | 10,433 | (10,433) | (192) | 192 | -100% | |
| Consultants | 0 | 2,500 | (2,500) | 318 | (318) | -100% | 124 | 0 | 2,500 | (2,500) | 635 | (635) | -100% | |
| Office Supplies | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 125 | 0 | 1,500 | (1,500) | 210 | (210) | -100% | |
| Cable TV & Internet | 137 | 441 | (304) | 416 | (280) | -69% | 126 | 1,666 | 1,764 | (98) | 1,249 | 416 | -6% | |
| Telephone | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 127 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Travel and Education | 1,025 | 0 | 1,025 | 250 | 775 | #DIV/0! | 128 | 4,347 | 5,500 | (1,153) | 2,300 | 2,046 | -21% | |
| Dues & Subscriptions | 210 | 0 | 210 | 1,250 | (1,040) | #DIV/0! | 129 | 1,240 | 400 | 840 | 3,622 | (2,382) | 210% | |
| Uniforms | 1,934 | 0 | 1,934 | 3,365 | (1,431) | #DIV/0! | 130 | 5,903 | 7,500 | (1,597) | 6,201 | (297) | -21% | |
| Storage Container Rental | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 131 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Employee Relations | 191 | 0 | 191 | 0 | 191 | #DIV/0! | 132 | 191 | 0 | 191 | 0 | 191 | #DIV/0! | |
| Groundwater Monitoring | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 133 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Freight | 319 | 2,000 | (1,681) | 0 | 319 | -84% | 134 | 3,835 | 5,000 | (1,165) | 8,432 | (4,597) | -23% | |
| Clubhouse Grounds | 1,088 | 3,000 | (1,912) | 0 | 1,088 | -64% | 135 | 1,130 | 6,000 | (4,870) | 0 | 1,130 | -81% | |
| Total Operating Expenses | 68,786 | 98,057 | (29,271) | 55,809 | 12,977 | -30% | | 134,898 | 229,479 | (94,581) | 118,008 | 16,890 | -41% | |
| Income/(Loss) from Operations | (163,986) | (196,439) | 32,453 | (142,637) | (21,349) | -17% | | (354,473) | (483,007) | 128,534 | (350,887) | (3,586) | -27% | |

Miacomet
April, 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 % |
| 992.91 | 6933 | -5940.09 | 0 | 993 | -86% | | 992.91 | 27732 | (26,739) | 0 | 993 | -96% |
| 993 | 6,933 | (5,940) | 0 | 993 | -86% | | 993 | 27,732 | (26,739) | 0 | 993 | -96% |
| 11,849 | 4,166 | 7,683 | 4,029 | 7,820 | 184% | 136 | 35,579 | 27,498 | 8,081 | 28,605 | 6,975 | 29% |
| 1,000 | 1,000 | 0 | 139 | 861 | 0% | 137 | 1,235 | 4,500 | (3,265) | 418 | 817 | -73% |
| 3,685 | 1,250 | 2,435 | 0 | 3,685 | 195% | 138 | 3,685 | 3,250 | 435 | 1,400 | 2,285 | 13% |
| 0 | 0 | 0 | 0 | 0 | #DIV/0! | 139 | 0 | 500 | (500) | 0 | 0 | -100% |
| 0 | 2,500 | (2,500) | 0 | 0 | -100% | 140 | 2,916 | 2,500 | 416 | 443 | 2,473 | 17% |
| 182 | 500 | (318) | 0 | 182 | -64% | 141 | 1,676 | 2,000 | (324) | 0 | 1,676 | -16% |
| 0 | 210 | (210) | 0 | 0 | -100% | 142 | 0 | 840 | (840) | 2,962 | (2,962) | -100% |
| 100 | 416 | (316) | 0 | 100 | -76% | 143 | 800 | 2,332 | (1,532) | 3,229 | (2,429) | -66% |
| 0 | 500 | (500) | 0 | 0 | -100% | 144 | 0 | 500 | (500) | 0 | 0 | -100% |
| 0 | 333 | (333) | 1,672 | (1,672) | -100% | 145 | 0 | 1,332 | (1,332) | 1,672 | (1,672) | -100% |
| 0 | 675 | (675) | 0 | 0 | -100% | 146 | 1,525 | 2,700 | (1,176) | 1,524 | 1 | -44% |
| 1,289 | 600 | 689 | 844 | 445 | 115% | 147 | 1,389 | 2,650 | (1,261) | 4,318 | (2,929) | -48% |
| 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| 18,106 | 12,150 | 5,956 | 6,684 | 11,422 | 49% | | 48,805 | 50,602 | (1,797) | 44,569 | 4,236 | -4% |
| (19,099) | (19,083) | (16) | (6,684) | (12,415) | 0% | | (49,798) | (78,334) | 28,536 | (44,569) | (5,229) | -36% |

Miacomet
 April, 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 | 1,359 | 4,166 | (2,807) | 0 | 1,359 | -67% | 149 | 5,467 | 16,664 | (11,197) | 0 | 5,467 | -67% | |
| Winter Memberships | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 150 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| ERC Income | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| House Rental Income | 9,937 | 13,200 | (3,263) | 10,069 | (132) | -25% | 151 | 26,798 | 35,900 | (9,102) | 38,968 | (12,170) | -25% | |
| | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Total Revenue | 11,296 | 17,366 | (3,263) | 10,069 | 1,227 | -35% | | 32,265 | 52,564 | (9,102) | 38,968 | (6,703) | -39% | |
| Payroll Expense | | | | | | | | | | | | | | |
| Controller | 11,256 | 10,042 | 1,214 | 9,000 | 2,256 | 12% | 152 | 39,729 | 40,171 | (442) | 37,607 | 2,121 | -1% | |
| Administrative Services Manager | 8,126 | 7,250 | 876 | 4,769 | 3,357 | 12% | 153 | 28,659 | 29,000 | (341) | 19,929 | 8,731 | -1% | |
| General Manager | 22,885 | 20,416 | 2,469 | 18,231 | 4,654 | 12% | 154 | 80,769 | 81,666 | (897) | 76,178 | 4,591 | -1% | |
| Management Payment | 19,583 | 19,583 | 0 | 19,583 | (0) | 0% | 155 | 78,332 | 78,332 | 0 | 78,333 | (1) | 0% | |
| Total Payroll | 61,850 | 57,291 | 4,559 | 51,583 | 10,267 | 8% | | 227,489 | 229,169 | (1,680) | 212,048 | 15,442 | -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% | 4,261 | 1,750 | 2,511 | 2,486 | 1,775 | 143% | 157 | 5,757 | 4,500 | 1,257 | 6,831 | (1,074) | 28% | |
| Office Supplies | 313 | 500 | (187) | 274 | 39 | -37% | 158 | 1,410 | 2,200 | (790) | 1,945 | (535) | -36% | |
| Bank & Finance Charges | 73 | 42 | 31 | (540) | 613 | 74% | 159 | 20 | 168 | (148) | (454) | 474 | -88% | |
| Credit Card Merchant Services | 7,109 | 7,200 | (91) | 7,239 | (130) | -1% | 160 | 15,356 | 17,200 | (1,844) | 16,991 | (1,635) | -11% | |
| Nant Land Bank Debt - Interest | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Office Equipment Leases | 0 | 200 | (200) | 0 | 0 | -100% | 161 | 0 | 800 | (800) | (192) | 192 | -100% | |
| Office Furniture | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 162 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Advertising | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 163 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Postage & Shipping | 284 | 100 | 184 | 497 | (213) | 184% | 164 | 568 | 700 | (132) | 916 | (348) | -19% | |
| Dues and Subscriptions | 29 | 200 | (171) | 0 | 29 | -85% | 165 | 1,236 | 1,000 | 236 | 820 | 416 | 24% | |
| Travel and Education | 2,328 | 2,166 | 162 | 5,966 | (3,639) | 7% | 166 | 12,950 | 11,664 | 1,286 | 15,511 | (2,561) | 11% | |
| POS Support/Computer Support | 7,871 | 7,871 | (0) | 4,619 | 3,253 | 0% | 167 | 30,714 | 31,485 | (771) | 51,481 | (20,767) | -2% | |
| Legal Fees | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 168 | 0 | 3,500 | (3,500) | 0 | 0 | -100% | |
| Professional Accounting | 0 | 4,000 | (4,000) | 0 | 0 | -100% | 169 | 0 | 4,000 | (4,000) | 0 | 0 | -100% | |
| Cell Phones | 436 | 425 | 11 | 422 | 14 | 3% | 170 | 1,480 | 1,700 | (220) | 1,149 | 331 | -13% | |
| Payroll Service | 3,150 | 3,500 | (350) | 2,486 | 664 | -10% | 171 | 11,069 | 11,500 | (431) | 8,679 | 2,391 | -4% | |
| Trash Removal | 1,953 | 3,200 | (1,247) | 1,616 | 338 | -39% | 172 | 7,205 | 8,100 | (895) | 6,249 | 956 | -11% | |
| 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 | #DIV/0! | |
| License & Fees | 229 | 0 | 229 | 0 | 229 | #DIV/0! | 175 | 793 | 1,500 | (707) | 1,382 | (589) | -47% | |
| Miscellaneous | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Electricity | 295 | 4,500 | (4,205) | 4,460 | (4,165) | -93% | 176 | 9,762 | 17,700 | (7,938) | 16,390 | (6,628) | -45% | |
| Liquid Propane | 4,356 | 3,000 | 1,356 | 5,000 | (644) | 45% | 177 | 18,966 | 13,000 | 5,966 | 19,005 | (39) | 46% | |
| Telephone | 88 | 72 | 16 | 78 | 10 | 22% | 178 | 352 | 288 | 64 | 300 | 52 | 22% | |
| Heating Fuel | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 179 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Water | 247 | 500 | (254) | 321 | (75) | -51% | 180 | 835 | 1,500 | (665) | 984 | (149) | -44% | |
| Cable TV & Internet | 2,216 | 2,310 | (94) | 1,058 | 1,157 | -4% | 181 | 9,120 | 8,820 | 300 | 8,372 | 748 | 3% | |
| Web Site | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 182 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| Real Estate / Property Taxes | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 0 | 0 | 0 | 0 | #DIV/0! | |
| EPLI Insurance | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 183 | 0 | 5,500 | (5,500) | 0 | 0 | -100% | |

| | | | | | | | | | | | | | |
|---|------------------|------------------|-----------------|------------------|-----------------|-----------|-----|------------------|------------------|-----------------|------------------|-----------------|------------|
| Insurance - Property/Liability | 33,353 | 25,577 | 7,776 | 0 | 33,353 | 30% | 184 | 115,464 | 102,308 | 13,157 | 43,014 | 72,450 | 13% |
| Professional Liability | 0 | 570 | (570) | 5,702 | (5,702) | -100% | 185 | 1,776 | 2,289 | (513) | 7,108 | (5,332) | -22% |
| Insurance - Workers Comp | 12,296 | 2,352 | 9,944 | 9,692 | 2,604 | 423% | 186 | 20,494 | 9,408 | 11,086 | 17,770 | 2,724 | 118% |
| Excise Tax/Truck Registration | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 187 | 435 | 1,900 | (1,465) | 0 | 435 | -77% |
| Insurance - Vehicles | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 188 | 3,524 | 3,300 | 224 | 2,900 | 624 | 7% |
| 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 | 1,583 | 2,600 | (1,017) | 2,475 | (892) | -39% | 191 | 9,337 | 10,400 | (1,063) | 9,332 | 5 | -10% |
| Payroll Taxes - Mgmt. & Empl. Exp. | 36,276 | 30,000 | 6,276 | 29,424 | 6,852 | 21% | 192 | 105,911 | 103,000 | 2,911 | 102,711 | 3,200 | 3% |
| Employee Housing Rent | 28,300 | 36,000 | (7,700) | 36,300 | (8,000) | -21% | 193 | 101,200 | 121,000 | (19,800) | 109,200 | (8,000) | -16% |
| Employee Housing Furnishings | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | 0 | 5,000 | (5,000) | 0 | 0 | -100% |
| Employee Housing - Utilities | 7,940 | 8,500 | (560) | 7,256 | 685 | -7% | 194 | 35,605 | 37,000 | (1,395) | 32,530 | 3,075 | -4% |
| Employee Housing R&M | 2,887 | 200 | 2,687 | 351 | 2,536 | 1344% | 195 | 3,785 | 10,600 | (6,815) | 5,260 | (1,474) | -64% |
| Dorm Rent | 0 | 5,000 | (5,000) | 0 | 0 | -100% | 196 | 0 | 5,000 | (5,000) | 0 | 0 | -100% |
| Health Insurance | 23,524 | 26,500 | (2,976) | 25,773 | (2,249) | -11% | 197 | 98,394 | 100,737 | (2,343) | 100,149 | (1,755) | -2% |
| Manager Clothing Allowance | 548 | 200 | 348 | 0 | 548 | 174% | 198 | 1,326 | 1,200 | 126 | 0 | 1,326 | 10% |
| Employee Severance Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 199 | 0 | 0 | 0 | 0 | 0 | #DIV/0! |
| General Manager Comp Charges | 0 | 100 | (100) | 0 | 0 | -100% | 200 | 241 | 200 | 41 | 97 | 144 | 20% |
| Food & Bev Manager Comp Charges | 190 | 350 | (160) | 479 | (289) | -46% | 201 | 1,009 | 1,300 | (291) | 1,302 | (294) | -22% |
| Golf Course Manager Comp Charges | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 202 | 0 | 0 | 0 | 58 | (58) | #DIV/0! |
| Director of Golf Comp Charges | 0 | 0 | 0 | 0 | 0 | #DIV/0! | 203 | 0 | 100 | (100) | 0 | 0 | -100% |
| 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 | 182,134 | 179,485 | 2,649 | 153,435 | 28,699 | 1% | | 626,206 | 661,567 | (35,361) | 587,790 | 38,416 | -5% |
| Income/(Loss) from Operations | (232,689) | (219,410) | (10,472) | (194,949) | (37,740) | 6% | | (821,430) | (838,172) | 27,939 | (760,870) | (60,561) | -2% |
| Depreciation Expense | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | - | - | 0 | - | 0 | #DIV/0! |
| Income/(Loss) After Depreciation | (232,689) | (219,410) | (13,279) | (194,949) | (37,740) | 6% | | (821,430) | (838,172) | 16,741 | (760,870) | (60,561) | -2% |

MGC April Variance Report

| Variance Code | YTD Actual | YTD Budget | Difference | % Variance | Justification |
|---------------|----------------------------|------------|------------|------------|--|
| | GOLF SHOP | | | | |
| | Revenue | | | | |
| 1 | 0 | 0 | 0 | 0% | |
| 2 | 3,600 | 6,300 | (2700) | -43% | |
| 3 | 0 | 0 | 0 | 0% | |
| 4 | 0 | 0 | 0 | 0% | |
| 5 | 65,830 | 80,600 | (14770) | -18% | |
| 6 | 0 | 0 | 0 | 0% | |
| 7 | 19,885 | 20,670 | (785) | -4% | |
| 8 | 6 | 200 | (194) | -97% | |
| 9 | 6,795 | 9,500 | (2705) | -28% | |
| 10 | 960 | 1,000 | (40) | -4% | |
| 11 | 104 | 550 | (446) | -81% | |
| 12 | 518 | 0 | 518 | #DIV/0! | |
| 13 | 650 | 0 | 650 | #DIV/0! | |
| 14 | 0 | 0 | 0 | 0% | |
| 15 | 4,975 | 0 | 4975 | #DIV/0! | |
| 16 | 0 | 0 | 0 | 0% | |
| 17 | 46,732 | 43,000 | 3732 | 9% | |
| | Cost of Goods Sold | | | | |
| 18 | 20,784 | 27,620 | (6836) | -25% | |
| | Payroll Expense | | | | |
| 19 | 186 | 2,500 | (2314) | -93% | |
| 20 | 7 | 0 | 7 | #DIV/0! | |
| 21 | 0 | 0 | 0 | 0% | |
| 22 | 49,121 | 49,668 | (547) | -1% | |
| 23 | 21,068 | 21,688 | (620) | -3% | |
| 24 | 0 | 0 | 0 | 0% | |
| 25 | 0 | 0 | 0 | 0% | |
| 26 | 0 | 0 | 0 | 0% | |
| 27 | 19,636 | 20,600 | (964) | -5% | |
| 28 | 1,758 | 11,000 | (9242) | -84% | |
| | Operating Expenses | | | | |
| 29 | 0 | 1,500 | (1500) | -100% | |
| 30 | 2,299 | 4,400 | (2101) | -48% | |
| 31 | 5,747 | 5,500 | 247 | 4% | |
| 32 | 0 | 705 | (705) | -100% | |
| 33 | 0 | 12,544 | (12544) | -100% | |
| 34 | 0 | 13,000 | (13000) | -100% | |
| 35 | 1,395 | 500 | 895 | 179% | Replaced three windshields. Just cracked and scratches |
| 36 | 0 | 500 | (500) | -100% | |
| 37 | 0 | 3,300 | (3300) | -100% | |
| 38 | 3,243 | 3,000 | 243 | 8% | |
| 39 | 0 | 2,900 | (2900) | -100% | |
| 40 | 0 | 4,000 | (4000) | -100% | |
| 41 | 0 | 3,500 | (3500) | -100% | |
| 42 | 1,042 | 1,200 | (158) | -13% | |
| 43 | 0 | 0 | 0 | 0% | |
| 44 | 0 | 0 | 0 | 0% | |
| 45 | 0 | 500 | (500) | -100% | |
| 46 | 0 | 0 | 0 | 0% | |
| 47 | 0 | 0 | 0 | 0% | |
| 48 | 0 | 1,500 | (1500) | -100% | |
| 49 | 0 | 0 | 0 | 0% | |
| 50 | 109 | 500 | (391) | -78% | |
| 51 | 0 | 0 | 0 | 0% | |
| 52 | 100 | 250 | (150) | -60% | |
| 53 | 0 | 500 | (500) | -100% | |
| 54 | 0 | 1,500 | (1500) | -100% | |
| | FOOD & BEVERAGE | | | | |
| | Revenue | | | | |
| 55 | 139,350 | 163,000 | (23650) | -15% | COGS food is 44% |
| 56 | 105,401 | 121,000 | (15599) | -13% | COGS Bar is 25% |
| 57 | 1,842 | 1,000 | 842 | 84% | |
| | Cost of Goods Sold | | | | |
| 58 | 61,475 | 70,470 | (8995) | -13% | |
| 59 | 10,962 | 24,780 | (13818) | -56% | |
| 60 | 6,000 | 0 | 6000 | #DIV/0! | |
| 61 | 0 | 0 | 0 | 0% | |
| 62 | 2,506 | 0 | 2506 | #DIV/0! | |
| 63 | 0 | 0 | 0 | 0% | |
| 64 | 9,852 | 0 | 9852 | #DIV/0! | |

| Variance Code | | YTD Actual | YTD Budget | Difference | % Variance | Justification |
|---------------|--|------------|------------|------------|------------|---|
| | Payroll Expense | | | | | |
| 65 | Food & Beverage Manager | 31,912 | 32,266 | (354) | -1% | |
| 66 | Restaurant Manager | 18,000 | 16,200 | 1800 | 11% | |
| 67 | Chef Gross | 46,154 | 46,666 | (512) | -1% | |
| 68 | Payroll Bar/Wait Staff | 29,406 | 29,500 | (94) | 0% | |
| 69 | Cook Gross | 0 | 10,908 | (10908) | -100% | |
| 70 | Kitchen Staff/Dishwashers Gross | 45,720 | 48,000 | (2280) | -5% | |
| | Operating Expenses | | | | | |
| 71 | Advertising | 0 | 0 | 0 | 0% | |
| 72 | Dues and Subscriptions | 1,920 | 4,545 | (2625) | -58% | |
| 73 | Travel and Education | 10,986 | 6,500 | 4486 | 69% | Timing. Budget for this later in season |
| 74 | Uniforms / Clothing Allowance | 801 | 5,000 | (4199) | -84% | |
| 75 | Clubhouse Cleaning Labor | 14,147 | 20,000 | (5853) | -29% | |
| 76 | Clubhouse Floor Supplies | 2,648 | 4,750 | (2102) | -44% | |
| 77 | China, Glass & Silver | 255 | 1,500 | (1245) | -83% | |
| 78 | Kitchen Cleaning & Dishwasher Supplies | 448 | 600 | (152) | -25% | |
| 79 | Kitchen Equipment Lease | 0 | 0 | 0 | 0% | |
| 80 | Kitchen Equipment Repair & Maint | 0 | 1,000 | (1000) | -100% | |
| 81 | Bar Repair & Maintenance | 0 | 200 | (200) | -100% | |
| 82 | Bar Small Equipment | 0 | 500 | (500) | -100% | |
| 83 | Kitchen Small Equipment | 0 | 2,000 | (2000) | -100% | |
| 84 | Clubhouse Small Equipment | 0 | 500 | (500) | -100% | |
| 85 | Kitchen Laundry | 116 | 300 | (184) | -61% | |
| 86 | Kitchen Paper & Supplies | 2,261 | 4,500 | (2239) | -50% | |
| 87 | Clubhouse Cleaning & Supplies | 0 | 0 | 0 | 0% | |
| 88 | Flowers/Decorations | 0 | 120 | (120) | -100% | |
| | MEMBERSHIP | | | | | |
| | Revenue | | | | | |
| 89 | Initiation Fees | 0 | 0 | 0 | 0% | |
| 90 | Member Dues | 1,515,375 | 1,500,335 | 15040 | 1% | |
| 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 | 52,747 | 53,332 | (585) | -1% | |
| 95 | Assistant Superintendent | 29,209 | 33,796 | (4587) | -14% | |
| 96 | Asst. Superintendent #2 | 27,915 | 28,472 | (557) | -2% | |
| 97 | Mechanic Gross | 3,560 | 31,928 | (28368) | -89% | |
| 98 | Hourly Labor Gross | 39,825 | 17,000 | 22825 | 134% | Will move when all employees are in for season. |
| 99 | Seasonal Labor | 66,319 | 89,000 | (22681) | -25% | |
| | Operating Expenses | | | | | |
| 100 | Water | 348 | 400 | (52) | -13% | |
| 101 | Golf Course Supplies | 3,533 | 12,000 | (8467) | -71% | |
| 102 | Fertilizer | 5,554 | 7,000 | (1446) | -21% | |
| 103 | Chemicals/Weed Control | 22,485 | 56,500 | (34015) | -60% | |
| 104 | Surfactants | 0 | 22,000 | (22000) | -100% | |
| 105 | Tools | 7,129 | 5,000 | 2129 | 43% | timing. This will catch up |
| 106 | Shop Supplies | 3,749 | 4,000 | (251) | -6% | |
| 107 | Electric - Pump House & Irrigation | 236 | 3,850 | (3614) | -94% | |
| 108 | Electric - Maintenance Building | 2,081 | 2,300 | (219) | -10% | |
| 109 | Electric - Dorm | 7,207 | 6,000 | 1207 | 20% | |
| 110 | Liquid Propane | 9,576 | 7,000 | 2576 | 37% | |
| 111 | Cell Phones | 1,010 | 1,332 | (322) | -24% | |
| 112 | Raw Materials & Topdressing | 2,845 | 20,000 | (17155) | -86% | |
| 113 | Seed | 0 | 0 | 0 | 0% | |
| 114 | Gas, Oil & Diesel | 7,204 | 4,000 | 3204 | 80% | Price of fuel |
| 115 | Debris Disposal Removal | 0 | 1,500 | (1500) | -100% | |
| 116 | Golf Course Repairs & Main | 574 | 2,500 | (1926) | -77% | |
| 117 | Equipment - Repairs & Main | 40,001 | 17,000 | 23001 | 135% | Ordered parts in bulk. Had a Toro rep out to help with seasonal equipment repair. |
| 118 | Irrigation - Repair & Main | 1,362 | 5,000 | (3638) | -73% | |
| 119 | Roads / Fences - Repair & Main | 0 | 0 | 0 | 0% | |
| 120 | Contract Services | 1,691 | 10,000 | (8309) | -83% | |
| 121 | Cleaning Dorm | 0 | 750 | (750) | -100% | |
| 122 | Small Equipment Rental | 0 | 750 | (750) | -100% | |
| 123 | Leases (Utility Vehicles) | 0 | 10,433 | (10433) | -100% | |
| 124 | Consultants | 0 | 2,500 | (2500) | -100% | |
| 125 | Office Supplies | 0 | 1,500 | (1500) | -100% | |
| 126 | Cable TV & Internet | 1,666 | 1,764 | (98) | -6% | |
| 127 | Telephone | 0 | 0 | 0 | 0% | |
| 128 | Travel and Education | 4,347 | 5,500 | (1153) | -21% | |
| 129 | Dues & Subscriptions | 1,240 | 400 | 840 | 210% | Timing |
| 130 | Uniforms | 5,903 | 7,500 | (1597) | -21% | |

| Variance Code | | YTD Actual | YTD Budget | Difference | % Variance | Justification |
|---------------|-------------------------------------|------------|------------|------------|------------|---|
| 131 | Storage Container Rental | 0 | 0 | 0 | 0% | |
| 132 | Employee Relations | 191 | 0 | 191 | #DIV/0! | |
| 133 | Groundwater Monitoring | 0 | 0 | 0 | 0% | |
| 134 | Freight | 3,835 | 5,000 | (1165) | -23% | |
| 135 | Clubhouse Grounds | 1,130 | 6,000 | (4870) | -81% | |
| | MAINTENANCE | | | | | |
| | Operating Expenses | | | | | |
| 136 | Clubhouse Repair & Maintenance | 35,579 | 27,498 | 8081 | 29% | Had a problem with the elevator, we amortized this through the season |
| 137 | Dorm Repair & Maintenance | 1,235 | 4,500 | (3265) | -73% | |
| 138 | Golf Course Building Repair & Maint | 3,685 | 3,250 | 435 | 13% | |
| 139 | Golf Course Building HVAC R&M | 0 | 500 | (500) | -100% | |
| 140 | Clubhouse HVAC R&M | 2,916 | 2,500 | 416 | 17% | Replacing some thermostats. Didn't budget for it, but budget should hold for season |
| 141 | Clubhouse Electrical R&M | 1,676 | 2,000 | (324) | -16% | |
| 142 | Golf Course Building Electrical R&M | 0 | 840 | (840) | -100% | |
| 143 | Clubhouse Plumbing R&M | 800 | 2,332 | (1532) | -66% | |
| 144 | Oakson Septic System | 0 | 500 | (500) | -100% | |
| 145 | Golf Course Building Plumbing R&M | 0 | 1,332 | (1332) | -100% | |
| 146 | Alarm System/Activity | 1,525 | 2,700 | (1176) | -44% | |
| 147 | Refrigeration | 1,389 | 2,650 | (1261) | -48% | |
| | GENERAL & ADMINISTRATIVE | | | | | |
| | Revenue | | | | | |
| 148 | Other Income | 0 | 0 | 0 | 0% | |
| 149 | Interest Income | 5,467 | 16,664 | (11197) | -67% | |
| 150 | Winter Memberships | 0 | 0 | 0 | 0% | |
| 151 | House Rental Income | 26,798 | 35,900 | (9102) | -25% | |
| | Payroll Expense | | | | | |
| 152 | Controller | 39,729 | 40,171 | (442) | -1% | |
| 153 | Administrative Services Manager | 28,659 | 29,000 | (341) | -1% | |
| 154 | General Manager | 80,769 | 81,666 | (897) | -1% | |
| 155 | Management Payment | 78,332 | 78,332 | 0 | 0% | |
| | Operating Expenses | | | | | |
| 156 | Cleaning Admin. Office | 0 | 0 | 0 | 0% | |
| 157 | Employee Shift Meals 100% | 5,757 | 4,500 | 1257 | 28% | Switched to feeding the crew with staff meals halfway through May |
| 158 | Office Supplies | 1,410 | 2,200 | (790) | -36% | |
| 159 | Bank & Finance Charges | 20 | 168 | (148) | -88% | |
| 160 | Credit Card Merchant Services | 15,356 | 17,200 | (1844) | -11% | |
| | NLB Debt / Interest | 0 | 0 | 0 | 0% | |
| 161 | Office Equipment Leases | 0 | 800 | (800) | -100% | |
| 162 | Office Furniture | 0 | 0 | 0 | 0% | |
| 163 | Advertising | 0 | 0 | 0 | 0% | |
| 164 | Postage & Shipping | 568 | 700 | (132) | -19% | |
| 165 | Dues and Subscriptions | 1,236 | 1,000 | 236 | 24% | Timing |
| 166 | Travel and Education | 12,950 | 11,664 | 1286 | 11% | |
| 167 | POS Support/Computer Support | 30,714 | 31,485 | (771) | -2% | |
| 168 | Legal Fees | 0 | 3,500 | (3500) | -100% | |
| 169 | Professional Accounting | 0 | 4,000 | (4000) | -100% | |
| 170 | Cell Phones | 1,480 | 1,700 | (220) | -13% | |
| 171 | Payroll Service | 11,069 | 11,500 | (431) | -4% | |
| 172 | Trash Removal | 7,205 | 8,100 | (895) | -11% | |
| 173 | Employee Relations | 111 | 0 | 111 | #DIV/0! | |
| 174 | Incentive Bonuses' | 0 | 0 | 0 | 0% | |
| 175 | License & Fees | 793 | 1,500 | (707) | -47% | |
| 176 | Electricity | 9,762 | 17,700 | (7938) | -45% | |
| 177 | Liquid Propane | 18,966 | 13,000 | 5966 | 46% | Cost and usage higher |
| 178 | Telephone | 352 | 288 | 64 | 22% | |
| 179 | Heating Fuel | 0 | 0 | 0 | 0% | |
| 180 | Water | 835 | 1,500 | (665) | -44% | |
| 181 | Cable TV & Internet | 9,120 | 8,820 | 300 | 3% | |
| 182 | Web Site | 0 | 0 | 0 | 0% | |
| 183 | EPLI Insurance | 0 | 5,500 | (5500) | -100% | |
| 184 | Insurance - Property/Liability | 115,464 | 102,308 | 13157 | 13% | |
| 185 | Professional Liability | 1,776 | 2,289 | (513) | -22% | |
| 186 | Insurance - Workers Comp | 20,494 | 9,408 | 11086 | 118% | We amortized this throughout the year. Watching to see if we catch up. |
| 187 | Excise Tax/Truck Registration | 435 | 1,900 | (1465) | -77% | |
| 188 | Insurance - Vehicles | 3,524 | 3,300 | 224 | 7% | |
| 189 | Land Management Payment (\$1/Round) | 0 | 0 | 0 | 0% | |
| 190 | Bad Debt | 0 | 0 | 0 | 0% | |
| 191 | Retirement Plan | 9,337 | 10,400 | (1063) | -10% | |
| 192 | Payroll Taxes - Mgmt. & Empl. Exp. | 105,911 | 103,000 | 2911 | 3% | |
| 193 | Employee Housing Rent | 101,200 | 121,000 | (19800) | -16% | |
| 194 | Employee Housing - Utilities | 35,605 | 37,000 | (1395) | -4% | |
| 195 | Employee Housing R&M | 3,785 | 10,600 | (6815) | -64% | |
| 196 | Dorm Rent | 0 | 5,000 | (5000) | -100% | |
| 197 | Health Insurance | 98,394 | 100,737 | (2343) | -2% | |

| Variance Code | | YTD Actual | YTD Budget | Difference | % Variance | Justification |
|---------------|----------------------------------|------------|------------|------------|------------|---------------|
| 198 | Manager Clothing Allowance | 1,326 | 1,200 | 126 | 10% | |
| 199 | Employee Severence Expense | 0 | 0 | 0 | 0% | |
| 200 | General Manager Comp Charges | 241 | 200 | 41 | 20% | |
| 201 | Food & Bev Manager Comp Charges | 1,009 | 1,300 | (291) | -22% | |
| 202 | Golf Course Manager Comp Charges | 0 | 0 | 0 | 0% | |
| 203 | Director of Golf Comp Charges | 0 | 100 | (100) | -100% | |
| 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
03.21.26-05.18.26

Miacomet Golf

| | |
|---|-------------|
| Cape Cod Retractable (Patio screens – 50% deposit) | \$24,721.50 |
| DAF Service, Inc. (Irrigation pump station) | \$24,638.5 |
| DLL Finance, LLC (March Lease 101-0576193-000) | \$2,238.92 |
| DLL Finance, LLC (April Lease 101-0576193-000) | \$2,238.92 |
| DLL Finance, LLC (March Lease 101-0570758-000) | \$658.19 |
| DLL Finance, LLC (April Lease 101-0570758-000) | \$658.19 |
| DLL Finance, LLC (March Lease 101-0568608-000) | \$1,906.54 |
| DLL Finance, LLC (April Lease 101-0568608-000) | \$1,906.54 |
| DLL Finance, LLC (March Lease 101-0601264-000) | \$1,753.69 |
| DLL Finance, LLC (April Lease 101-0601264-000) | \$1,753.69 |
| DLL Finance, LLC (March Lease 101-0613102-000) | \$425.90 |
| DLL Finance, LLC (April Lease 101-0613102-000) | \$425.90 |
| DLL Finance, LLC (March Lease 101-0630604-000) | \$1,261.71 |
| DLL Finance, LLC (April Lease 101-0630604-000) | \$1,261.71 |
| DLL Finance, LLC (March Lease 101-0623515-000) | \$2,975.50 |
| DLL Finance, LLC (April Lease 101-0623515-000) | \$2,975.50 |
| Fiberbuilt Manufacturing Inc. (Driving Range Mats) | \$11,737.96 |
| Hunt Landscaping, Inc. (Excavator – removal of concrete) | \$2,220.00 |
| Hunt Landscaping, Inc. (Sand removal from MGC parking lot to SGC for fall tee project) | \$13,825.00 |

Total Miacomet Golf Capital Expenditures to be reimbursed **\$99,583.90**

Siasconset Golf

| | |
|--|-------------|
| B.E. Byrne, Inc. (Sod) | \$1,112.00 |
| Touisset Custom Concrete (Concrete path) | \$91,500.00 |

Total Siasconset Golf Capital Expenditures to be reimbursed **\$92,612.00**



Nantucket Land Bank Commission
Regular Meeting of May 26, 2026 (4 p.m.)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. Property Management

a. Francis/Washington Street Beach Improvement – Washington Street Workgroup Plan Review

The Washington Street Workgroup met on May 15th and discussed the schematic design documents, permitting, estimate of probable costs and funding for the Francis Street Beach project. The presentation slides from the workgroup are included in the meeting packet and staff will review the project design, workgroup comments, and projected costs at the upcoming Land Bank meeting.

b. 41 Jefferson – Project Update

Over the past two weeks, five buildings were moved from the 41 Jefferson Avenue property. All but one building were able to be moved in a single piece. All of the buildings are being stored at 158 Madaket Road and 159 Hummock Pond Road, and the next step is the development of construction documents in preparation for posting an invitation for bids to reconstruct the buildings.

The restoration of the 41 Jefferson Avenue property is underway and will complete this phase of the project. Plans are included in the Commission's meeting packet that show the planned outcome for this summer. We will not be moving the garage before the summer and therefore will only be constructing 15 parking spaces that are accessed through a single entrance. Once the garage is moved in the fall, the lot will be expanded, a second entrance will be created, and another eight to eleven spaces will be installed. Staff will review the plans for this summer and answer any questions that the Commission may have.

c. 16/19 East Creek Road – Permitting Scope

Local permitting is complete for this project. The second phase of permitting for the 16/19 East Creek Road project is for state and federal permitting and includes Chapter 91, MEPA, and the Army Corps of Engineers. The scope provided by PARE, which is included in your meeting packet, is \$67,900 to complete Phase 2 permitting.

d. 7 & 9 W. Sankaty Road/Field of Dreams – Memorandum of Understanding with Sconset Trust

Staff are seeking approval from the Commission for the Executive Director to sign the Memorandum of Understanding with the Sconset Trust. The final document, which is included in the meeting packet, has language that the Commission requested and states that the Land Bank is allowed to install an accessible parking space on its property.

e. Lily Pond Restoration – Update

Land Bank staff are reviewing the final version of the construction documents and specifications for the Lily Pond project prior to putting it out to bid. We are also seeking Commission feedback on the final design and the updated project cost estimate that is included in the meeting packet.

Francis Street Beach Improvement Project

SCHEMATIC DESIGN ILLUSTRATIVE DELIVERABLE

APRIL 2026

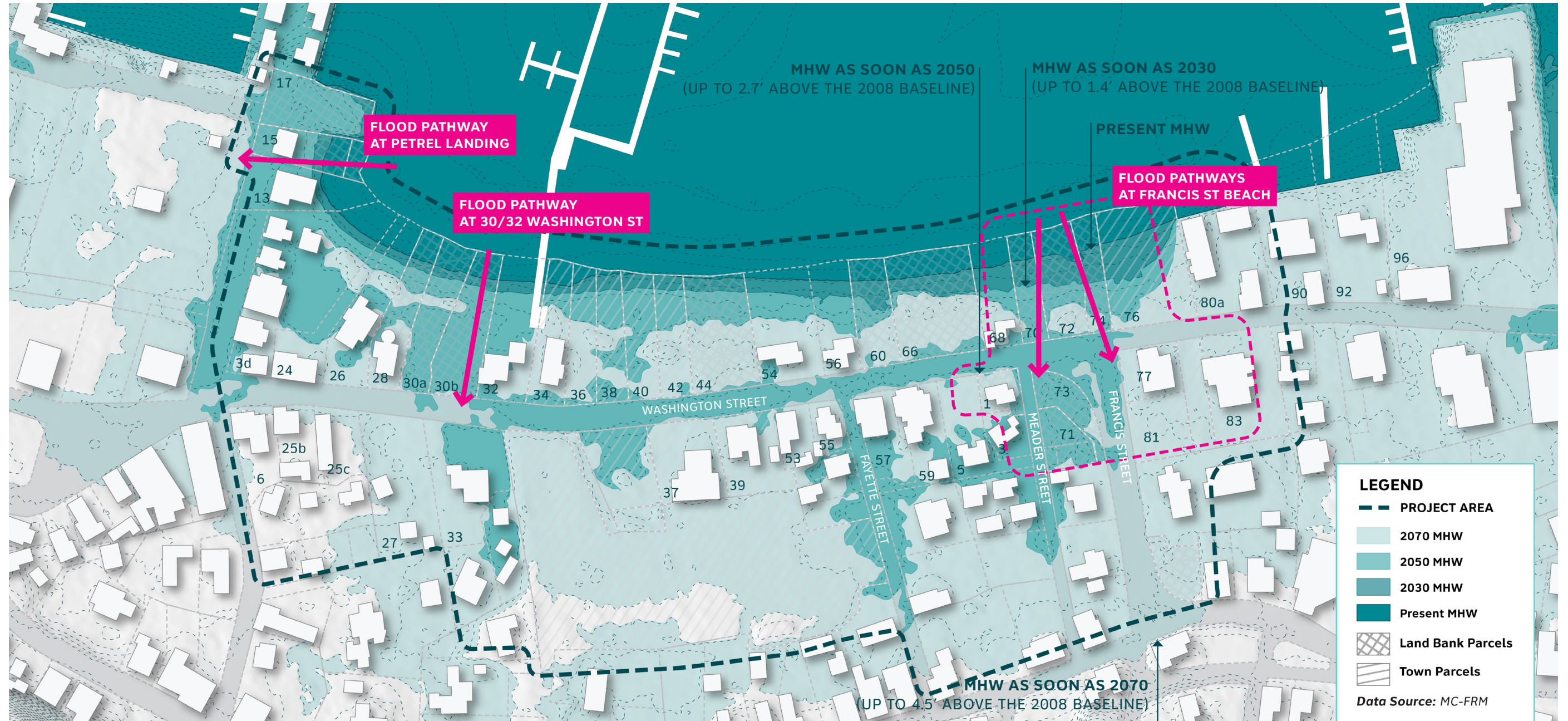


SCAPE

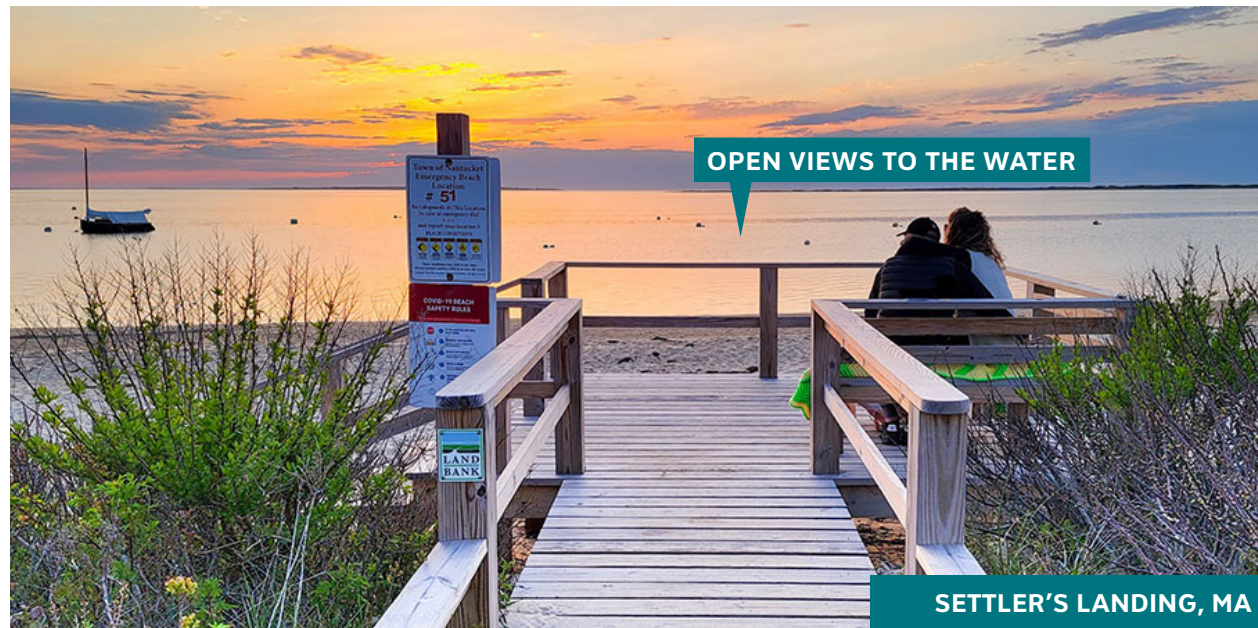


REMAIN

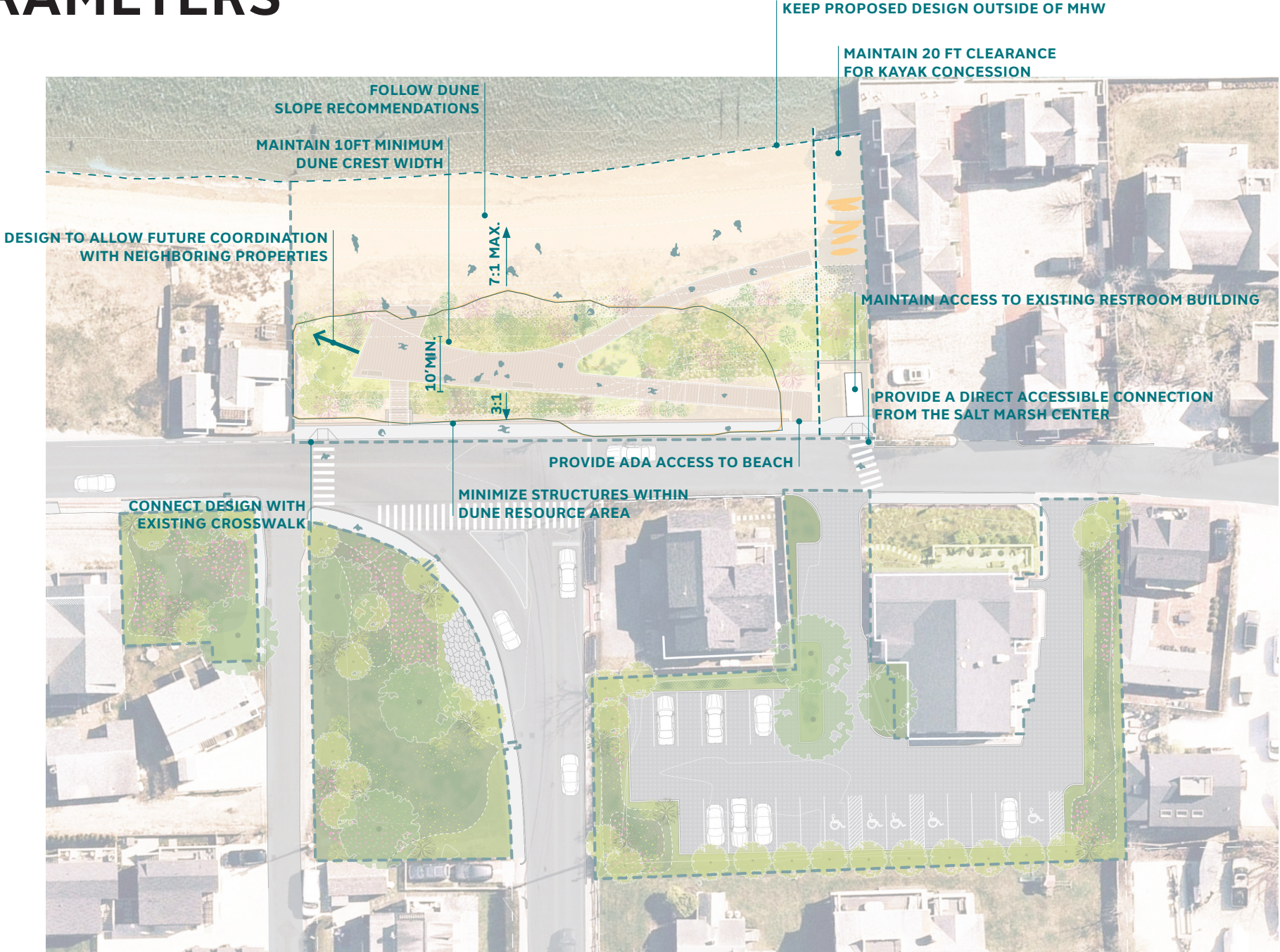
WASHINGTON ST. RESILIENCE FRAMEWORK PLAN



LANDSCAPE LOOK AND FEEL



DESIGN PARAMETERS



PROPOSED PLAN



PROPOSED PLAN



PERSPECTIVE VIEW | BIRDSEYE



PERSPECTIVE VIEW | VIEW FROM BOARDWALK



BENCH SEATING



BEACH GET-DOWN



NATIVE DUNE PLANTING



PERSPECTIVE VIEW | VIEW FROM FRANCIS STREET

STAIR ENTRANCE

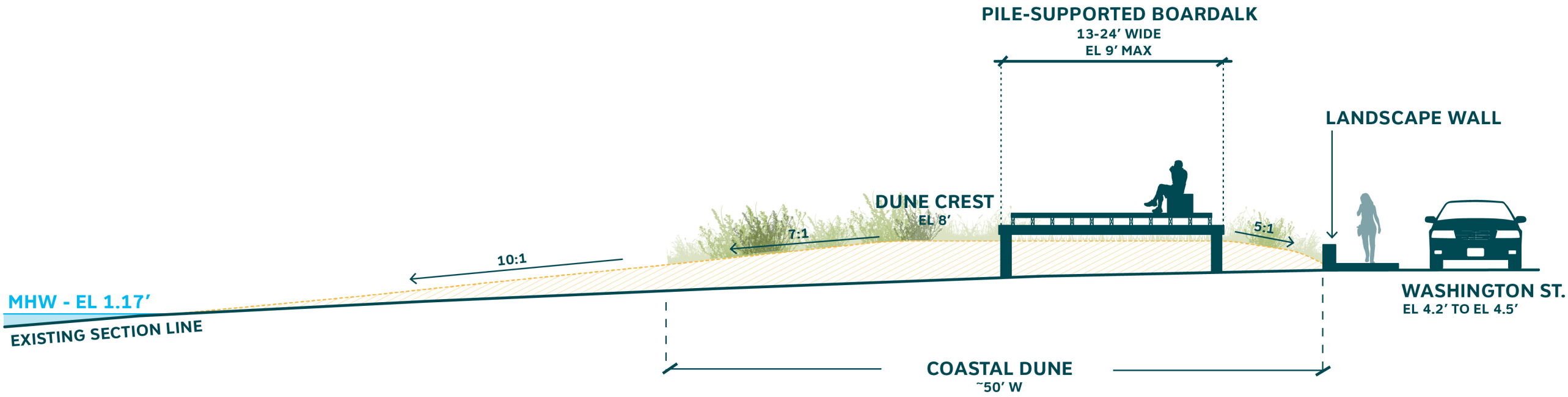
LANDSCAPE WALL

RAISED SIDEWALK ALONG
WASHINGTON STREET

VIEWS TO NANTUCKET BAY

ACCESSIBLE RAMP

SITE SECTION



OWNERSHIP INFORMATION:
 OWNER: NANTUCKET ISLANDS LAND BANK
 ADDRESS: 41 JEFFERSON AVENUE
 ASSESSOR MAP 30 PARCEL 45
 CERT#29765 LCPL 16877-E LOT 7

LOCUS IS WITHIN:
 LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF) TO ELEV. 9
 ESTIMATED & PRIORITY HABITAT AREAS MAPPED BY NHESP
 MAPPED BARRIER BEACH
 HISTORIC FILLED TIDELANDS SUBJECT TO CHAPTER 91

COASTAL BEACH & NANTUCKET SOUND

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

EXISTING STRUCTURAL AREA TO BE REMOVED & RESTORED TO OPEN SAND W/PLANTINGS
 A= 5,400± SF

30-47 (PORTION)
 N/F
 ANN Y. ORR, etal
 Cert. 26322
 L.C.C. 14356-C, LOT 3
 #43 JEFFERSON AVENUE

NHESP HABITAT

REPLACE EXISTING BOARDWALK WITH MOBIMAT

PROPOSED PARKING AREA

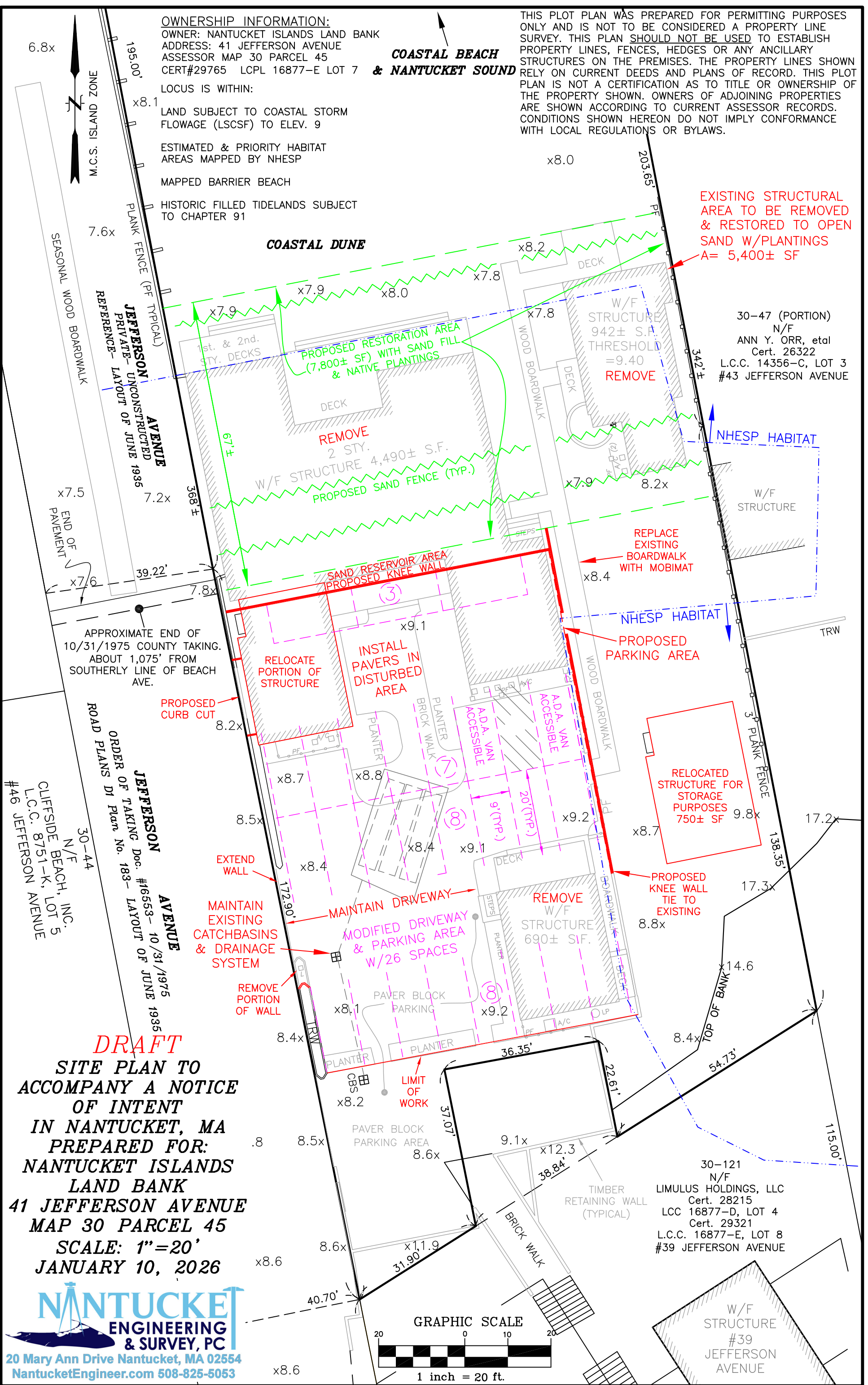
RELOCATED STRUCTURE FOR STORAGE PURPOSES 750± SF

PROPOSED KNEE WALL TIE TO EXISTING

REMOVE W/F STRUCTURE 690± S.F.

30-121
 N/F
 LIMULUS HOLDINGS, LLC
 Cert. 28215
 LCC 16877-D, LOT 4
 Cert. 29321
 L.C.C. 16877-E, LOT 8
 #39 JEFFERSON AVENUE

W/F STRUCTURE #39 JEFFERSON AVENUE



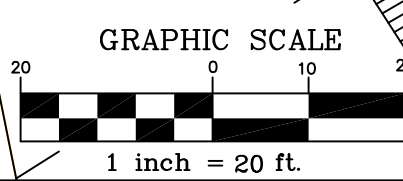
APPROXIMATE END OF 10/31/1975 COUNTY TAKING. ABOUT 1,075' FROM SOUTHERLY LINE OF BEACH AVE.

JEFFERSON AVENUE
 ORDER OF TAKING Doc. #16553-10/31/1975
 ROAD PLANS D1 Plan No. 183- LAYOUT OF JUNE 1935

CLIFFSIDE BEACH, INC.
 L.C.C. 8751-K, LOT 5
 #46 JEFFERSON AVENUE

DRAFT
 SITE PLAN TO ACCOMPANY A NOTICE OF INTENT IN NANTUCKET, MA PREPARED FOR: NANTUCKET ISLANDS LAND BANK
 41 JEFFERSON AVENUE
 MAP 30 PARCEL 45
 SCALE: 1"=20'
 JANUARY 10, 2026

NANTUCKET ENGINEERING & SURVEY, PC
 20 Mary Ann Drive Nantucket, MA 02554
 NantucketEngineer.com 508-825-5053





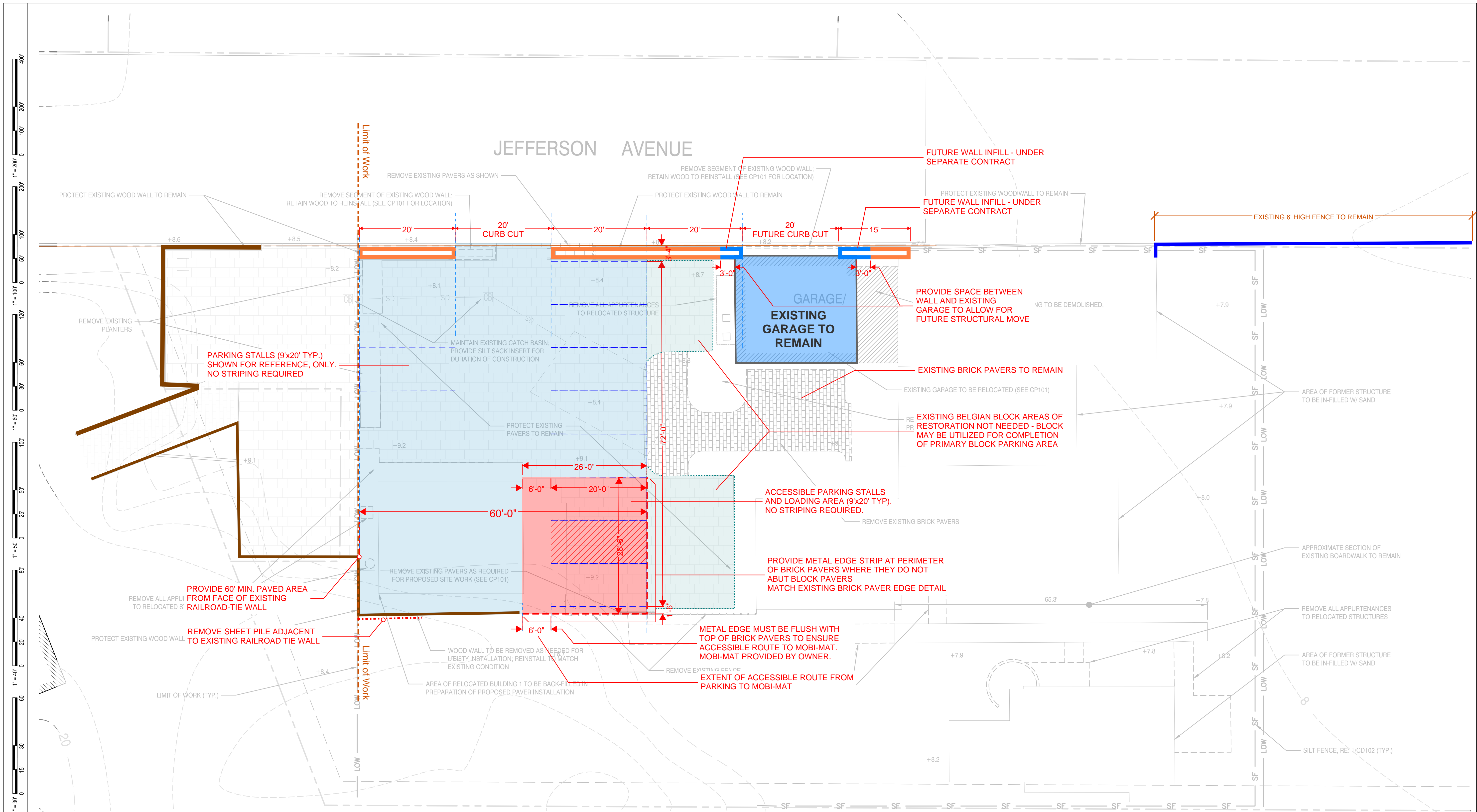
NANTUCKET LAND BANK
41 JEFFERSON BUILDING
MOVE / DEMO



Architecture • Engineering • Planning

SMRT, Inc.
200 Brickstone Square, Suite 303
Andover, Massachusetts 01810
1.877.700.7678
www.smrtinc.com




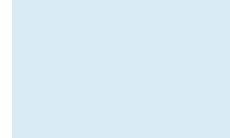

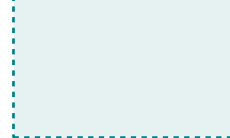
All reproduction & intellectual property rights reserved
© 2024 SMRT INC.
In Association With



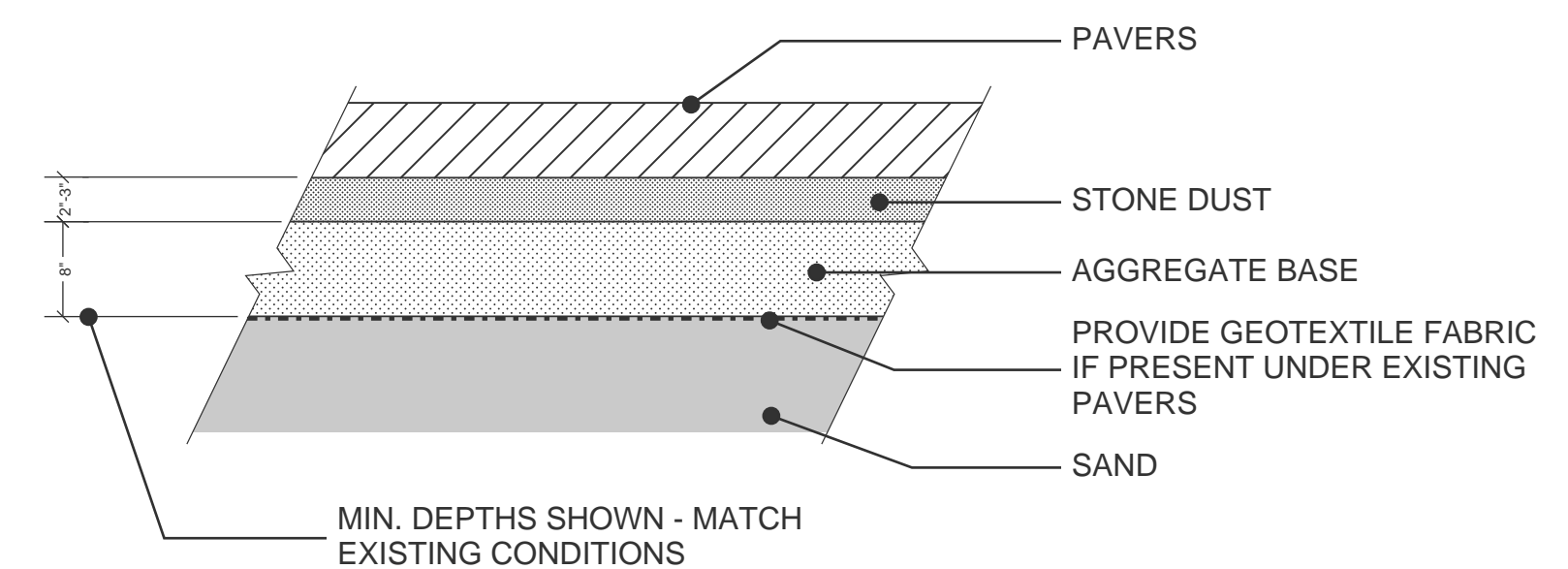
NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF DEMOLITION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT.
2. LIMITS OF DEMOLITION ARE APPROXIMATE. CONTRACTOR SHALL REMOVE ALL ITEMS NECESSARY TO COMPLETE THE WORK WHILE AVOIDING DISTURBANCE OUTSIDE THE DESIGNATED LIMITS.
3. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES DESIGNATED TO REMAIN INCLUDING STRUCTURES, UTILITIES, VEGETATION, AND SITE IMPROVEMENTS. CONTRACTOR SHALL REPAIR OR REPLACE AS NECESSARY AT CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS PRIOR TO BEGINNING DEMOLITION OPERATIONS.
5. THE SITE IS LOCATED ADJACENT TO COASTAL RESOURCES. CONTRACTOR SHALL INSTALL ALL REQUIRED EROSION AND SEDIMENTATION CONTROLS BEFORE ANY DEMOLITION WORK BEGINS. CONSULT NANTUCKET CONSERVATION COMMISSION REQUIREMENTS.
6. NO DEMOLITION DEBRIS, SOIL, OR MATERIALS SHALL BE STOCKPILED WITHIN THE COASTAL BUFFER ZONE OR IN LOCATIONS WHERE MATERIAL MAY MIGRATE TOWARD THE HARBOR.
7. CONTRACTOR SHALL PREVENT DISCHARGE OF SEDIMENT, POLLUTANTS, OR DEBRIS INTO COASTAL WATERS, WETLANDS, OR DUNE AREAS.
8. ALL UTILITIES SHALL BE PROPERLY DISCONNECTED, SHUT OFF, CAPPED, AND/OR REMOVED IN COORDINATION WITH THE RESPECTIVE UTILITY PROVIDERS PRIOR TO DEMOLITION ACTIVITIES.
9. REMOVE STRUCTURES, FOUNDATIONS, FENCING, AND MISCELLANEOUS SITE FEATURES AS INDICATED OR AS REQUIRED TO COMPLETE THE WORK.
10. ALL FOUNDATIONS, FOOTINGS, SLABS, AND OTHER BELOW-GRADE ELEMENTS ASSOCIATED WITH FEATURES TO BE DEMOLISHED SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.
11. ALL DEMOLISHED MATERIALS SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS REUSE OR RECYCLING IS SPECIFIED.
12. VEGETATION SHALL BE FULLY PROTECTED WITH TREE PROTECTION FENCING AT THE DRIPLINE OR AS DIRECTED BY THE ARCHITECT. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THIS FENCING.
13. CONTRACTOR SHALL STABILIZE EXPOSED AREAS AT THE END OF EACH WORKDAY TO PREVENT EROSION.
14. IF DEWATERING IS REQUIRED, WATER SHALL BE FILTERED AND SHALL NOT BE DISCHARGED INTO THE HARBOR, WETLANDS, OR DRAINAGE SYSTEMS.
15. IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED, WORK SHALL CEASE IMMEDIATELY AND THE OWNER SHALL BE NOTIFIED. REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

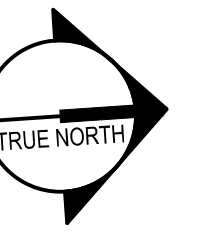
LEGEND

-  EXISTING RAILROAD TIE WALL TO REMAIN
-  RESTORED RAILROAD TIE WALL
-  EXISTING/RESTORED 6' FENCING
-  EXTENT OF PRIMARY BLOCK PAVER PARKING AREA
-  EXTENT OF ACCESSIBLE BRICK PAVERS
-  EXTENT OF BLOCK PAVERS NOT REQUIRED TO BE RESTORED

PAVER DETAIL



NOTE:
REFER TO 312000 - EARTH MOVING MATERIALS
FOR MATERIAL REQUIREMENTS



| # | REVISION | DATE |
|---|---------------------|---------|
| 1 | PROPOSAL REQUEST 01 | 4-24-26 |

**41 JEFFERSON AVE -
PARKING SKETCH**
SMRT - 5/22/26

SHEET TITLE:
**41 JEFFERSON AVENUE
REMOVALS PLAN**

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.
SCALE: 1" = 10' | DESIGNED BY: WSM
SMRT PROJECT #: 25056 | DRAWN BY: WSM



May 7, 2026

Nantucket Land Bank
Attn: Ms. Rachael Freeman, Executive Director
22 Broad Street
Nantucket, MA 02554
VIA EMAIL: rfreeman@nantucketlandbank.org

**RE: Additional Professional Engineering and Permitting Services
The Creeks Overlook Phase 2 - Permitting**
(Pare Project No. 24052.01)

Dear Rachel:

Pursuant to your recent request, Pare Corporation (Pare) is pleased to submit this proposal for Additional Professional Engineering and Permitting Services for the Creeks Overlook Project, located at 16 and 19 East Creek Road in Nantucket and resides along the waterfront of a tidal salt marsh system referred to as The Creeks.

PROJECT DESCRIPTION

The proposed project is currently understood as the final schematic design plan set dated March 27, 2026 and developed for the permitting package for a Notice of Intent submission by Pare and SCAPE Landscape Architecture (SCAPE) to the Massachusetts Department of Environmental Protection (MA DEP) and the Nantucket Conservation Commission (NCC) pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00 *et seq.*), and the Town of Nantucket Wetlands Bylaw (“Bylaw”) (Code of the Town of Nantucket, Chapter 136) and the Town of Nantucket Wetland Protection Regulations (Code of the Town of Nantucket, Chapter 390). An Order of Conditions was Issued by the Nantucket Conservation Commission in April 2026, which generated the baseline documentation necessary to advance regulatory review at the State and Federal level.

In summary, the proposed work includes demolishing an existing residential dwelling, reorganizing a parking area, adding accessible parking, replacing an existing timber pier, installing a timber boardwalk, invasive species management, and restoring and enhancing the natural resource areas. Under Pare’s existing contract, we have been assisting the Nantucket Islands Land Bank (NILB) and SCAPE in advancing the project from schematic design phase into local permitting, and now State and Federal permitting. Future phases will include further design development with the intent to support bidding and construction service support as State and Federal permits are obtained.

BASIC SERVICES

As requested, Pare has been providing the Engineering and Permitting Services to advance the project tasks previously performed by members of the 2023 Project Team. Pare has incorporated these Schematic Design plans, has refined the design, and provided recommendations as needed during the local permitting process outlined in Phase 1 – Preliminary Engineering and Local Permitting.

Phase 2 of the project is scoped to complete state and federal permitting. It is Pare’s understanding that the Project will be performed in multiple phases and separate proposals will be provided as



Ms. Rachael Freeman

(2)

May 7, 2026

requested/required. It is anticipated that the project will be completed in four (4) phases as outlined below:

- PHASE 1 – PRELIMINARY ENGINEERING AND LOCAL PERMITTING (COMPLETE)
- PHASE 2 – STATE AND FEDERAL PERMITTING
- PHASE 3 – DESIGN DEVELOPMENT AND BIDDING (TBD)
- PHASE 4 – CONSTRUCTION PHASE SERVICES (TBD)

As discussed, Pare is providing scope of work and fee for Phase 2 to obtain state and federal permitting.

SCOPE OF SERVICES

The Scope of Services for Phase 2 of this project is proposed to be completed as follows:

PHASE 2 – STATE AND FEDERAL PERMITTING

In the spring of 2026, Pare submitted a Notice of Intent application to the Massachusetts Department of Environmental Protection (MA DEP) and the Nantucket Conservation Commission (NCC) for project review and approval. The permitting tasks provided in this proposal are the necessary steps toward achieving full compliance of the project in the regulatory landscape.

Task 101 – Phase 2 - Project Management

1. **Meetings/Project Administration/Coordination:** Pare will coordinate with the Client and Project Team throughout this phase to review and discuss goals, objectives, and design/permitting issues related to this project. It is assumed that Pare will attend 4 virtual design coordination meetings in addition to meetings specifically identified in tasks outlined below. **Attendance at additional meetings will be considered an additional service.**

Task 203 – Site and Waterfront Design Revisions

As part of the Phase 1 local permitting effort, Pare advanced revisions to reflect client-directed changes following the Notice of Intent (NOI) submission. This included coordination of the design changes associated with the Historic District Commission (HDC) review process and preparation of updated plans and supporting materials to document the modified project scope. These updates primarily included elimination of the stabilized crushed stone pathway and landing, and incorporation of an approximately 77-foot boardwalk extension to provide a continuous connection to the parking area. The following plan elements were updated accordingly:

- a. Demolition, Erosion and Sediment Control Plans: Plans were revised to reflect the removal of previously proposed at-grade surface treatments, including stabilized aggregate and brick paving areas. Erosion and sediment control measures were updated as needed to align with the reduced disturbance footprint and continued to meet applicable guidelines for coastal site work.
- b. General Site Plans: General Site Plans were updated to reflect the revised boardwalk alignment and its direct connection to the parking area. The elimination of the crushed stone pathway and brick-paved seating area simplified the overall site layout and reduced the variety of surface materials across the site.



- c. **Drainage and Utility Plans:** Drainage Plans were refined to account for the reduced extent of impervious and semi-impervious surfaces and to maintain existing drainage patterns with minimal modification. The transition to an elevated boardwalk system reduced the need for extensive drainage infrastructure within the coastal bank. Utility coordination remained consistent with prior design assumptions.
- d. **Details:** Relevant details were updated to remove references to stabilized aggregate and unit paver systems and to reflect the revised site conditions. Erosion and sediment control details remained consistent with project requirements.

Note: Grading design continued to be developed by the landscape architect. Pare coordinated and provided minor grading adjustments as necessary to support drainage and tie-ins associated with the revised boardwalk alignment.

- e. **Seating and Overlook Areas:** The area previously designed as a brick-paved seating and overlook space was reconfigured as an elevated boardwalk structure with integrated seating. This modification simplified the material palette and improved long-term durability in a coastal environment.
- f. **Structural Framing and Support System:** The structural layout was updated to accommodate the expanded boardwalk footprint, including adjustments to pile locations, spans, and framing configuration. These revisions maintained structural continuity and were designed to minimize ground disturbance within the coastal bank.

Task 301 State Permitting - MA DEP Chapter 91 Waterways License

The project involves work within tidal waters and is therefore subject to the jurisdiction of the Chapter 91 Waterways Program administered by the MA DEP. At this time, based on the change of use (residential to public) as well as the increase in size, a new Chapter 91 License will be required. This new State License constitutes and Agency action requiring MEPA review, see Task 302 herein.

1. **Preparation of a Chapter 91 License:** Pare will coordinate with the Town and the MA DEP Waterways Program to review any available records pertaining to Ch.91 Waterways licensing on the structure and determine the appropriate permitting approach with the Waterways Program. We will prepare and submit complete Chapter 91 License materials and coordinate with the Waterways Program throughout the review process to ensure that the structure is properly licensed and in compliance with Chapter 91 performance standards.
2. **Preparation of a Chapter 91 License Plans:** Pare will utilize the permitting drawings developed in Phase 1 to further develop the specific plans required for Ch.91 Waterways licensing as required by the MA DEP Waterways Program. The Draft plans will be submitted with the license preparation and Pare will coordinate review of the plans with DEP Waterways over the 9-12 month period and will provide any updates requested and final stamped mylar plans for recording.



Task 302 - Massachusetts Environmental Policy Act (MEPA) Office Agency Review

Based upon our understanding of the project scale, Pare anticipates that the project will exceed MEPA Review Thresholds (310 CMR 11.03) of Wetlands, Waterways and Tidelands. Pre-Filing coordination with MEPA may indicate that their requirements can be addressed with the preparation of an expanded ENF (EENF) and Single EIR (SEIR).

Near the end of calendar year 2021, MEPA made regulatory changes to address potential adverse impacts that projects may incur on Environmental Justice (EJ) populations. If a project is in or within one mile of an EJ community block group as defined by the EEA Designated Geographic Area (DGA) and needs to file an ENF with MEPA; an automatic upgrade to an EIR filing is required. The project proponent must also provide for and document outreach to the neighboring EJ communities to ensure they have appropriate notice and time to comment on the proposed project. The location of the proposed project in the Town of Nantucket is within one mile of an EJ community block. The regulations have also created a new compliance pathway, called a rollover EIR (REIR), to comply with the new requirements to perform full EIRs in EJ communities. Pare will pursue the least complicated process and shortest timeline. For the purposes of this scope, Pare assumes that we will prepare and file a MEPA EENF, and Single Environmental Impact Report (SEIR), following the typical, prescribed process for compliance with regulations for performance in EJ communities.

1. **Pre-Filing Meeting with MEPA:** Pare will assist in the development of strategy, prepare for, and attend a pre-filing consultation with the MEPA Office. The meeting will introduce and discuss the project in general and to obtain initial feedback and identification of potential key issues. The meeting will also be used to confirm an EIR is required, the threshold(s) identified is correct, review the proposed EJ procedures, and confirm the simultaneous EENF/EIR documentation submittal will be accepted.
2. **Preparation of an Expanded Environmental Notification Form (EENF):** EENF materials will be prepared by Pare in accordance with MEPA regulations (301 CMR 11.05) and will include required figures and attachments, circulation list, and public notice. The EENF is designed to provide an overview of the entire project such that MEPA has sufficient and slightly expanded information (as compared to an ENF) to determine an appropriate scope for the EIR. The EENF will also include an output report from the RMAAT Climate Resilience Design Standards Tool and a “Climate Change Adaptation and Resiliency Section” in compliance with the MEPA Interim Protocol on Climate Change Adaptation & Resiliency. Pare will participate in status update meetings and one (1) site visit with the MEPA reviewer, if requested.
3. **Conduct Environmental Justice Outreach and Engagement Activities:** Pare will assist in development and implementation of an Environmental Justice Outreach and Engagement strategy and attend any required public meetings. Specific activities are assumed to include completion of EJ screening form, obtaining the necessary EJ stakeholder list, preparation of project materials to be emailed to the EJ stakeholder list, posted on the designated project website (if desired), and attendance and presentation at up to two (2) community meetings. Translation and Interpretation Services, as requested by EJ populations, will be a pass-through fee to the client, if required.



4. **Preparation of a Single Environmental Impact Report (SEIR):** Pare will prepare a SEIR which builds upon the information and conclusions presented in the EENF and addresses the Scope of Work outlined in the Secretary's Certificate on the EENF in compliance with MEPA regulation (301 CMR 11.07(3)). The SEIR will identify any changes to the project since the EENF Certificate was issued. The content will meet MEPA's regulatory requirements, with appropriate input from the Client and design team. A timetable, approximate cost, and methods and timing of construction of the Project must be provided.

Task 303 – Army Corps of Engineers - Section 404 General Permit

The project will be evaluated for compliance with the U.S Army Corps of Engineers (USACE) regulatory program under Section 404 of the Clean Water Act. Based on the anticipated nature and extent of the proposed impacts to waters of the United States, including wetland resource areas, Pare has assumed the project will qualify for authorization under a Nationwide Permit (NWP), with submission of a Pre-Construction Notification (PCN) to USACE required. It is further assumed that the proposed work will not trigger the Individual Permit thresholds authorized by the USACE.

1. **Preparation of a PCN Application:** Pare will coordinate with USACE to determine the applicable NWP, conduct delineation review, and quantify jurisdictional resource impacts to support the PCN application. The PCN shall include the USACE application forms, supplemental narrative, figures, wetland delineation documentation, copies of agency correspondence, other relevant calculations and reports, and Project Plans. Pare will participate in status update meetings and one (1) site visit with the USACE reviewer, if requested. We will prepare and submit complete PCN materials and coordinate with USACE throughout the review process to ensure that all conditions are met to maintain compliance with federal regulations.

SERVICES PROVIDED BY CLIENT OR OWNER

The Client or Owner shall provide the following services and information for this project:

- Recorded Order of Conditions
- Involvement and coordination of the permitting submissions

OUTSIDE SERVICES

- None

ADDITIONAL SERVICES

As stated above, future proposals will be submitted for projects and design specific tasks as requested for approval and authorization.

PERIOD OF SERVICE

The period for performance of the services outlined herein is through December 31, 2027 or as extended by NLB. The following milestone project deliverables and permit submissions is outlined below:

- 5/26/26 - Kickoff meeting with NILB and project Team
- 6/26/26 - DRAFT Chapter 91 Plans and filing documents to NILB for review meeting
- 6/25/26 - MEPA/EJ Pre-filing meeting with NILB and Project Team
- 7/10/26 - File Chapter 91 to DEP Waterways



Ms. Rachael Freeman

(6)

May 7, 2026

- 8/15/26 - DRAFT MEPA EENF submission to NILB for review meeting
- 9/01/26 - MEPA EENF submission
- 8/1/26 - DRAFT USACE PCN submission to NILB for review meeting
- 8/15/26 - USACE PCN Submission
- 10/15/26 - MEPA EENF Certificate (estimated)
- 11/15/26 - MEPA SEIR Submission (estimated)
- 12/30/26 - MEPA SEIR Certificate (estimated)
- 7/15/26 – Chapter 91 License (estimated)

BASIS OF COMPENSATION AND CONDITIONS OF ENGAGEMENT

Client shall pay Pare for Basic Services rendered as described above, an amount based on actual accrued time in accordance with the attached Schedule of Fees for services rendered by principals and employees assigned to the Project.

In addition to payments provided for as above, unless and as otherwise provided for in this Proposal and Agreement for Professional Services, the Client shall pay Pare the costs of reimbursable expenses incurred and in accordance with the attached Schedule of Fees.

Invoices for services rendered and expenses incurred will be submitted monthly and are due and payable within seven business days of the Client’s receipt of payment for the Engineer’s invoices.

Invoices not paid within seven business days after the Client’s receipt of payment for the Engineer’s services shall be subject to a one and one-half percent (1.5%) per month interest charge.

ESTIMATED CHARGES

Based upon the defined Scope of Services contained herein, it is estimated that the effort and cost for completing the work will be as follows:

Basic Services

PHASE 2 – PAERMITTING

| | | |
|---|-----------|------------------|
| Task 101 – Project Management | \$ | 5,000.00 |
| Task 203 – Site Civil Design Development | \$ | 5,800.00 |
| Task 301 – MA DEP Chapter 91 Waterways License | \$ | 12,800.00 |
| Task 302 – MEPA Office Agency Review (Allowance) | \$ | 35,850.00 |
| Task 303 – USACE Section 404 General Permit (Allowance) | \$ | <u>8,450.00</u> |
| PHASE 1 Subtotal: | \$ | 67,900.00 |



Ms. Rachael Freeman

(7)

May 7, 2026

ACCEPTANCE

This Proposal for additional services may be accepted by signing in the appropriate spaces below and returning one copy to us. Your signing of this letter constitutes your acceptance of all of the paragraphs included in the existing contract.

We look forward to collaborating with you on this project. If you have any questions, please contact us at your convenience.

Sincerely,

Todd D. Turcotte, P.E.
Vice President

TDT

Enclosures

This Proposal for Services and Statement of Terms and Conditions are hereby accepted and executed by a duly authorized signatory who, by execution hereof, warrants that he/she has full authority to act for, in the name of, and on behalf of Client.

CLIENT

By: _____ Title: _____

Typed Name: _____ Date: _____

**MEMORANDUM OF UNDERSTANDING BETWEEN THE NANTUCKET
ISLANDS LAND BANK AND THE ‘SCONSET TRUST, INC. FOR
THE FIELD OF DREAMS**

This Memorandum of Understanding (the "MOU") is made and entered into this 26th day of May, 2026 by and between the "Parties" who are the Nantucket Islands Land Bank (also known as "The Nantucket Land Bank") (the "Land Bank") and the 'Sconset Trust, Inc. ("Sconset Trust"). The Land Bank is a governmental entity with offices at 22 Broad Street, Nantucket, Massachusetts 02254 that was established by the voters of Nantucket and the Nantucket Islands Land Bank Act, Chapter 669 of the Acts of 1983, for the purpose of acquiring, holding, and managing important open space resources for the island for use and enjoyment by the general public. The Sconset Trust is a Massachusetts nonprofit corporation exempt from federal taxes under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, with a principal office at One New Street, Siasconset MA 02564. The Sconset Trust's mission is to preserve the character of the village of 'Sconset by conserving open land, protecting historically and/or architecturally significant structures, and fostering a healthy commercial center in keeping with 'Sconset's character.

WHEREAS, the Sconset Trust owns two parcels of land in Siasconset, MA located at 31B New Street ("Lot 31B") and at 31C New Street ("Lot 31C", and together with Lot 31B, the "Trust Property").

WHEREAS, the Land Bank owns two parcels of land in Siasconset MA located at 7 West Sankaty Road ("Lot 7") and at 9 West Sankaty Road ("Lot 9", and together with Lot 7, the "Land Bank Property").

WHEREAS, The Land Bank Property and the Trust Property are adjacent and collectively referred to herein as the "Field of Dreams".

WHEREAS, the Parties desire to enter into an agreement to allow appropriate public access to the Field of Dreams, consistent with the rules applicable to the Trust Property and the Land Bank Property, to create a contiguous preserved park and recreational space for community use across both properties.

WHEREAS, The purpose of the Field of Dreams park is to preserve open space and provide open space recreation for children and their families.

WHEREAS, Both Parties have agreed to work together to make the Field of Dreams park safe for open, recreational play and have agreed to the following principles guiding both Parties during phase one of the Field of Dreams park design:

- Preserve the land with a simple look and feel.
- Maintain most of the land as open space for play.
- Ensure the ground is even enough for safe play.
- Enable people to enter the park at multiple access points (on West Sankaty Road and New Street)
- Allow transparency to the space from West Sankaty Road and New Street
- Maintain privacy between the Field of Dreams and abutting neighbors through vegetation and fencing.
- Secure the perimeter to encourage reasonably safe usage for children and their families. This includes maintaining existing split rail fencing and installing vegetation to prevent egress and entrance through non-designated access points.
- Add benches for families to use the Field of Dreams park.

NOW THEREFORE, in consideration of the mutual promises contained herein and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Sconset Trust and the Land Bank hereby agree as follows:

1. Term: The term of this MOU shall commence on May 26, 2026 and will continue unless and until terminated by either Party according to the termination procedure spelled out in provision 5.

2. Agreements and Responsibilities of the Land Bank:

- A) The above recitals are incorporated by reference into this agreement.
- B) The Land Bank and the Sconset Trust agree that the Land Bank will be allowed to install a handicapped accessible parking space within their property if deemed necessary or desirable.
- C) Visitors to the Field of Dreams will be subject to all Land Bank policies for enjoying Land Bank properties. <https://www.nantucketlandbank.org/properties/enjoying-land-bank-properties/>. The Sconset Trust and the Land Bank agree to post a mutually acceptable common set of rules and regulations that shall apply to all activities at the Field of Dreams. The Parties agree that the form and content of any proposed signage to be installed on the Field of Dreams property shall be subject to the mutual approval in writing by the Land Bank and the Sconset Trust prior to installation.
- D) With prior approval, the Land Bank agrees that the Sconset Trust may place its property post and signage at the entrance to the Field of Dreams on New Street.
- E) The Land Bank agrees that it will collaborate with the Sconset Trust to design and develop the Field of Dreams park to make it safe and enjoyable for open play and recreational usage.
- F) The Land Bank agrees that it will share maintenance costs incurred across both properties. The sharing of costs related to capital improvements will be discussed and agreed upon prior to the start of respective projects.
- G) The Land Bank agrees that it will share in the cost of seasonal maintenance of the Field of Dreams on an on-going basis once the Field of Dreams is fully developed.
- H) The Land Bank may publicize access to the Field of Dreams on its webpage, and on other Nantucket trail websites and publications acknowledging its partnership with the Sconset Trust.
- I) The Land Bank agrees to review requests for exemptions for private use of the Land Bank Property in a timely manner, however, the Sconset Trust acknowledges that such requests will not be submitted on a frequent basis.
- J) The Land Bank agrees that the Sconset Trust is entitled to hold private events on the Trust Property.

3. Agreements and Responsibilities of the Sconset Trust:

- A) The above recitals are incorporated by reference into this agreement.
- B) The Land Bank and the Sconset Trust agree that the Land Bank will be allowed to install a handicapped accessible parking space within their property if deemed necessary or desirable.
- C) The Sconset Trust and the Land Bank agree to post a mutually acceptable common set of rules and regulations that shall apply to all activities at the Field of Dreams. The Parties agree that the form and content of any proposed signage to be installed on the Field of Dreams property shall be subject to the mutual approval in writing by the Sconset Trust and the Land Bank prior to installation.
- D) With prior approval of language, the Sconset Trust agrees that the Land Bank may place their post and signage at the entrance to the Land Bank Property on West Sankaty.
- E) The Sconset Trust agrees that it will collaborate with the Land Bank to design and develop the Field of Dreams park to make it safe and enjoyable for open play and recreational usage.
- F) The Sconset Trust agrees that it will share maintenance costs incurred across both properties. The sharing of costs related to capital improvements will be discussed and agreed upon prior to the start of respective projects.
- G) The Sconset Trust agrees that it will share in the cost of seasonal maintenance of the Field of Dreams on an on-going basis once the Field of Dreams is fully developed.
- H) The Sconset Trust may publicize access to the Field of Dreams on its webpage, and on other Nantucket trail websites and publications acknowledging its partnership with the Land Bank.
- I) The Sconset Trust agrees to request prior written Land Bank approval for any private use of the Land Bank Property. The Sconset Trust acknowledges that, in keeping with the Land Bank's statute, the primary purpose of Land Bank lands must be for public use.
- J) The Sconset Trust is entitled to hold private events on the Sconset Trust Property.

4. Indemnifications and Releases:

- A) The Land Bank shall hold harmless, defend and indemnify the Sconset Trust and its directors, officers, employees and volunteers from and against any and all liability, loss, damage and expense (including without limitation costs and fees of litigation) of every nature arising out of or in connection with the Land Bank Property, including, without limitation, arising out of the use of the Land Bank Property by members of the public or Land Bank's failure to comply with any of its obligations under this MOU, except with respect to such loss, damage or expense caused by the sole negligence or willful misconduct of the Sconset Trust.
- B) The Sconset Trust shall hold harmless, defend and indemnify the Land Bank and its directors, officers, employees and volunteers from and against any and all liability, loss, damage and expense (including without limitation costs and fees of litigation) of every nature arising out of or in connection with the Sconset Trust Property, including, without limitation, arising out of the use of the Sconset Trust Property by members of the public or Sconset Trust's failure to comply with any of its obligations under this MOU, except with respect to such loss, damage or expense caused by the sole negligence or willful misconduct of the Land Bank.

5. Termination:

The Land Bank and the Sconset Trust shall each have the right to terminate this MOU upon sixty (60) days prior written notice to the other party without recourse to any party hereto. Prior to termination, the Parties agree to meet at reasonable times to discuss difficulties encountered and explore resolutions of them.

6. Notices:

Any and all notices under this MOU shall be in writing and shall be duly given if sent by registered or certified mail, postage prepaid, return receipt requested, or by a recognized overnight delivery service providing evidence of delivery to the following addresses:

If to the Sconset Trust:

The 'Sconset Trust
Attn: Julie Ruddick Meade, Executive Director
PO Box 821
(One New St)
Siasconset MA 02564

If to the Land Bank:

Nantucket Island Land Bank
Attn: Executive Director,
Rachael Freeman
22 Broad Street
Nantucket MA 02554

7. This MOU and any of the rights and obligations under this MOU may not be assigned or transferred in whole or in part by any party hereto. This MOU constitutes the entire agreement of the parties hereto as to the subject matter hereof and supersedes all previous oral and written agreements between the parties as to the subject matter hereof. This MOU may be changed or amended only in writing signed by all of the parties hereto. This MOU shall be governed by, and construed in accordance with, the internal laws of the Commonwealth of Massachusetts without regard to its conflict of laws principles. This MOU may be signed in counterparts, each of which is an original and all of which taken together form one single document.

IN WITNESS WHEREOF, the parties hereto have executed this MOU as an instrument under seal, all as of the day, month, and year first written above.

The 'Sconset Trust

By: _____

Name: Julie Ruddick Meade

Title: Executive Director

The Land Bank

By: _____

Name: Rachael Freeman

Title: Executive Director

Lily Pond Park Improvements

Nantucket MA

Estimator: ATS, AG

Date: 5/2026

Submission: Construction Documents - Opinion of Probable Construction Costs (OPCC)

This OPCC is based on the Lily Pond Park Improvements Construction Documents dated June 2026, prepared by Horsley Witten Group.

Horsley Witten Group
Sustainable Environmental Solutions



| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|---|------|--------|-----------|------------------------------|
| | UNIT | QTY | UNIT COST | TOTAL |
| SITE PREP AND MOBILIZATION | | | | SUBTOTAL: \$182,000 |
| Construction Layout (Phase 1) | LS | 1 | \$37,000 | \$37,000 |
| Construction Layout (Phase 2) | LA | 1 | \$15,000 | \$15,000 |
| Mobilization (Phase 1) | LS | 1 | \$90,000 | \$90,000 |
| Mobilization (Phase 2) | LS | 1 | \$40,000 | \$40,000 |
| WETLAND RESTORATION AREA 1A & 1B (Includes Wesco Planting) | | | | SUBTOTAL: \$1,360,992 |
| Erosion and Sediment Control | | | | \$6,145 |
| Silt Sock | LF | 340 | \$13 | \$4,420 |
| Silt Sack | EA | 1 | \$225 | \$225 |
| Stone Construction Entrance | CY | 20 | \$75 | \$1,500 |
| Site Clearing & Demo | | | | \$270,832 |
| R&D Structures | EA | 4 | \$2,100 | \$8,400 |
| Cut and cap Pipe | EA | 1 | \$150 | \$150 |
| R&D Pipe | LF | 248 | \$95 | \$23,560 |
| R&D Existing Boardwalk | LF | 453 | \$120 | \$54,360 |
| Clear and Grub | A | 2.7 | \$65,000 | \$174,042 |
| Tree Protection Fence | LF | 860 | \$12 | \$10,320 |
| Earthwork | | | | \$394,500 |
| Earth Excavation | CY | 2,300 | \$55 | \$126,500 |
| Wetland Construction Access Matting | LS | 1 | \$100,000 | \$100,000 |
| Dewatering | LS | 1 | \$150,000 | \$150,000 |
| Trim & Fine Grade (Wesco Turf Area) | SY | 2,000 | \$9 | \$18,000 |
| Drainage Infrastructure | | | | \$33,975 |
| Manhole (DMH 100) | EA | 1 | \$6,500 | \$6,500 |
| Check Dam | EA | 1 | \$750 | \$750 |
| Cutoff Wall | CY | 1 | \$330 | \$330 |
| 12" HDPE Pipe | LF | 50 | \$200 | \$10,000 |
| 18" HDPE Pipe | LF | 30 | \$275 | \$8,250 |
| Outlet Control Structure | EA | 1 | \$7,500 | \$7,500 |
| Rip Rap | CY | 3 | \$215 | \$645 |
| Restoration/Vegetation | | | | \$627,040 |
| Zone 2, 3, & 4 Wetland Plants, Seed, Stabilization | SY | 6,970 | \$70 | \$487,900 |
| Canopy Trees | EA | 6 | \$1,800 | \$10,800 |
| Shrubs - 5 Gallon | EA | 209 | \$210 | \$43,890 |
| Perennials - 1 Gallon | EA | 642 | \$40 | \$25,680 |
| Plugs | EA | 60 | \$7 | \$420 |
| Seeding (Upland and Under Boardwalks) | SF | 38,900 | \$2 | \$58,350 |
| Pathways & Surfaces | | | | \$8,000 |
| Flush Boardwalk Edge | LF | 20 | \$400 | \$8,000 |
| Site Elements | | | | \$20,500 |
| Seating (Boardwalk - small) | EA | 3 | \$1,500 | \$4,500 |
| Seating (Boardwalk - large) | EA | 8 | \$2,000 | \$16,000 |
| WETLAND RESTORATION AREA 2 | | | | SUBTOTAL: \$894,764 |
| Erosion and Sediment Control | | | | \$10,560 |
| Silt Sock | LF | 470 | \$13 | \$6,110 |
| Silt Sock Maintenance | LS | 1 | \$800 | \$800 |
| Silt Sack | EA | 7 | \$250 | \$1,750 |
| Silt Sack Cleaning | EA | 7 | \$100 | \$700 |
| Stone Construction Entrance | CY | 16 | \$75 | \$1,200 |




| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|--|-------------|------------|------------------|------------------|
| | UNIT | QTY | UNIT COST | TOTAL |
| Site Clearing and Demo | | | | \$131,679 |
| Tree Removal | EA | 4 | \$2,300 | \$9,200 |
| R&D Fence | LF | 87 | \$15 | \$1,305 |
| Clear and Grub | SY | 0.5 | \$65,000 | \$34,276 |
| Remove and Stockpile Bricks | SY | 120 | \$405 | \$48,600 |
| R&D Existing Pipe | LF | 300 | \$95 | \$28,500 |
| Remove and Stockpile Sign | EA | 1 | \$550 | \$550 |
| Remove and Stockpile Bench | EA | 1 | \$2,408 | \$2,408 |
| Cut and Cap Pipe | EA | 4 | \$150 | \$600 |
| R&D Existing Drainage Structure | EA | 2 | \$2,100 | \$4,200 |
| Tree Protection Fence | LF | 170 | \$12 | \$2,040 |
| Earthwork | | | | \$122,075 |
| Earth Excavation | CY | 850 | \$55 | \$46,750 |
| Dewatering | LS | 1 | \$55,000 | \$55,000 |
| Trim & Fine Grade (Above Wetland) | SY | 800 | \$9 | \$7,200 |
| Retaining Wall (Flex MSE Bags) | SF | 375 | \$35 | \$13,125 |
| Drainage Infrastructure | | | | \$122,970 |
| Water Quality Unit (HS 230) | EA | 1 | \$24,100 | \$24,100 |
| Manhole | EA | 2 | \$6,500 | \$13,000 |
| Diversion Structure (DMH 220) | EA | 1 | \$9,000 | \$9,000 |
| Adjust Existing Structure | EA | 1 | \$610 | \$610 |
| 12" HDPE Pipe | LF | 200 | \$200 | \$40,000 |
| 18" HDPE Pipe | LF | 30 | \$275 | \$8,250 |
| 30" HDPE Pipe | LF | 50 | \$360 | \$18,000 |
| PVC Riser | EA | 2 | \$980 | \$1,960 |
| PVC Pipe | LF | 10 | \$245 | \$2,450 |
| Outlet Structure - Flared End | EA | 2 | \$2,800 | \$5,600 |
| Green Infrastructure | | | | \$24,460 |
| Drain Basin | EA | 2 | \$5,000 | \$10,000 |
| Const Wetland Spillway | LF | 60 | \$75 | \$4,500 |
| Rip Rap | CY | 10 | \$215 | \$2,150 |
| Filter Fabric | SF | 100 | \$2 | \$200 |
| Bioretention Soil | CY | 8 | \$120 | \$960 |
| Cobble Forebay | SF | 60 | \$100 | \$6,000 |
| Granite Weir | LF | 6.5 | \$100 | \$650 |
| Irrigation System | | | | \$28,150 |
| Irrigation Well | EA | 1 | \$25,000 | \$25,000 |
| Irrigation Hose | LF | 2100 | \$2 | \$3,150 |
| Restoration/Vegetation | | | | \$154,796 |
| Zone 2, 3, & 4 Wetland Plants, Seed, Stabilization | SY | 1255 | \$70 | \$87,873 |
| Canopy Trees | EA | 6 | \$1,800 | \$10,800 |
| Shrubs - 5 Gallon | EA | 58 | \$210 | \$12,180 |
| Perennials - 1 Gallon | EA | 170 | \$40 | \$6,800 |
| Seeding (upland & under boardwalks) | SF | 5500 | \$2 | \$8,250 |
| Zone 1 Upland Plugs and Seeding | SY | 270 | \$70 | \$18,892 |
| Watering Allowance | LS | 1 | \$10,000 | \$10,000 |
| Pathways & Surfaces | | | | \$289,075 |
| Brick Paving | SY | 231 | \$765 | \$176,715 |
| Concrete Boardwalk Transition | LF | 6 | \$350 | \$2,100 |
| Granite Curb | LF | 660 | \$130 | \$85,800 |
| Crushed Stone | CY | 90 | \$90 | \$8,100 |
| Geotextile | SY | 280 | \$12 | \$3,360 |
| Reinforced Turf (Maintenance Path) | SY | 65 | \$200 | \$13,000 |
| Site Elements | | | | \$11,000 |
| Seating | EA | 2 | \$3,000 | \$6,000 |
| Wooden Gate | EA | 1 | \$5,000 | \$5,000 |

| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|--|-------------|------------|------------------|----------------------------|
| | UNIT | QTY | UNIT COST | TOTAL |
| WETLAND RESTORATION AREA 3 | | | | SUBTOTAL: \$271,513 |
| Erosion and Sediment Control | | | | \$6,610 |
| Silt Sock | LF | 270 | \$13.00 | \$3,510 |
| Silt Sock Maintenance | LS | 1 | \$600.00 | \$600 |
| Silt Sack | EA | 1 | \$225.00 | \$225 |
| Silt Sack Cleaning | EA | 1 | \$100.00 | \$100 |
| Stone Construction Entrance | CY | 29 | \$75.00 | \$2,175 |
| Site Clearing & Demo | | | | \$20,198 |
| Clear and Grub | A | 0.3 | \$65,000 | \$16,698 |
| Cut and Cap Pipe | EA | 1 | \$150 | \$150 |
| R&D Existing Pipe | LF | 30 | \$95 | \$2,850 |
| Saw Cut Asphalt | LF | 20 | \$10 | \$200 |
| R&D Asphalt | SF | 60 | \$5 | \$300 |
| Earthworks | | | | \$39,000 |
| Earth Excavation | CY | 200 | \$55 | \$11,000 |
| Dewatering | LS | 1 | \$28,000 | \$28,000 |
| Drainage Infrastructure | | | | \$102,360 |
| Hydraulic Separator (HS 300) | EA | 1 | \$36,150 | \$36,150 |
| Hydraulic Separator (HS 410) | EA | 1 | \$8,700 | \$8,700 |
| Manhole (DMH 400) | EA | 1 | \$9,000 | \$9,000 |
| Adjust Existing Structure | EA | 1 | \$610 | \$610 |
| 10" HDPE Pipe | LF | 2 | \$175 | \$350 |
| 12" HDPE Pipe | LF | 20 | \$200 | \$4,000 |
| 18" HDPE Pipe | LF | 120 | \$275 | \$33,000 |
| Outlet Structure - Flared End | EA | 3 | \$2,800 | \$8,400 |
| Rip Rap | CY | 10 | \$215 | \$2,150 |
| Restoration/Vegetation | | | | \$74,415 |
| Zone 2, 3, & 4 Wetland Plants, Seed, Stabilization | SY | 878 | \$70 | \$61,444 |
| Shrubs - 5 Gallon | EA | 17 | \$210 | \$3,570 |
| Perennials - 1 Gallon | EA | 41 | \$40 | \$1,640 |
| Seeding (Upland & Under Boardwalk) | SF | 2507 | \$2 | \$3,761 |
| Watering Allowance | LS | 1 | \$4,000 | \$4,000 |
| Pathways & Surfaces | | | | \$28,930 |
| Reinforced Turf (Path) | SY | 80 | \$200 | \$16,000 |
| Brick Walk - Removed and Re-laid | SF | 6 | \$405 | \$2,430 |
| Concrete Boardwalk Transition | LF | 6 | \$350 | \$2,100 |
| Asphalt (Patch) | SF | 80 | \$105 | \$8,400 |
| NEW GATEWAY | | | | SUBTOTAL: \$156,669 |
| Erosion and Sediment Control | | | | \$4,670 |
| Silt Sock | LF | 340 | \$13 | \$4,420 |
| Silt Sock Maintenance | LS | 1 | \$250 | \$250 |
| Site Clearing& Demo | | | | \$10,196 |
| Clear and Grub | A | 0.2 | \$65,000 | \$10,196 |
| Earthwork | | | | \$6,840 |
| Trim & Fine Grade (Park Area) | SY | 760 | \$9 | \$6,840 |






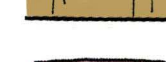




| OPINION OF PROBABLE CONSTRUCTION COSTS | | | | |
|--|-------------|------------|------------------|------------------------------|
| | UNIT | QTY | UNIT COST | TOTAL |
| Restoration/Vegetation | | | | \$64,063 |
| Zone 2, 3, & 4 Wetland Plants, Seed, Stabilization | SY | 240 | \$70 | \$16,800 |
| Canopy Trees | EA | 10 | \$1,800 | \$18,000 |
| Buffer Shrubs | EA | 60 | \$210 | \$12,600 |
| Perennials - 1 Gallon | EA | 12 | \$40 | \$480 |
| Zone 1 Upland Plugs | SY | 108 | \$70 | \$7,583 |
| Seeding (Upland) | SF | 2300 | \$2 | \$4,600 |
| Watering Allowance | LS | 1 | \$4,000 | \$4,000 |
| Pathways & Surfaces | | | | \$25,500 |
| Flagstone | SF | 260 | \$90 | \$23,400 |
| Concrete Boardwalk Transition | LF | 6 | \$350 | \$2,100 |
| Site Elements | | | | \$45,400 |
| Wooden Bollard | EA | 1 | \$600 | \$600 |
| Granite Blocks | EA | 12 | \$2,100 | \$25,200 |
| Boulders (Shaped for Seating) | EA | 3 | \$2,400 | \$7,200 |
| Boulders | EA | 3 | \$800 | \$2,400 |
| Wooden Fence | LF | 100 | \$100 | \$10,000 |
| DISPOSAL OF SOIL / SEDIMENT | | | | SUBTOTAL: \$368,500 |
| Disposal of Regulated Soil | CY | 3350 | \$110 | \$368,500 |
| BOARDWALK | | | | SUBTOTAL: \$1,342,440 |
| Boardwalk (no handrail) | LF | 1996 | \$640 | \$1,277,440 |
| Overlook Areas | SF | 650 | \$100 | \$65,000 |
| PLANT MANAGEMENT | | | | SUBTOTAL: \$70,000 |
| Plant Maintenance: 16 months | LS | 1 | \$40,000 | \$40,000 |
| Post Installation Invasive Mangement | HRs | 120 | \$250 | \$30,000 |
| TOTAL ESTIMATED CONSTRUCTION COST | | | | \$4,646,878 |
| General Requirements 10% | | | | \$464,688 |
| SUBTOTAL: | | | | \$5,111,566 |
| General Contractor's Overhead and Profit 10% | | | | \$ 511,157 |
| Contingencies 8% | | | | \$ 408,925 |
| Nantucket Escalation Factor 12% | | | | \$ 613,388 |
| TOTAL ESTIMATED COST | | | | \$6,645,036 |
| HIGH AND LOW RANGE | | | | |
| High 5% | | | | \$6,977,288 |
| Low -3% | | | | \$6,445,685 |
| Construction Admin. 2.50% | | | | \$166,126 |
| NOTES: | | | | |
| Qualifications: | | | | |
| The following items are not included: | | | | |
| Off-site staging, storage or parking costs | | | | |
| Police /Traffic details | | | | |
| Sheeting / Earth Support | | | | |
| Assumptions | | | | |
| 1. Quantities provided are based on Construction Document plans "Lily Pond Park Improvements, Nantucket MA" June 2026, prepared by Horsley Witten Group. | | | | |
| 2. Unit prices provided are based upon MassDOT 2026 unit costs, costs provided by a contractor, and the best available construction data. Unit prices are subject to change due to adjustments to material and labor costs, site conditions and inflation. | | | | |

LEGEND

EXISTING

-  Canopy Tree
-  Willow Dominated Area
-  Wetland Vegetation (Outside LOW)

PROPOSED

-  Limit of Work (LOW)
-  Canopy Tree
-  Wetland Vegetation (Within LOW)
-  Open Water
-  Water Flow
-  Boardwalk
-  Brick Walkway
-  Bench
-  Educational Sign
-  Perspective View





LILY STREET ENTRANCE - EXISTING



LILY STREET ENTRANCE - PROPOSED



NORTH LIBERTY STREET ENTRANCE - EXISTING



NORTH LIBERTY STREET ENTRANCE - PROPOSED



36 LILY STREET OPEN SPACE (NEW GATEWAY) - EXISTING



36 LILY STREET OPEN SPACE (NEW GATEWAY)- PROPOSED

Nantucket Islands Land Bank Commission

Current Slate of Officers

Kristina Jelleme, Chair
Term Expires: May 2027

Mark Donato, Vice Chair
Term Expires: May 2030

Allen B. Reinhard, Secretary
Term Expires: May 2028

Neil Paterson, Treasurer
Term Expires: May 2031

John J. Stackpole, Vice Secretary/Vice Treasurer
Term Expires: May 2029

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of May 26, 2026

1. "M" Exemption Update:

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

No. 43301 Lucas M. Williams and Jennifer L. Williams
No. 43302 Randi A. Alberry

b. Four -Year Ownership Non-Compliance – Request for Waiver/Release of Lien:

No. 44400 Corbet Campbell

2. "O" Exemption Update:

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

No. 43297 Mikhail Stepanov

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of April 30, 2026

| STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS | MAR YIELD | APR YIELD | 3/31/2026 | 4/30/2026 |
|--|-----------|-----------|------------------------|------------------------|
| Nantucket Bank / Operating Fund x8888 | 0.00 | 0.00 | \$118,870.41 | \$119,170.60 |
| Nantucket Bank / Collection Account x7653 | 3.56 | 3.56 | \$43,971,605.33 | \$42,359,722.75 |
| TOTAL UNRESTRICTED FUNDS: | | | \$44,090,475.74 | \$42,478,893.35 |

FISCAL YEAR 2026 REMAINING UNRESTRICTED FUNDS COMMITTED

| | | | | |
|---|--|--|------------------------|------------------------|
| Capital and Projects | | | \$13,844,675.58 | \$11,811,158.04 |
| Operating Budget | | | \$3,471,108.10 | \$2,999,026.15 |
| Debt & Interest Payments | | | \$46,480.80 | \$46,480.80 |
| TOTAL REMAINING COMMITTED FUNDS FOR FY2026 | | | \$17,362,264.48 | \$14,856,664.99 |

| STATEMENT OF ACCOUNTS - RESERVE FUNDS | MAR YIELD | APR YIELD | 3/31/2026 | 4/30/2026 |
|---|-----------|-----------|-----------------------|-----------------------|
| Nantucket Bank / Special CD x1135 matures 4/20/2026 | 3.68 | 3.68 | \$5,768,736.92 | \$5,780,380.37 |
| Nantucket Bank / Operations Reserve Fund CD matures 6/18/26 | 3.92/3.54 | 3.54 | \$3,913,820.73 | \$3,925,605.06 |
| TOTAL RESERVED FUNDS: | | | \$9,682,557.65 | \$9,705,985.43 |

| STATEMENT OF ACCOUNTS - RESTRICTED FUNDS | MAR YIELD | APR YIELD | 3/31/2026 | 4/30/2026 |
|--|-----------|-----------|-----------------------|-----------------------|
| US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal | 2.93 | 2.93 | \$1,583,008.39 | \$1,584,890.30 |
| US Bank / Series A Bonds Debt Service Fund x1002 | 0.00 | 0.00 | \$20,923.67 | \$20,923.76 |
| US Bank / Acquisition Fund x1003 | 0.00 | 0.00 | \$1.10 | \$1.10 |
| Nantucket Bank / Cisco Beach Parking Mitigation Fund | 0.25 | 0.25 | \$20,037.56 | \$20,041.68 |
| Nantucket Bank / WTCA Escrow | 0.25 | 0.25 | \$25,046.95 | \$25,052.10 |
| Nantucket Bank / SHAC Escrow x7038 | 0.15 | 0.15 | \$34,445.58 | \$34,449.83 |
| Nantucket Bank / NFRM Escrow x9058 | 0.15 | 0.15 | \$10,040.99 | \$10,042.23 |
| Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457 | 0.15 | 0.15 | \$28,114.69 | \$28,118.16 |
| Nantucket Bank / Nabalus Escrow x1473 | 0.25 | 0.25 | \$1,676.39 | \$1,676.73 |
| Nantucket Bank / MGC Golf Capital Reserve | 0.15 | 0.15 | \$374,615.96 | \$374,662.15 |
| Nantucket Bank / SGC Capital Reserve | 0.15 | 0.15 | \$464,911.82 | \$464,969.14 |
| Nantucket Bank / NGM Management Reserve CD matures 7/12/26 | 3.54 | 3.54 | \$54,793.11 | \$54,958.09 |
| Hingham Savings / Marble Reserve CD matures 6/11/26 | 3.78 | 3.78 | \$260,243.48 | \$261,053.27 |
| Citizens Bank / Verrill Dana Acquisition Escrow | | | \$60,010.00 | \$135,010.00 |
| TOTAL RESTRICTED FUNDS: | | | \$2,937,869.69 | \$3,015,848.54 |

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 | | |
| TOTAL BONDS: | \$4,415,000 | TOTAL NOTES: | \$1,700,000 |

TOTAL DEBT: \$6,115,000



**REQUESTS FOR TEMPORARY PRIVATE or COMMERCIAL EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Depending upon the size and scope, your request will either be reviewed internally by Staff or at a Land Bank Commission meeting after which you will be notified regarding approval status. All commercial events require payment of a \$100 fee, EXCEPT photo shoots and filming which require a \$250/day fee.

PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.

APPLICANT NAME: Addiction Solutions of Nantucket INC

MAILING ADDRESS: P.O. Box 3720 Nantucket, MA 02584

TELEPHONE: (774)563-1907 **E-MAIL:** manager@addictionsolutionsnantucket.org, adbllrx@icloud.com, maureenmcallister07@icloud.com

Proposed Location of EVENT: Race for Recovery 5K, 1 mile walk @ Bartlett's Farm

DATE of EVENT: Sunday September 27th 2026 **TIME of EVENT:** 9:00-11:00am

Description / Anticipated # of attendees *friends, family, catering staff.* 250

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):

Race for Recovery, a 5k or 1 mile walk fundraiser for Addiction Solutions of Nantucket INC. Event starts at Bartlett Farms and ends there. Ryn and walk through Land Bank roads to hummock pond and back to Bartlett's. Same course as last year!

Approved/Denied: _____

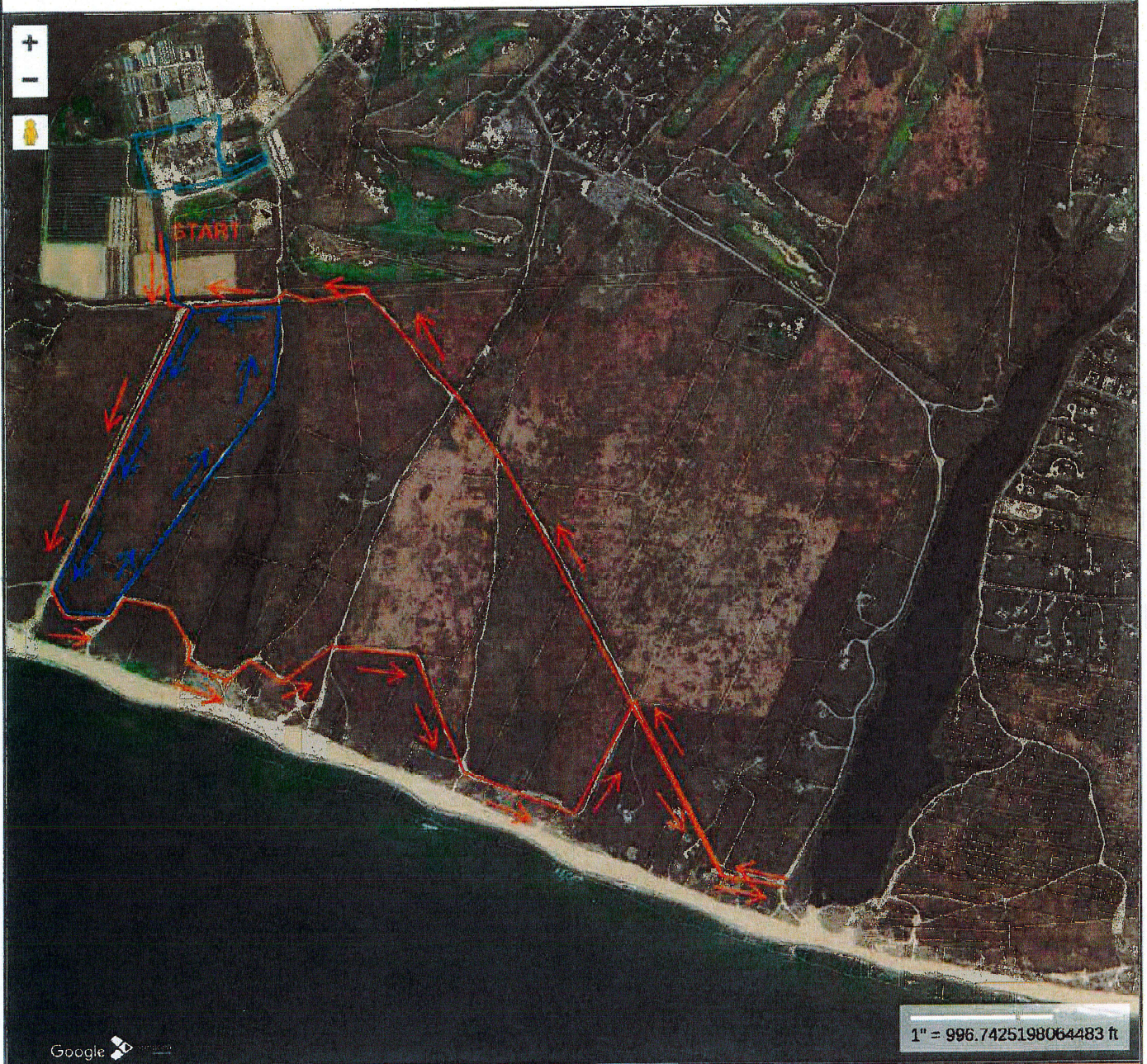
Special Projects Coordinator

Date: _____

Approval date

Staff Comments: _____

ⁱ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Cultural Affairs and Special Events Coordinator, Deana Weatherly at 508-228-7200 ext. 7314 or by email to dweatherly@nantucket-ma.gov



Property Information

- WALKING ROUTE -1 LOOP
- RUNNING ROUTE



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 06/04/2024
Data updated Jan. 2021

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



**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

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PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.ⁱ

APPLICANT NAME: Sarah Bois, Linda Loring Nature Fondation
MAILING ADDRESS: P.O. Box 149, Nantucket, MA 02554
TELEPHONE: (508)-560 -0683 **E-MAIL:** stbois@llnf.org

Proposed Location of EVENT: Several stopping points along Madaket Ditch
DATE of EVENT: Thursday June 25th and Tuesday June 16 **TIME of EVENT:** 10am-noon

Description / Anticipated # of attendees *friends, family, catering staff:* 10 participants plus LLNF staff

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):

The Madaket ditch field trip would take participants through this important estuary from the North Head of Long Pond where it is the least saline, to Hither Creek (the most saline) with stops along the way. Participants will learn about the unique history of this area; the ecological and biological importance and research projects being conducted in and around the area. We will take salinity data along the route and explore the flora and fauna at each stop. Participants will meet at Linda Loring (110 Eel Point Road) and we will drive our 12-passenger van to each stop (no parking or carpooling issues on Land Bank property). The goal is to showcase this unique habitat to the public exploring one of Nantucket's only true estuaries with a particularly unique history. Nantucket Land Bank participation is welcome but not necessary. Previous trips (spring of 2025) were very successful and in-demand. Our field trips are always free.

Approved/Denied: _____ **Date:** _____
Special Projects Coordinator Approval date

Staff Comments: _____

ⁱ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Events Coordinator, Marina Dzvonic at 508-325-4166 or by email to mdzvonic@police.nantucket-ma.gov