AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 27, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

https://us06web.zoom.us/j/86946111502?pwd=aPmPIEojpxJAzbir7CVeHMUTakLqWp.1
Webinar ID: 869 4611 1502
Passcode: 989501

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. 48 S. Cambridge Street/Long Pond Landing – Memorial Rock Request
   b. FY27 Task List - Review

5. LONG RANGE OBJECTIVES
   a. Update on Long-Range Objectives Workgroup

6. FINANCIAL BUSINESS
   a. Draft FY27 Capital Budget – Approval

7. PERSONNEL BUSINESS
   a. Executive Director – Annual Review

8. TRANSFER BUSINESS

9. APPROVAL OF MINUTES
   a. Regular Meeting of October 13, 2026

10. CONSENT ITEMS
   a. Monthly Financial Report – September
   b. Warrant Authorization – Cash Disbursements

11. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 10/13/26.

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 Land Court Department of Trial Court: Docket No. 26 MISC 000358: Ocean Heath LLC v. Nantucket Islands Land Bank, et al.

    ii. 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.

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
September 2026

Assets

	Current YTD	Prior YTD
CE Payments - Funds in Transit	$0.00	$27.00
Total CE Payments - Funds in Transit	$0.00	$27.00
SGC Savings Account	$1,089,617.25	$1,016,541.08
NGM - SGC Operating Account	$470,664.42	$276,278.92
Golf Shop Cash	$500.00	$500.00
Change Bank	$0.20	$500.00
CC Transactions Pro Shop	$12.00	$5,528.44
Management Contract escrow	$4,000.08	$4,000.08
Total Cash	$1,564,793.95	$1,303,348.52
Accounts Receivable-Miacomet Golf	($141,549.90)	($150,773.19)
Accounts Receivable	$4,050.00	$46.00
Total Accounts Receivable	($137,499.90)	($150,727.19)
Inventory - Non-Alcoholic	$0.00	$3,115.93
Inventory Golf Shop	$60,514.62	$29,909.75
Rental Club Inventory	$0.00	$0.00
Inventory Food	$0.00	$2,098.42
Inventory Bar	$0.00	$2,798.97
Inventory Pesticides	$0.00	$10,125.00
Inventory - Wine	$0.00	$540.98
Total Inventory	$60,514.62	$48,589.05
Prepaid Expenses- Administration	($30,901.32)	$2,194.21
Total Prepaid Expenses	($30,901.32)	$2,194.21
Total Current Assets	$1,456,907.35	$1,203,431.59
Accumulated Amortization	($1,359.81)	($1,234.81)
Total Accumulated Amortization	($1,359.81)	($1,234.81)
Logo	$3,768.00	$3,768.00
Golf Course Equipment	$590,743.08	$539,365.95
Accum Depreciation	($1,233,864.71)	($1,151,698.71)
Club House Renovations	$174,600.00	$174,600.00
Land Improvements	$8,698,527.95	$8,613,257.89
Leasehold Improvements	$3,153,340.07	$3,103,976.41
Vehicle & Dump Trailer	$37,704.00	$37,704.00
Unspecified- (Equipment)	$5,185.23	$36,890.04
Total Fixed Assets	$11,430,003.62	$11,357,863.58
Total Fixed Assets	$11,428,643.81	$11,356,628.77
Total Assets	$12,885,551.16	$12,560,060.36

Siasconset Golf
Balance Sheet
September 2026

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	$26,224.54	$3,596.08
Total Accounts Payable	$26,224.54	$3,596.08
Total Accounts Payable	$26,224.54	$3,596.08
Gift Certificate Issued	$10,949.75	$7,418.75
Total Gift Certificate	$10,949.75	$7,418.75
Gratuity Liability Bar	$48.08	$124.02
Total Gratuity	$48.08	$124.02
Land Bank Advance on Operations	$10,835,843.48	$10,922,034.59
Total Note Payable	$10,835,843.48	$10,922,034.59
Accrued Payroll	$0.00	$6,627.00
Total Payroll	$0.00	$6,627.00
MA Sales Tax Payables Golf	$5,193.18	($1,829.46)
MA Meals Tax Payable	$6,714.92	($1,686.86)
Total Tax	$11,908.10	($3,516.32)
Total Current Liabilities	$10,858,749.41	$10,932,688.04
Total Liabilities	$10,884,973.95	$10,936,284.12
Retained Earnings	$1,388,584.09	$1,189,982.54
Total Retained Earnings	$1,388,584.09	$1,189,982.54
Total Current Year P&L	$611,993.12	$433,793.70
Total Equity	$2,000,577.21	$1,623,776.24
Total Liabilities and Equity	$12,885,551.16	$12,560,060.36

Siasconset
September, 2026
Summary

	Month To Date						YearTo Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	1,555	2,100	(545)	1,444	111	-26%	9,899	13,397	(3,498)	10,101	(202)	-26%
Covers	558	330	228	325	233	69%	3,347	2,560	787	2,511	836	31%
Revenue												
Golf Shop Revenue	125,206	112,100	13,106	114,538	10,668	12%	1,095,938	1,028,029	67,909	1,048,879	47,059	7%
Food & Beverage	17,304	14,250	3,054	13,855	3,449	21%	125,592	100,550	25,042	106,161	19,431	25%
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	3,008	1,000	2,008	0	3,008	201%	14,811	9,000	5,811	14,130	681	65%
Total Revenue	145,518	127,350	18,168	128,394	17,124	14%	1,236,341	1,137,579	98,762	1,169,170	67,171	9%
Cost of Goods Sold												
Golf Shop	16,126	11,846	4,280	13,637	2,488	36%	118,231	98,251	19,980	96,342	21,889	20%
Food & Beverage	4,743	3,875	868	1,733	3,010	22%	41,311	31,970	9,341	34,265	7,046	29%
Total Cost of Sales	20,869	15,721	5,148	15,370	5,499	33%	159,542	130,221	29,321	130,607	28,936	23%
Gross Profit	124,649	111,629	13,020	113,024	11,626	12%	1,076,799	1,007,358	69,441	1,038,564	38,235	7%
Payroll Expense												
Golf Shop	21,102	20,583	519	15,190	5,912	3%	110,570	114,250	(3,680)	106,687	3,882	-3%
Food & Beverage	4,482	2,000	2,482	1,908	2,574	124%	20,991	16,183	4,808	15,425	5,566	30%
General & Administrative	3,077	3,500	(423)	5,659	(2,582)	-12%	69,890	69,500	390	49,377	20,513	1%
Grounds	13,318	13,835	(517)	10,045	3,273	-4%	88,317	110,501	(22,184)	96,586	(8,269)	-20%
Total Payroll	41,979	39,918	2,061	32,802	9,177	5%	289,768	310,434	(20,666)	268,075	21,693	-7%
Operating Expenses												
Golf Shop	210	0	210	0	210	#DIV/0!	2,528	4,100	(1,572)	7,572	(5,044)	-38%
Food & Beverage	0	500	(500)	0	0	-100%	0	2,800	(2,800)	2,802	(2,802)	-100%
Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Maintenance	150	650	(500)	2,172	(2,022)	-77%	1,196	4,250	(3,054)	4,586	(3,390)	-72%
General & Administrative	22,110	13,573	8,538	20,216	1,895	63%	130,663	140,927	(10,264)	140,621	(9,959)	-7%
Clearing	0	0		20			40	0	40	20	20	#DIV/0!
Grounds	396	1,458	(1,062)	3,081	(2,686)	-73%	37,604	54,749	(17,145)	30,453	7,150	-31%
Total Operating Expenses	22,866	16,181	6,685	25,489	(2,623)	41%	172,030	206,826	(34,796)	186,054	(14,024)	-17%
Total Expense	64,845	56,099	8,746	58,291	6,554	16%	461,798	517,260	(55,462)	454,129	(104)	-11%
Income/(Loss) from Operations	59,804	55,530	4,274	54,733	5,071	8%	615,001	490,098	124,903	584,435	30,566	25%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	150,641	(150,641)	150,641	(150,641)	-100%
Net After Depreciation	59,804	55,530	4,274	54,733	5,071	8%	615,001	339,457	275,544	433,794	181,207	81%

Siasconset
September, 2026
Departmental Summary

	Month To Date						Year To Date						
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %	Key
Rounds	1,555	2,100	(545)	1,444	111	-26%	9,899	13,397	(3,498)	10,101	(202)	-26%	
Covers	558	330	228	325	233	69%	3,347	2,560	787	2,511	836	31%	
Golf Shop													
Revenue	125,206	112,100	13,106	114,538	10,668	12%	1,095,938	1,028,029	67,909	1,048,879	47,059	7%	
Cost of Goods	16,126	11,846	4,280	13,637	2,488	36%	118,231	98,251	19,980	96,342	21,889	20%	
Payroll Expense	21,102	20,583	519	15,190	5,912	3%	110,570	114,250	(3,680)	106,687	3,882	-3%	
Operating Expense	210	0	210	0	210	#DIV/0!	2,528	4,100	(1,572)	7,572	(5,044)	-38%	
Net Profit / (Loss)	87,768	79,671	8,097	85,711	2,057	10%	864,609	811,428	53,181	838,278	26,331	7%	6
Food & Beverage													
Revenue	17,304	14,250	3,054	13,855	3,449	21%	125,592	100,550	25,042	106,161	19,431	25%	
Cost of Goods	4,743	3,875	868	1,733	3,010	22%	41,311	31,970	9,341	34,265	7,046	29%	
Payroll Expense	4,482	2,000	2,482	1,908	2,574	124%	20,991	16,183	4,808	15,425	5,566	30%	
Operating Expense	0	500	(500)	0	0	-100%	0	2,800	(2,800)	2,802	(2,802)	-100%	
Net Profit / (Loss)	8,079	7,875	204	10,215	(2,136)	3%	63,290	49,597	13,693	53,670	9,620	28%	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	#DIV/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	13,318	13,835	(517)	10,045	3,273	-4%	88,317	110,501	(22,184)	96,586	(8,269)	-20%	
Operating Expense	396	1,458	(1,062)	3,081	(2,686)	-73%	37,604	54,749	(17,145)	30,453	7,150	-31%	
Net Profit / (Loss)	(13,713)	(15,293)	1,580	(13,127)	(587)	-10%	(125,921)	(165,250)	39,329	(127,039)	1,118	-24%	8
General & Administrative													
Revenue	3,008	1,000	2,008	0	3,008	201%	14,811	9,000	5,811	14,130	681	65%	
Payroll Expense	3,077	3,500	(423)	5,659	(2,582)	-12%	69,890	69,500	390	49,377	20,513	1%	
Operating Expense	22,110	13,573	8,538	20,216	1,895	63%	130,663	140,927	(10,264)	140,621	(9,959)	-7%	
Net Profit / (Loss)	(22,180)	(16,073)	(6,107)	(25,875)	3,695	38%	(185,742)	(201,427)	15,685	(175,868)	(9,873)	-8%	
Maintenance													
Payroll Expense	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!	
Clearing	0	0	0	20	(20)		40	0	40	20	20	#DIV/0!	
Operating Expense	150	650	(500)	2,172	(2,022)	-77%	1,196	4,250	(3,054)	4,586	(3,390)	-72%	9
Net Profit / (Loss)	(150)	(650)	500	(2,192)	2,042	-77%	(1,196)	(4,250)	3,054	(4,606)	3,410	-72%	
Income/(Loss) from Operations	59,804	55,530	4,274	54,733	5,071	8%	615,041	490,098	124,943	584,435	30,606	25%	10
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	150,641	(150,641)	150,641	(150,641)	-100%	

Net After Depreciation		**59,804**	**55,530**	**4,274**	**54,733**	**5,071**	**8%**	**615,041**	**339,457**	**275,584**	**433,794**	**181,247**	**81%**

Siasconset
September, 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	54,900	57,500	(2,600)	60,800	(5,900)	-5%
Annual Pass	0	0	0	0	0	#DIV/0!	2	212,460	174,800	37,660	169,830	42,630	22%
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	82,045	78,000	4,045	79,540	2,505	5%	5	506,605	512,250	(5,645)	527,870	(21,265)	-1%
Member 9 hole	0	950	(950)	0	0	-100%		0	4,275	(4,275)	0	0	-100%
Member 18 hole	0	0	0	0	0	#DIV/0!		0	560	(560)	0	0	-100%
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	8,720	10,000	(1,280)	11,080	(2,360)	-13%	9	74,480	74,500	(20)	78,520	(4,040)	0%
Walking Trolley Rental	4,551	5,500	(949)	5,409	(858)	-17%	10	28,963	34,344	(5,381)	33,689	(4,727)	-16%
Club/Cart Storage	0	0	0	0	0	#DIV/0!	11	0	0	0	0	0	#DIV/0!
Lessons	0	150	(150)	0	0	-100%	12	0	850	(850)	0	0	-100%
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	29,890	17,500	12,390	18,510	11,381	71%	15	218,530	168,950	49,580	178,205	40,325	29%
Over/Under	0	0	0	(0)	0	#DIV/0!		(0)	0	(0)	(35)	35	#DIV/0!
Total Revenue	125,206	112,100	13,106	114,538	10,668	12%		1,095,938	1,028,029	67,909	1,048,879	47,059	7%
Cost of Goods Sold													
Golf Shop	16,126	11,846	4,280	13,637	2,488	36%	16	118,252	98,251	20,001	96,419	21,833	20%
Member 10% Shop Discounts	0	0	0	0	0	#DIV/0!	17	(21)	0	(21)	(77)	57	#DIV/0!
Total Cost of Sales	16,126	11,846	4,280	13,637	2,488	36%		118,231	98,251	19,980	96,342	21,889	20%
Gross Profit	109,080	100,254	8,826	100,901	8,179	9%		977,706	929,778	47,928	952,537	25,169	5%
Payroll Expense													
Golf Shop Manager	10,333	10,500	(167)	10,000	333	-2%	18	49,821	52,000	(2,179)	48,891	930	-4%
Head Golf Professional	769	833	(64)	769	0	-8%		7,346	7,500	(154)	7,308	38	-2%
Shop Clerks Gross	10,000	9,250	750	4,421	5,579	8%	19	53,402	54,750	(1,348)	50,489	2,913	-2%
Total Payroll	21,102	20,583	519	15,190	5,912	3%		110,570	114,250	(3,680)	106,687	3,882	-3%
Operating Expenses													
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	20	0	0	0	0	0	#DIV/0!
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	21	0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.	0	0		0	0	#DIV/0!	22	2,178	1,300	878	1,550	628	68%
Score Cards	0	0	0	0	0	#DIV/0!	23	0	2,500	(2,500)	0	0	-100%
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	24	0	300	(300)	198	(198)	-100%
Shipping (ups/fedex)	0	0	0	0	0	#DIV/0!	25	0	0	0	(17)	17	#DIV/0!
Office/Shop Supplies	0	0	0	0	0	#DIV/0!	26	0	0	0	0	0	#DIV/0!
Golf Course Water Supplies	210	0	210	0	210	#DIV/0!	27	350	0	350	50	300	#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	5,791	(5,791)	#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	210	0	210	0	210	#DIV/0!		2,528	4,100	(1,572)	7,572	(5,044)	-38%
Income/(Loss) from Operations	87,768	79,671	8,097	85,711	2,057	10%		864,609	811,428	53,181	838,278	26,331	7%

Siasconset
September, 2026
Food & Beverage

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Food Sales	900	1,250	(350)	989	(89)	-28%	31	6,830	6,550	280	7,975	(1,145)	4%
Bar Sales	16,404	13,000	3,404	12,866	3,537	26%	32	118,752	94,000	24,752	98,187	20,565	26%
Clubhouse Usage Fees (Rental)	0	0	0	0	0	#DIV/0!	33	0	0	0	0	0	#DIV/0!
Over/Under	0	0	0	0	0	#DIV/0!		11	0	11	0	11	#DIV/0!
Total Revenue	17,304	14,250	3,054	13,855	3,449	21%		125,592	100,550	25,042	106,161	19,431	25%
Cost of Goods Sold													
Food	0	500	(500)	2,385	(2,385)	-100%	34	48	2,785	(2,737)	4,480	(4,432)	-98%
Beer	4,743	1,350	3,393	(652)	5,395	251%	35	28,149	20,000	8,149	18,853	9,296	41%
Wine	0	300	(300)	0	0	-100%	36	1,351	1,750	(399)	1,558	(207)	-23%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	37	131	0	131	37	94	#DIV/0!
Non- Alcoholic Beverage	0	1,200	(1,200)	0	0	-100%	38	9,684	5,250	4,434	5,559	4,125	84%
Bar Snacks	0	525	(525)	0	0	-100%	39	1,948	2,185	(237)	3,778	(1,830)	-11%
Liquor	0	0	0	0	0	#DIV/0!	40	0	0	0	0	0	#DIV/0!
Member Food 10% Discount	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Cost of Sales	4,743	3,875	868	1,733	3,010	22%		41,311	31,970	9,341	34,265	7,046	29%
Gross Profit	12,561	10,375	2,186	12,123	439	21%		84,281	68,580	15,701	71,897	12,385	23%
Payroll Expense													
Food & Beverage Manager	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Restaurant Manager	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Chef Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Payroll Bar/Wait Staff	4482	2000	2482	1908	2574	124%	41	20,991	16,183	4,808	15,425	5,566	30%
Cook Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Kitchen Staff/Dishwashers Gross	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Clubhouse Cleaning Labor	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	4,482	2,000	2,482	1,908	2,574	124%		20,991	16,183	4,808	15,425	5,566	30%
Operating Expenses													
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	42	0	0	0	0	0	#DIV/0!
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	43	0	0	0	0	0	#DIV/0!
Clubhouse Floor Supplies	0	500	(500)	0	0	-100%	44	0	2,500	(2,500)	2,712	(2,712)	-100%
Kitchen Paper & Supplies	0	0	0	0	0	#DIV/0!		0	300	(300)	90	(90)	-100%
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	500	(500)	0	0	-100%		0	2,800	(2,800)	2,802	(2,802)	-100%
Income/(Loss) from Operations	8,079	7,875	204	10,215	(2,136)	3%		63,290	49,597	13,693	53,670	9,620	28%

Siasconset
September, 2026
Membership

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

Siasconset
September, 2026
Grounds

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	3,462	3,750	(288)	3,462	0	-8%	46	33,503	33,750	(247)	32,885	618	-1%
Assistant Superintendent	0	2,085	(2,085)	1,923	(1,923)	-100%	47	6,456	18,751	(12,295)	18,269	(11,813)	-66%
Asst. Superintendent #2	0	0	0	0	0	#DIV/0!	48	0	0	0	0	0	#DIV/0!
Mechanic Gross	0	833	(833)	2,500	(2,500)	-100%	49	0	7,499	(7,499)	7,500	(7,500)	-100%
Hourly Labor Gross	0	0	0	0	0	#DIV/0!	50	0	0	0	0	0	#DIV/0!
Seasonal Labor	9,856	8,000	1,856	4,661	5,196	23%	51	48,358	58,000	(9,642)	45,432	2,926	-17%
Total Payroll	13,318	14,668	(1,350)	12,545	773	-9%		88,317	118,000	(29,683)	104,086	(15,769)	-25%
Operating Expenses													
Water	0	0	0	0	0	#DIV/0!	52	0	0	0	0	0	#DIV/0!
Golf Course Supplies	0	0	0	0	0	#DIV/0!	53	342	1,500	(1,158)	226	115	-77%
Fertilizer	0	0	0	0	0	#DIV/0!	54	0	500	(500)	0	0	-100%
Chemicals/Weed Control	0	0	0	0	0	#DIV/0!	55	0	1,400	(1,400)	0	0	-100%
Surfactants	0	0	0	0	0	#DIV/0!	56	21,689	22,000	(311)	10,125	11,564	-1%
Tools	0	0	0	0	0	#DIV/0!	57	863	1,000	(137)	0	863	-14%
Shop Supplies	0	0	0	0	0	#DIV/0!	58	0	750	(750)	0	0	-100%
Electric - Pump House & Irigation	0	0	0	0	0	#DIV/0!	59	0	0	0	129	(129)	#DIV/0!
Electric - Maintenance Building	396	125	271	581	(186)	217%	60	1,743	850	893	1,338	405	105%
Raw Materials & Topdressing	0	0	0	0	0	#DIV/0!	61	8,463	2,000	6,463	2,431	6,032	323%
Seed	0	500	(500)	0	0	-100%	62	0	500	(500)	0	0	-100%
Gas, Oil & Diesel	0	0	0	0	0	#DIV/0!	63	0	0	0	0	0	#DIV/0!
Debris Disposal Removal	0	0	0	0	0	#DIV/0!	64	0	0	0	0	0	#DIV/0!
Golf Course Repairs & Main	0	0	0	0	0	#DIV/0!	65	0	1,000	(1,000)	0	0	-100%
Equipment - Repairs & Main	0	0	0	0	0	#DIV/0!	66	0	2,000	(2,000)	3,827	(3,827)	-100%
Irrigation - Repair & Main	0	0	0	0	0	#DIV/0!	67	580	2,500	(1,920)	2,257	(1,677)	-77%
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	68	0	3,000	(3,000)	0	0	-100%
Contract Services	0	0	0	0	0	#DIV/0!	69	261	750	(489)	676	(415)	-65%
Small Equipment Rental	0	0	0	0	0	#DIV/0!	70	0	500	(500)	0	0	-100%
Consultants	0	0	0	0	0	#DIV/0!	71	0	3,000	(3,000)	0	0	-100%
Uniforms	0	0	0	0	0	#DIV/0!	72	0	0	0	0	0	#DIV/0!
Freight	0	0	0	0	0	#DIV/0!	73	0	2,000	(2,000)	0	0	-100%
Clubhouse Grounds	0	0	0	0	0	#DIV/0!	74	3,664	2,000	1,664	1,945	1,719	83%
Total Operating Expenses	396	625	(229)	581	(186)	-37%		37,604	47,250	(9,646)	22,953	14,650	-20%
Income/(Loss) from Operations	(13,713)	(15,293)	1,580	(13,127)	(587)	-10%		(125,921)	(165,250)	39,329	(127,039)	1,118	-24%

Siasconset
September, 2026
Maintenance

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	150	200	(50)	150	0	-25%	75	1,196	1,850	(654)	1,760	(564)	-35%
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	300	(300)	2,022	(2,022)	-100%	79	0	1,500	(1,500)	2,022	(2,022)	-100%
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	150	(150)	0	0	-100%	81	0	750	(750)	435	(435)	-100%
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	150	(150)	240	(240)	-100%
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	129	(129)	#DIV/0!
Total Operating Expenses	150	650	(500)	2,172	(2,022)	-77%		1,196	4,250	(3,054)	4,586	(3,390)	-72%
Income/(Loss) from Operations	(150)	(650)	500	(2,172)	2,022	-77%		(1,196)	(4,250)	3,054	(4,586)	3,390	-72%

Siasconset
September, 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	#DIV/0!
Interest Income	3,008	1,000	2,008	0	3,008	201%	87	14,811	9,000	5,811	14,130	681	65%
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	3,008	1,000	0	0	3,008	201%		14,811	9,000	0	14,130	681	65%
Payroll Expense													
Controller	0	0	0	1684.62	(1,685)	#DIV/0!		15000	15000	0	9953.91	5,046	0%
General Manager	0	0	0	2500	(2,500)	#DIV/0!		27527.45	25000	2,527	10000	17,527	10%
Management Payment	3,077	3,500	(423)	1,474	1,603	-12%	90	27,362	29,500	(2,138)	29,423	(2,061)	-7%
Total Payroll	3,077	3,500	(423)	5,659	(2,582)	-12%		69,890	69,500	390	49,377	20,513	1%
Operating Expenses													
Office Supplies	0	0	0	0	0	#DIV/0!	91	941	1,400	(459)	119	822	-33%
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	5,387	4,000	1,387	4,452	935	35%	93	36,828	32,400	4,428	34,538	2,290	14%
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	1,243	(1,243)	#DIV/0!
POS Support/Computer Support	318	0	318	318	0	#DIV/0!	96	2,858	2,450	408	5,894	(3,037)	17%
Legal Fees	0	0	0	0	0	#DIV/0!	97	4,658	1,500	3,158	0	4,658	211%
Professional Accounting	4,450	0	4,450	8,400	(3,950)	#DIV/0!	98	5,350	11,000	(5,650)	10,800	(5,450)	-51%
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!
Payroll Service	0	350	(350)	0	0	-100%	100	0	2,500	(2,500)	2,355	(2,355)	-100%
Trash Removal	300	250	50	288	12	20%	101	1,284	1,450	(166)	1,391	(107)	-11%
License & Fees	0	0	0	0	0	#DIV/0!	102	4,025	3,250	775	2,650	1,375	24%
Electricity	479	250	229	392	87	92%	103	6,688	6,500	188	1,823	4,865	3%
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	0	0	#DIV/0!
Water	89	100	(11)	98	(9)	-11%	105	540	500	40	433	107	8%
Cable TV & Internet	223	500	(277)	214	8	-55%	106	2,158	2,500	(342)	2,137	21	-14%
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	1,873	4,606	2,442	4,037	246%	109	58,310	37,227	21,083	37,227	21,083	57%
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	251	(251)	#DIV/0!
Retirement Plan	0	0	0	0	0	#DIV/0!	111	0	0	0	0	0	#DIV/0!
Payroll Taxes - Mgmnt. & Empl. Exp.	0	5,000	(5,000)	0	0	-100%	112	0	30,000	(30,000)	28,120	(28,120)	-100%
Member Relations	0	0		0	0	#DIV/0!		0	0	0	4,403	(4,403)	#DIV/0!
Clubhouse cleaning labor	4,386	1,250	3,136	3,612	774	251%	113	7,022	8,250	(1,228)	7,237	(215)	-15%
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	22,110	13,573	8,538	20,216	1,895	63%		130,663	140,927	(10,264)	140,621	(9,959)	-7%
Income/(Loss) from Operations	(22,180)	(16,073)	(8,115)	(25,875)	3,695	38%		(185,742)	(201,427)	9,874	(175,868)	(9,873)	-8%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	150,641	(150,641)	150,641	(150,641)	-100%
Income/(Loss) After Depreciation	(22,180)	(16,073)	(6,107)	(25,875)	3,695	38%		(185,742)	(352,068)	166,326	(326,509)	140,768	-47%

Miacomet
Balance Sheet
September 2026

Assets

	Current YTD	Prior YTD
NGM - MIA Operating Account	$244,586.14	$160,770.27
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	$803.76	$21,824.15
ACH Payment Admin	$18,016.37	$2,598.24
MGC Savings Account	$1,504,004.16	$1,573,389.42
Due from Elavon ACH online	$0.00	$0.00
Due from Elavon Credit Card online	$0.00	$0.00
Total Cash	$1,771,110.43	$1,762,282.08
Accounts Receivable	$292,938.62	$233,094.04
Accounts Receivable-Siasconset Golf	$135,118.84	$197,641.39
Total Accounts Receivable	$428,057.46	$430,735.43
Inventory Golf Shop	$351,895.89	$218,101.84
Rental Club Inventory	$0.00	$0.00
Inventory Food	$21,404.00	$18,978.00
Inventory Bar	$14,996.13	$13,875.70
Inventory Wine	$6,137.92	$4,423.46
Inventory Pesicides	$114,755.43	$107,291.23
Total Inventory	$509,189.37	$362,670.23
Prepaid Expenses- Administration	($207,881.73)	$87,584.00
Total Prepaid Expenses	($207,881.73)	$87,584.00
House Rental Security Deposit	$21,100.00	$21,100.00
Management Contract Escrow	$51,284.18	$49,242.64
Total Other Assets	$72,384.18	$70,342.64
CE Payments - Funds in Transit	$37,802.53	$72,028.03
Total CE Payments - Funds in Transit	$37,802.53	$72,028.03
Due from NGM	$0.00	$0.00
Total Due from NGM	$0.00	$0.00
Total Current Assets	$2,610,662.24	$2,785,642.41
Clubhouse	$11,777,928.77	$11,777,928.77
Golf Shop Renovations	($22,640.11)	$0.00
Clubhouse Grounds	$39,899.96	$39,899.96
Ric-shaw Push/Pull Carts	$1,666.07	$1,666.07
Golf Course Equipment	$827,745.54	$741,552.61
Accum Depr/Amort	($13,438,119.98)	($13,096,343.98)
20 Year assets for expansion	$3,740.00	$3,740.00
Clubhouse Furn & Fix	$84,582.04	$35,139.04
Computer System	$144,908.58	$126,075.77
Golf Course Expansion (GC Exp-3 Yr)	$803,986.00	$803,986.00
Furniture & Fixtures	$1,182,557.26	$1,182,557.26
Golf Cart Storage	$27,677.56	$27,677.56

Golf Course Renov 2	$4,157,458.70	$4,157,458.70
House Renovations	$59,704.92	$59,704.92
Land Improvements	$3,291,085.72	$3,072,801.33
Leasehold Improvements	$4,338,481.33	$4,282,902.96
Surveillance System	$17,682.52	$17,682.52
Vehicle & Dump Trailer	$95,443.74	$95,443.74
Unspecified- (Equipment)	$157,689.13	$266,938.05
Kitchen Equipment	$44,249.20	$36,113.66
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	$742,694.24	$872,000.24
Total Fixed Assets	$16,672,979.95	$16,839,483.94
Accumulated Amortization	($2,116.19)	($1,851.19)
Total Accumulated Amortization	($2,116.19)	($1,851.19)
Website	$3,850.00	$3,850.00
Total Website	$3,850.00	$3,850.00
Right of Use Asset - Operating Leases	$148,019.76	$187,922.76
Total Right of Use Asset - Operating Leases	$148,019.76	$187,922.76
Total Fixed Assets	$16,822,733.52	$17,029,405.51
Total Assets	$19,433,395.76	$19,815,047.92

Miacomet
Balance Sheet
September 2026

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	$79,311.74	$54,697.67
Total Accounts Payable	$79,311.74	$54,697.67
Total Accounts Payable	$79,311.74	$54,697.67
Golf Schools	$2,325.00	$2,325.00
MA Sales Tax Payables Golf	$48,892.82	$7,465.52
MA Meals Tax Payable	$79,000.54	$19,748.14
Total Accounts Payable	$130,218.36	$29,538.66
Accrued Payroll & Related Expenses	$158,029.70	$163,007.17
Employee Bonus Fund	$12,335.48	$8,944.12
Total Payroll	$170,365.18	$171,951.29
Chit CR Book (Tourn. Gift Cert.)	$12,865.76	$9,455.67
Gift Certificate Issued	$182,540.75	$157,195.71
Total Gift Certificate	$195,406.51	$166,651.38
Deferred Revenue	$14,052.70	$14,666.01
Total Deferred Revenue	$14,052.70	$14,666.01
Gratuity Liability Bar	($3,406.15)	($12,875.89)
Total Gratuity	($3,406.15)	($12,875.89)
Lease Payable- PNC #1188236-1	$0.00	$0.00
Lease Liability - 2022 Cafe Express	$565.23	$6,803.93
Lease Liability - 2020 Visage Club	$0.00	$0.45
Total Lease Payable	$565.23	$6,804.38
Land Bank Advance on Operations	$19,039,442.51	$19,304,804.64
Total Other Funds	$19,039,442.51	$19,304,804.64
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	$17,870.49	$42,960.53
Total Lease Liability - DLL - 101-0576193-000	$17,870.49	$42,960.53
Lease Liability - DLL - 101-0568608-000	$28,362.10	$49,191.58
Total Lease Liability - DLL - 101-0568608-000	$28,362.10	$49,191.58
Lease Liability - DLL - 101-0570758-000	$10,886.07	$18,033.35
Total Lease Liability - DLL - 101-0570758-000	$10,886.07	$18,033.35
Lease Liability - Wells Fargo - 603-0273367-000	$2,342.75	$4,578.92
Total Lease Liability - Wells Fargo - 603-0273367-000	$2,342.75	$4,578.92
Lease Liability - Wells Fargo - 603-0141374-005	$0.00	$0.00
Total Lease Liability - Wells Fargo - 603-0141374-005	$0.00	$0.00
Lease Liability - Wells Fargo - 603-0141374-006	($3,111.31)	$32,904.97
Total Lease Liability - Wells Fargo - 603-0141374-006	($3,111.31)	$32,904.97
Lease Liability - GPS - 2023 Visage Displays (64)	$45,399.47	$80,095.47
Total Lease Liability - GPS - 2023 Visage Displays (64)	$45,399.47	$80,095.47
Lease Liability - Wells Fargo - New Golf Carts 202	$271,744.93	$421,796.38
Total Lease Liability - Wells Fargo - New Golf Carts 202	$271,744.93	$421,796.38
Lease Liability - DLL - 101-0601264-000	$47,028.23	$65,335.51
Total Lease Liability - DLL - 101-0601264-000	$47,028.23	$65,335.51
Lease Liability - Wells Fargo - 603-0141374-005	($1,642.61)	$22,620.41

Miacomet
Balance Sheet
September 2026

Total Lease Liability - Wells Fargo - 603-0141374-005	($1,642.61)	$22,620.41
Lease Liability - DLL - Toro Proforce Blower	$9,813.36	$13,628.16
Total Lease Liability - DLL - Toro Proforce Blower	$9,813.36	$13,628.16
Lease Liability - DLL - 101-0623515-000	$74,515.27	$100,662.77
Total Lease Liability - DLL - 101-0623515-000	$74,515.27	$100,662.77
Lease Liability - DLL - 101-0630604-000	$33,976.20	$48,645.91
Total Lease Liability - DLL - 101-0630604-000	$33,976.20	$48,645.91
Lease Liability - DLL - NEW	$0.00	($3,785.13)
Total Lease Liability - DLL - NEW	$0.00	($3,785.13)
Total Current Liabilities	$24,413,562.29	$24,907,942.30
Total Liabilities	$24,492,874.03	$24,962,639.97
Retained Earnings	($6,441,372.72)	($6,589,952.61)
Total Retained Earnings	($6,441,372.72)	($6,589,952.61)
Prior Period Adjustment	$0.00	$5,722.83
Total Prior Period Adjustment	$0.00	$5,722.83
Total Current Year P&L	$1,381,894.45	$1,436,637.73
Total Equity	($5,059,478.27)	($5,147,592.05)
Total Liabilities and Equity	$19,433,395.76	$19,815,047.92

Miacomet
September, 2026
Summary

	Month To Date						YearTo Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	2,298	2,843	(545)	2,872	(574)	-19%	23,411	25,494	(2,083)	25,242	(1,831)	-8%
Covers	4,653	4,900	(247)	4,991	(338)	-5%	37,279	40,280	(3,001)	41,139	(3,860)	-7%
Revenue												
Golf Shop Revenue	513,126	619,170	(106,044)	496,633	16,492	-17%	4,404,860	4,583,180	(178,320)	4,367,727	37,133	-4%
Food & Beverage	205,913	174,500	31,413	168,316	37,598	18%	1,546,801	1,584,000	(37,199)	1,597,458	(50,657)	-2%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Membership Dues	(3,058)	0	(3,058)	0	(3,058)	#DIV/0!	1,466,152	1,500,335	(34,183)	1,455,984	10,168	-2%
Member Finance Charges	0	0	0	0	0	#DIV/0!	1,452	0	1,452	0	1,452	#DIV/0!
Miscellaneous	16,694	24,166	(7,472)	15,519	1,175	-31%	107,110	171,394	(64,284)	568,552	(461,442)	-38%
Total Revenue	732,675	817,836	(85,161)	680,468	52,207	-10%	7,526,375	7,838,909	(312,534)	7,989,721	(463,346)	-4%
Cost of Goods Sold												
Golf Shop	58,668	54,280	4,388	45,016	13,652	8%	444,438	507,810	(63,372)	522,518	(78,080)	-12%
Food & Beverage	82,695	55,390	27,305	65,609	17,087	49%	499,773	519,845	(20,072)	535,663	(35,890)	-4%
Total Cost of Goods Sold	141,363	109,670	31,693	110,625	30,738	29%	944,210	1,027,655	(83,445)	1,058,181	(113,971)	-8%
Gross Profit	591,312	708,166	(116,854)	569,843	21,468	-17%	6,582,164	6,811,254	(229,090)	6,931,540	(349,376)	-3%
Payroll Expense												
Golf Shop	68,916	67,466	1,450	66,196	2,720	2%	562,692	547,068	15,624	531,771	30,921	3%
Food & Beverage	71,693	82,270	(10,577)	70,462	1,231	-13%	585,308	652,790	(67,482)	609,365	(24,058)	-10%
General & Administrative	54,391	57,294	(2,903)	46,814	7,577	-5%	511,878	515,633	(3,755)	479,660	32,218	-1%
Maintenance	0	6,933		0			3,759	62,397		0		
Grounds	114,268	126,883	(12,615)	119,200	(4,932)	-10%	860,830	891,942	(31,112)	873,482	(12,653)	-3%
Total Payroll	309,269	340,846	(31,577)	302,673	6,596	-9%	2,524,466	2,669,830	(145,364)	2,494,279	30,187	-5%
Operating Expenses												
Golf Shop	37,653	48,484	(10,831)	23,440	14,212	-22%	166,302	213,593	(47,291)	189,853	(23,551)	-22%
Food & Beverage	19,393	15,670	3,723	15,764	3,629	24%	130,342	143,245	(12,903)	127,133	3,209	-9%
Membership	0	0	0	0	0	#DIV/0!	153	3,000	(2,847)	1,642	(1,489)	-95%
Maintenance	6,827	10,274	(3,447)	6,652	176	-34%	86,309	102,056	(15,747)	96,500	(10,191)	-15%
General & Administrative	217,330	194,929	22,401	286,875	(69,545)	11%	1,939,305	1,788,340	150,965	1,716,132	223,173	8%
Clearing	0	0		0	0	#DIV/0!	738	0	738	0	738	#DIV/0!
Grounds	57,234	50,277	6,957	29,978	27,256	14%	349,468	495,034	(145,566)	368,091	(18,623)	-29%
Total Operating Expenses	338,436	319,634	18,802	362,708	(24,272)	6%	2,672,617	2,745,268	(72,651)	2,499,352	173,265	-3%
Total Expense	647,705	660,480	(12,775)	665,381	(17,676)	-2%	5,197,083	5,415,098	(218,015)	4,993,631	(17,267)	-4%
Income/(Loss) from Operations	(56,393)	47,686	(104,079)	(95,538)	39,144	-218%	1,385,081	1,396,156	(11,075)	1,937,909	(552,828)	-1%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	472,804	(472,804)	330,318	(330,318)	-100%
Net After Depreciation	(56,393)	47,686	(104,079)	(95,538)	39,144	-218%	1,385,081	923,352	461,729	1,607,591	(222,510)	50%

Miacomet
September, 2026
Departmental Summary

	Month To Date						Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Rounds	2,298	2,843	(545)	2,872	(574)	-19%	23,411	25,494	(2,083)	25,242	(1,831)	-8%
Covers	4,653	4,900	(247)	4,991	(338)	-5%	37,279	40,280	(3,001)	41,139	(3,860)	-7%
Golf Shop												
Revenue	513,126	619,170	(106,044)	496,633	16,492	-17%	4,404,860	4,583,180	(178,320)	4,367,727	37,133	-4%
Cost of Goods Sold	58,668	54,280	4,388	45,016	13,652	8%	444,438	507,810	(63,372)	522,518	(78,080)	-12%
Payroll Expense	68,916	67,466	1,450	66,196	2,720	2%	562,692	547,068	15,624	531,771	30,921	3%
Operating Expense	37,653	48,484	(10,831)	23,440	14,212	-22%	166,302	213,593	(47,291)	189,853	(23,551)	-22%
Net Profit / (Loss)	347,889	448,940	(101,051)	361,981	(14,092)	-23%	3,231,428	3,314,709	(83,281)	3,123,585	107,843	-3%
Food & Beverage												
Revenue	205,913	174,500	31,413	168,316	37,598	18%	1,546,801	1,584,000	(37,199)	1,597,458	(50,657)	-2%
Cost of Goods Sold	82,695	55,390	27,305	65,609	17,087	49%	499,773	519,845	(20,072)	535,663	(35,890)	-4%
Payroll Expense	71,693	82,270	(10,577)	70,462	1,231	-13%	585,308	652,790	(67,482)	609,365	(24,058)	-10%
Operating Expense	19,393	15,670	3,723	15,764	3,629	24%	130,342	143,245	(12,903)	127,133	3,209	-9%
Net Profit / (Loss)	32,132	21,170	10,962	16,481	15,651	52%	331,379	268,120	63,259	325,297	6,081	24%
Membership												
Dues	(3,058)	0	(3,058)	0	(3,058)	#DIV/0!	1,466,152	1,500,335	(34,183)	1,455,984	10,168	-2%
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0		0	0	#DIV/0!	1,452	0		0	1,452	#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!	153	3,000	(2,847)	1,642	(1,489)	-95%
Net Profit / (Loss)	(3,058)	0	(3,058)	0	(3,058)	#DIV/0!	1,467,451	1,497,335	(29,884)	1,454,342	13,109	-2%
Grounds												
Payroll Expense	114,268	126,883	(12,615)	119,200	(4,932)	-10%	860,830	891,942	(31,112)	873,482	(12,653)	-3%
Operating Expense	57,234	50,277	6,957	29,978	27,256	14%	349,468	495,034	(145,566)	368,091	(18,623)	-29%
Net Profit / (Loss)	(171,502)	(177,160)	5,658	(149,178)	(22,324)	-3%	(1,210,298)	(1,386,976)	176,678	(1,241,574)	31,276	-13%
General & Administrative												
Revenue	16,694	24,166	(7,472)	15,519	1,175	-31%	107,110	171,394	(64,284)	568,552	(461,442)	-38%
Payroll Expense	54,391	57,294	(2,903)	46,814	7,577	-5%	511,878	515,633	(3,755)	479,660	32,218	-1%
Operating Expense	217,330	194,929	22,401	286,875	(69,545)	11%	1,940,044	1,788,340	151,704	1,716,133	223,911	8%
Net Profit / (Loss)	(255,027)	(228,057)	(26,970)	(318,170)	63,143	12%	(2,344,812)	(2,132,579)	(212,233)	(1,627,241)	(717,570)	10%
Maintenance												
Payroll Expense	0	6,933	(6,933)	0	0	-100%	3,759	62,397	(58,638)	0	3,759	-94%
Operating Expense	6,827	10,274	(3,447)	6,652	176	-34%	86,309	102,056	(15,747)	96,500	(10,191)	-15%
Net Profit / (Loss)	(6,827)	(17,207)	10,380	(6,652)	(176)	-60%	(90,068)	(164,453)	74,385	(96,500)	6,432	-45%
Income/(Loss) from Operations	(56,393)	47,686	(104,079)	(95,538)	39,144	-218%	1,385,081	1,396,156	(11,075)	1,937,909	(552,828)	-1%
Depreciation Expense	0	0	0	0	0	#DIV/0!	0	472,804	(472,804)	330,318	(330,318)	-100%
Net After Depreciation	(56,393)	47,686	(104,079)	(95,538)	39,144	-218%	1,385,081	923,352	461,729	1,607,591	(222,510)	50%

Miacomet
September, 2026
Golf Shop

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Play Cards	0	0	0	0	0	#DIV/0!	1	0	0	0	0	0	#DIV/0!
Winter Membership	0	0	0	0	0	#DIV/0!	2	3,600	6,300	(2,700)	4,250	(650)	-43%
Resident Discount Cards	875	0	875	625	250	#DIV/0!	3	127,000	146,850	(19,850)	120,625	6,375	-14%
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	0	0	0	0	#DIV/0!
Greens Fees	263,712	380,000	(116,288)	266,558	(2,846)	-31%	5	2,557,714	2,637,600	(79,886)	2,533,795	23,919	-3%
Tee Time No Show Charge	0	200	(200)	0	0	-100%	6	1,470	700	770	1,365	105	110%
Cart Fees	45,652	45,000	652	44,945	708	1%	7	378,898	382,670	(3,772)	364,319	14,578	-1%
Golf Club Repair	113	200	(87)	48	65	-44%	8	851	1,250	(399)	1,235	(384)	-32%
Range Ball Sales	14,081	17,250	(3,169)	14,964	(883)	-18%	9	171,178	180,250	(9,072)	173,630	(2,452)	-5%
Club Rental Sets	10,758	12,500	(1,742)	10,621	136	-14%	10	97,345	101,000	(3,655)	101,209	(3,864)	-4%
Walking Trolley Rental	1,180	2,420	(1,240)	2,014	(833)	-51%	11	11,390	20,460	(9,070)	19,159	(7,769)	-44%
Club/Cart Storage	(400)	0	(400)	0	(400)	#DIV/0!	12	26,564	35,000	(8,436)	30,117	(3,553)	-24%
Lessons	15,395	18,000	(2,605)	17,140	(1,745)	-14%	13	147,062	161,000	(13,938)	138,518	8,544	-9%
Golf Clinics	(675)	1,600	(2,275)	975	(1,650)	-142%	14	21,075	6,100	14,975	10,020	11,055	245%
Tournaments	60,662	60,000	662	61,128	(466)	1%	15	77,831	89,500	(11,669)	95,217	(17,385)	-13%
Other Income / Simulator	0	0	0	0	0	#DIV/0!		11,698	17,500	(5,802)	(4,660)	16,358	-33%
League Income	1,920	0	1,920	1,080	840	#DIV/0!	16	15,560	15,000	560	14,091	1,469	4%
Merchandise	99,852	82,000	17,852	76,492	23,360	22%	17	755,634	782,000	(26,366)	764,795	(9,161)	-3%
Over/Under	0	0	0	43	(43)	#DIV/0!		(10)	0	(10)	43	(53)	#DIV/0!
Total Revenue	513,126	619,170	(106,044)	496,633	16,492	-17%		4,404,860	4,583,180	(178,320)	4,367,727	37,133	-4%
Cost of Goods Sold													
Golf Shop	57,868	52,480	5,388	44,014	13,854	10%	18	438,616	500,610	(61,994)	516,283	(77,667)	-12%
Member 10% Shop Discounts	799	1,800	(1,001)	1,002	(202)	-56%		5,822	7,200	(1,378)	6,235	(414)	-19%
Total Cost of Goods Sold	58,668	54,280	4,388	45,016	13,652	8%		444,438	507,810	(63,372)	522,518	(78,080)	-12%
Gross Profit	454,458	564,890	(110,432)	451,617	2,841	-20%		3,960,422	4,075,370	(114,948)	3,845,209	115,213	-3%
Payroll Expense													
Golf Lessons	9,693	13,000	(3,308)	12,342	(2,650)	-25%	19	98,739	101,000	(2,261)	101,790	(3,051)	-2%
Gripping	111	200	(89)	45	66	-45%	20	690	1,000	(310)	1,035	(345)	-31%
Golf Clinic	0	400	(400)	70	(70)	-100%	21	28,561	10,900	17,661	11,798	16,763	162%
Director of Golf Gross	11,462	12,416	(954)	11,092	369	-8%	22	110,522	111,750	(1,228)	107,358	3,164	-1%
Head Golf Pro	9,585	9,950	(365)	9,445	140	-4%	23	71,072	71,438	(366)	69,586	1,486	-1%
Golf Professional Subs	3,000	1,500	1,500	3,000	0	100%	24	16,200	16,880	(680)	15,600	600	-4%
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	19,773	14,000	5,773	15,848	3,924	41%	27	123,559	106,600	16,959	102,274	21,285	16%
Outside Services Payroll	15,294	16,000	(706)	14,354	940	-4%	28	113,349	127,500	(14,151)	122,331	(8,981)	-11%
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Payroll	68,916	67,466	1,450	66,196	2,720	2%		562,692	547,068	15,624	531,771	30,921	3%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	29	0	1,500	(1,500)	0	0	-100%

Dues and Subscriptions	1,136	0	1,136	1,036	100	#DIV/0!	30	6,808	7,400	(592)	5,171	1,637	-8%
Travel and Education	699	500	199	0	699	40%	31	6,810	6,000	810	5,758	1,053	14%
Electricity - Cart Barn	1,112	1,250	(138)	1,026	87	-11%		13,420	11,205	2,215	10,924	2,496	20%
Club Car/Golf Car Lease	0	705	(705)	0	0	-100%	32	0	4,230	(4,230)	826	(826)	-100%
Visage GPS	0	3,136	(3,136)	3,187	(3,187)	-100%	33	3,136	28,224	(25,088)	(15,602)	18,738	-89%
Range Supplies	1,395	1,000	395	424	971	39%	34	3,200	16,000	(12,800)	14,361	(11,161)	-80%
Golf Cart Repairs & Maintenance	158	0	158	1,678	(1,520)	#DIV/0!	35	13,030	12,390	640	12,096	934	5%
Range Picker Repair & Maintenance	0	0	0	20	(20)	#DIV/0!	36	0	1,000	(1,000)	20	(20)	-100%
Range Balls	0	4,000	(4,000)	0	0	-100%	37	10,275	16,300	(6,025)	20,638	(10,363)	-37%
Tees, Markers, Etc.	3,066	500	2,566	0	3,066	513%	38	12,966	12,500	466	7,777	5,189	4%
Score Cards	0	0	0	0	0	#DIV/0!	39	2,927	2,900	27	5,409	(2,483)	1%
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	40	5,157	8,000	(2,843)	4,320	837	-36%
Bag Tags	0	0	0	0	0	#DIV/0!	41	0	3,500	(3,500)	0	0	-100%
Shipping (ups/fedex)	298	185	113	(568)	866	61%	42	2,210	1,570	640	(646)	2,855	41%
Office/Shop Supplies	191	208	(17)	0	191	-8%	43	349	874	(525)	499	(151)	-60%
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	1,000	(1,000)	3,845	(3,845)	-100%
Golf Course Water Supplies	320	0	320	120	200	#DIV/0!	46	1,608	1,750	(142)	1,578	30	-8%
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	47	0	0	0	26	(26)	#DIV/0!
Rental Clubs	6,062	0	6,062	0	6,062	#DIV/0!	48	36,304	1,500	34,804	35,275	1,029	2320%
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	49	0	500	(500)	0	0	-100%
Golf Shop Small Equipment	0	0	0	0	0	#DIV/0!	50	109	1,500	(1,391)	0	109	-93%
League Expense	0	1,000	(1,000)	0	0	-100%	51	0	5,000	(5,000)	1,649	(1,649)	-100%
Tournament Expenses	23,216	36,000	(12,784)	15,594	7,621	-36%	52	39,738	57,250	(17,512)	67,678	(27,940)	-31%
Tournament Supplies	0	0	0	0	0	#DIV/0!	53	0	750	(750)	75	(75)	-100%
Simulator Expense	0	0	0	0	0	#DIV/0!		5,084	6,250	(1,166)	4,627	457	
Supplies	0	0	0	924	(924)	#DIV/0!	54	3,173	4,500	(1,327)	3,551	(378)	-29%
Total Operating Expenses	37,653	48,484	(10,831)	23,440	14,212	-22%		166,302	213,593	(47,291)	189,853	(23,551)	-22%
Income/(Loss) from Operations	347,889	448,940	(101,051)	361,981	(14,092)	-23%		3,231,428	3,314,709	(83,281)	3,123,585	107,843	-3%

Miacomet
September, 2026
Food & Beverage

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Food Sales	113,300	90,000	23,300	83,955	29,345	26%	55	857,834	890,000	(32,166)	895,645	(37,812)	-4%
Bar Sales	92,613	84,000	8,613	84,490	8,123	10%	56	687,045	691,500	(4,455)	698,195	(11,149)	-1%
Clubhouse Usage Fees (Rental)	0	500	(500)	(130)	130	-100%	57	1,948	2,500	(552)	3,641	(1,693)	-22%
Over/Under	0	0	0	0	0	#DIV/0!		(26)	0	(26)	(23)	(3)	#DIV/0!
Total Revenue	205,913	174,500	31,413	168,316	37,598	18%		1,546,801	1,584,000	(37,199)	1,597,458	(50,657)	-2%
Cost of Goods Sold													
Food	55,044	37,000	18,044	47,446	7,597	49%	58	339,062	368,660	(29,598)	371,419	(32,357)	-8%
Beer	12,025	17,640	(5,615)	9,008	3,017	-32%	59	66,266	147,485	(81,219)	58,479	7,786	-55%
Wine	5,876	0	5,876	2,979	2,897	#DIV/0!	60	27,380	0	27,380	35,035	(7,655)	#DIV/0!
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	61	0	0	0	0	0	#DIV/0!
Non- Alcoholic Beverage	2,529	0	2,529	1,963	565	#DIV/0!	62	21,478	0	21,478	21,499	(21)	#DIV/0!
Bar Snacks	492	0	492	0	492	#DIV/0!	63	3,797	0	3,797	2,765	1,032	#DIV/0!
Liquor	6,730	0	6,730	4,212	2,518	#DIV/0!	64	41,790	0	41,790	46,466	(4,676)	#DIV/0!
Member Food 10% Discount	0	750	(750)	0	0	-100%		0	3,700	(3,700)	0	0	-100%
Total Cost of Goods Sold	82,695	55,390	27,305	65,609	17,087	49%		499,773	519,845	(20,072)	535,663	(35,890)	-4%
Gross Profit	123,218	119,110	4,108	102,707	20,511	3%		1,047,028	1,064,155	(17,127)	1,061,795	(14,767)	-2%
Payroll Expense													
Food & Beverage Manager	6923.07	8066	(1,143)	6538.23	385	-14%	65	70,975	72,600	(1,625)	63,324	7,651	-2%
Restaurant Manager	4200	3200	1,000	4200	0	31%	66	38,400	39,400	(1,000)	40,650	(2,250)	-3%
Chef Gross	10769	11668	(899)	10384.61	385	-8%	67	103,846	105,000	(1,154)	100,508	3,338	-1%
Payroll Bar/Wait Staff	20175	25000	(4,825)	20590.53	(416)	-19%	68	174,493	182,500	(8,007)	192,392	(17,899)	-4%
Cook Gross	0	3636	(3,636)	0	0	-100%	69	0	29,090	(29,090)	1,071	(1,071)	-100%
Sous Chef	0	6700	(6,700)	0	0	-100%		0	40,200	(40,200)	0	0	-100%
Kitchen Staff/Dishwashers Gross	29,626	24,000	5,626	28,749	877	23%	70	197,593	184,000	13,593	211,420	(13,827)	7%
Total Payroll	71,693	82,270	(10,577)	70,462	1,231	-13%		585,308	652,790	(67,482)	609,365	(24,058)	-10%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	570.1	500	70	292	279	14%	72	3,515	7,575	(4,060)	2,994	521	-54%
Travel and Education	0	0	0	0	0	#DIV/0!	73	9,657	7,000	2,657	6,671	2,986	38%
Uniforms / Clothing Allowance	268.78	0	269	0	269	#DIV/0!	74	5,347	10,000	(4,653)	6,670	(1,323)	-47%
Clubhouse Cleaning Labor	11,094	10,000	1,094	11,008	86	11%	75	74,174	70,000	4,174	69,995	4,179	6%
Clubhouse Floor Supplies	4269	2500	1,769	2,617	1,652	71%	76	18,295	16,750	1,545	18,425	(130)	9%
China, Glass & Silver	0	0	0	0	0	#DIV/0!	77	502	2,500	(1,998)	0	502	-80%
Kitchen Cleaning & Dishwasher Supplies	0	300	(300)	0	0	-100%	78	508	3,150	(2,642)	1,090	(583)	-84%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	406	0	406	320	86	#DIV/0!	80	931	2,000	(1,069)	1,294	(363)	-53%
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	81	0	600	(600)	0	0	-100%
Bar Small Equipment	0	0	0	0	0	#DIV/0!	82	0	500	(500)	390	(390)	-100%
Kitchen Small Equipment	0	0	0	0	0	#DIV/0!	83	1,200	3,000	(1,800)	3,821	(2,621)	-60%
Clubhouse Small Equipment	73	0	73	0	73	#DIV/0!	84	1,645	2,500	(855)	0	1,645	-34%
Kitchen Laundry	220	150	70	90	130	47%	85	1,964	950	1,014	385	1,580	107%
Kitchen Paper & Supplies	2,305	2,000	305	1,365	940	15%	86	12,417	14,500	(2,083)	14,544	(2,128)	-14%
Clubhouse Cleaning & Supplies	0	100	(100)	73	(73)	-100%	87	0	1,500	(1,500)	620	(620)	-100%
Flowers/Decorations	187	120	67	0	187	56%	88	187	720	(533)	233	(46)	-74%
Total Operating Expenses	19,393	15,670	3,723	15,764	3,629	24%		130,342	143,245	(12,903)	127,133	3,209	-9%
Income/(Loss) from Operations	32,132	21,170	10,962	16,481	15,651	52%		331,379	268,120	63,259	325,297	6,081	24%

Miacomet
September, 2026
Membership

	Month To Date							YearTo Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Initiation Fees	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!
Member Dues	(3,058)	0	(3,058)	0	(3,058)	#DIV/0!	90	1,466,152	1,500,335	(34,183)	1,455,984	10,168	-2%
Member Finance Charges	0	0	0	0	0	#DIV/0!	91	1,452	0	1,452	0	1,452	#DIV/0!
Total Revenue	(3,058)	0	(3,058)	0	(3,058)	#DIV/0!		1,467,604	1,500,335	(32,731)	1,455,984	11,620	-2%
Operating Expenses													
Capital Fund from Init. Fees	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
Member Relations	0	0	0	0	0	#DIV/0!	93	153	3,000	(2,847)	1,642	(1,489)	-95%
Total Operating Expenses	0	0	0	0	0	#DIV/0!		153	3,000	(2,847)	1,642	(1,489)	-95%
Income/(Loss) from Operations	(3,058)	0	(3,058)	0	(3,058)	#DIV/0!		1,467,451	1,497,335	(29,884)	1,454,342	13,109	-2%

Miacomet
September, 2026
Grounds

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Golf Course Superintendent Gross	12,308	13,334	(1,026)	11,923	385	-8%	94	118,681	120,001	(1,320)	115,398	3,283	-1%
Assistant Superintendent	7,308	8,449	(1,141)	7,568	(261)	-14%	95	68,357	76,041	(7,684)	73,250	(4,893)	-10%
Asst. Superintendent #2	5,769	7,118	(1,349)	6,384	(615)	-19%	96	47,283	64,062	(16,779)	61,788	(14,505)	-26%
Mechanic Gross	6,308	7,982	(1,674)	7,154	(846)	-21%	97	35,885	71,838	(35,953)	69,239	(33,354)	-50%
Hourly Labor Gross	1,800	10,000	(8,200)	6,856	(5,056)	-82%	98	63,450	66,000	(2,550)	59,177	4,273	-4%
Seasonal Labor	80,776	80,000	776	79,315	1,461	1%	99	527,173	494,000	33,173	494,631	32,543	7%
Total Payroll	114,268	126,883	(12,615)	119,200	(4,932)	-10%		860,830	891,942	(31,112)	873,482	(12,653)	-3%
Operating Expenses													
Water	238	220	18	266	(28)	8%	100	1,874	1,620	254	1,759	115	16%
Golf Course Supplies	0	0	0	0	0	#DIV/0!	101	13,254	13,000	254	15,496	(2,242)	2%
Fertilizer	6,666	0	6,666	0	6,666	#DIV/0!	102	18,420	25,000	(6,580)	26,153	(7,734)	-26%
Chemicals/Weed Control	12,687	0	12,687	(6,829)	19,516	#DIV/0!	103	36,513	83,000	(46,487)	72,109	(35,595)	-56%
Surfactants	819	0	819	0	819	#DIV/0!	104	9,513	25,000	(15,487)	25,084	(15,571)	-62%
Tools	133	0	133	0	133	#DIV/0!	105	8,222	10,000	(1,778)	5,235	2,987	-18%
Shop Supplies	1,352	0	1,352	518	834	#DIV/0!	106	8,144	7,000	1,144	6,510	1,634	16%
Electric - Pump House & Irigation	2,749	2,000	749	4,078	(1,330)	37%	107	10,163	14,050	(3,887)	12,109	(1,946)	-28%
Electric - Maintenance Building	536	500	36	715	(179)	7%	108	5,011	5,000	11	4,359	653	0%
Electric - Dorm	1,129	2,000	(871)	1,227	(98)	-44%	109	9,900	16,000	(6,100)	15,104	(5,204)	-38%
Liquid Propane	0	500	(500)	0	0	-100%	110	10,359	9,000	1,359	6,918	3,441	15%
Cell Phones	117	333	(216)	746	(629)	-65%	111	1,884	2,997	(1,113)	2,876	(992)	-37%
Raw Materials & Topdressing	6,625	5,000	1,625	19,196	(12,572)	32%	112	39,765	38,000	1,765	46,215	(6,451)	5%
Seed	0	1,500	(1,500)	0	0	-100%	113	1,253	4,000	(2,747)	0	1,253	-69%
Gas, Oil & Diesel	5,469	5,000	469	3,606	1,864	9%	114	36,625	27,500	9,125	25,651	10,974	33%
Debris Disposal Removal	0	0	0	31	(31)	#DIV/0!	115	0	1,500	(1,500)	2,365	(2,365)	-100%
Golf Course Repairs & Main	0	2,500	(2,500)	0	0	-100%	116	688	6,250	(5,562)	302	386	-89%
Equipment - Repairs & Main	2,536	5,000	(2,464)	1,911	625	-49%	117	67,324	36,000	31,324	36,316	31,008	87%
Irrigation - Repair & Main	3,898	0	3,898	1,545	2,353	#DIV/0!	118	14,686	22,500	(7,814)	6,948	7,738	-35%
Roads / Fences - Repair & Main	0	0	0	0	0	#DIV/0!	119	0	0	0	2,480	(2,480)	#DIV/0!
Contract Services	1,845	1,000	845	1,285	560	85%	120	11,235	11,000	235	7,568	3,667	2%
Cleaning Dorm	38	250	(212)	75	(37)	-85%	121	38	2,000	(1,962)	2,591	(2,553)	-98%
Small Equipment Rental	0	750	(750)	0	0	-100%	122	0	1,500	(1,500)	0	0	-100%
Leases (Utility Vehicles)	0	10,433	(10,433)	922	(922)	-100%	123	0	62,598	(62,598)	2,326	(2,326)	-100%
Consultants	0	2,500	(2,500)	0	0	-100%	124	131	11,500	(11,369)	815	(684)	-99%
Office Supplies	0	250	(250)	0	0	-100%	125	583	1,750	(1,167)	210	373	-67%
Cable TV & Internet	696	441	255	685	11	58%	126	5,147	3,969	1,178	3,989	1,158	30%
Telephone	0	0	0	0	0	#DIV/0!	127	0	0	0	0	0	#DIV/0!
Travel and Education	0	1,000	(1,000)	0	0	-100%	128	3,322	6,500	(3,178)	2,300	1,021	-49%
Dues & Subscriptions	275	600	(325)	0	275	-54%	129	3,000	3,400	(400)	3,797	(797)	-12%
Uniforms	0	2,500	(2,500)	0	0	-100%	130	7,776	10,500	(2,724)	6,316	1,460	-26%
Storage Container Rental	0	0	0	0	0	#DIV/0!	131	0	0	0	0	0	#DIV/0!
Employee Relations	0	0	0	0	0	#DIV/0!	132	358	900	(542)	139	219	-60%
Groundwater Monitoring	0	0	0	0	0	#DIV/0!	133	0	0	0	0	0	#DIV/0!
Freight	9,425	5,000	4,425	0	9,425	89%	134	19,128	21,000	(1,872)	12,887	6,241	-9%
Clubhouse Grounds	0	1,000	(1,000)	0	0	-100%	135	5,151	11,000	(5,849)	11,162	(6,011)	-53%
Total Operating Expenses	57,234	50,277	6,957	29,978	27,256	14%		349,468	495,034	(145,566)	368,091	(18,623)	-29%
Income/(Loss) from Operations	(171,502)	(177,160)	5,658	(149,178)	(22,324)	-3%		(1,210,298)	(1,386,976)	176,678	(1,241,574)	31,276	-13%

Miacomet
September, 2026
Maintenance

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense													
Operations Manager	0	6933	-6933	0	0	-100%		3759.2	62397	(58,638)	0	3,759	-94%
Total Payroll	0	6,933	(6,933)	0	0	-100%		3,759	62,397	(58,638)	0	3,759	-94%
Operating Expenses													
Clubhouse Repair & Maintenance	4,676	3,166	1,510	4,309	367	48%	136	44,332	44,328	4	40,541	3,791	0%
Dorm Repair & Maint	1,084	500	584	63	1,021	117%	137	4,850	7,000	(2,150)	1,862	2,988	-31%
Golf Course Building Repair & Maint	0	1,250	(1,250)	0	0	-100%	138	5,051	11,750	(6,699)	11,797	(6,745)	-57%
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	139	2,575	1,250	1,325	0	2,575	106%
Clubhouse HVAC R&M	532	0	532	1,010	(479)	#DIV/0!	140	6,196	5,000	1,196	5,358	838	24%
Clubhouse Electrical R&M	0	500	(500)	0	0	-100%	141	4,963	4,500	463	4,240	723	10%
Golf Course Building Electrical R&M	0	250	(250)	250	(250)	-100%	142	330	6,010	(5,680)	3,247	(2,917)	-95%
Clubhouse Plumbing R&M	84	2,500	(2,416)	1,020	(936)	-97%	143	1,228	6,496	(5,268)	4,368	(3,141)	-81%
Oakson Septic System	0	500	(500)	0	0	-100%	144	0	1,000	(1,000)	0	0	-100%
Golf Course Building Plumbing R&M	0	333	(333)	0	0	-100%	145	600	2,997	(2,397)	3,183	(2,583)	-80%
Alarm System/Activity	0	675	(675)	0	0	-100%	146	14,078	6,075	8,003	5,490	8,587	132%
Refrigeration	452	600	(148)	0	452	-25%	147	2,106	5,650	(3,544)	8,677	(6,571)	-63%
Miscellaneous	0	0	0	0	0	#DIV/0!		0	0	0	7,737	(7,737)	#DIV/0!
Total Operating Expenses	6,827	10,274	(3,447)	6,652	176	-34%		86,309	102,056	(15,747)	96,500	(10,191)	-15%
Income/(Loss) from Operations	(6,827)	(17,207)	10,380	(6,652)	(176)	-60%		(90,068)	(164,453)	74,385	(96,500)	6,432	-45%

Miacomet
September, 2026
General & Administrative

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Other Income	0	0	0	0	0	#DIV/0!	148	0	0	0	0	0	#DIV/0!
Interest Income	4,151	4,166	(15)	0	4,151	0%	149	16,370	37,494	(21,124)	69,932	(53,562)	-56%
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	382,456	(382,456)	#DIV/0!
House Rental Income	12,543	20,000	(7,457)	15,519	(2,976)	-37%	151	90,740	133,900	(43,160)	116,163	(25,423)	-32%
	0 0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	16,694	24,166	(7,457)	15,519	1,175	-31%		107,110	171,394	(43,160)	568,552	(461,442)	-38%
Payroll Expense													
Controller	9,270	10,042	(772)	9,000	270	-8%	152	89,389	90,384	(995)	87,107	2,282	-1%
Administrative Services Manager	6,692	7,250	(558)	0	6,692	-8%	153	64,511	65,250	(739)	39,856	24,655	-1%
General Manager	18,846	20,418	(1,572)	18,231	615	-8%	154	181,731	183,750	(2,019)	176,448	5,283	-1%
Management Payment	19,583	19,584	(1)	19,583	(0)	0%	155	176,247	176,249	(2)	176,250	(3)	0%
Total Payroll	54,391	57,294	(2,903)	46,814	7,577	-5%		511,878	515,633	(3,755)	479,660	32,218	-1%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	1,912	2,800	(888)	2,016	(104)	-32%	157	17,147	17,300	(153)	18,750	(1,603)	-1%
Office Supplies	2,686	1,000	1,686	310	2,376	169%	158	5,392	7,950	(2,558)	6,964	(1,572)	-32%
Bank & Finance Charges	0	42	(42)	(59)	59	-100%	159	762	378	384	(32)	794	102%
Credit Card Merchant Services	23,146	20,000	3,146	19,888	3,258	16%	160	170,561	169,950	611	165,801	4,760	0%
Nant Land Bank Debt - Interest	0	0		0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Office Equipment Leases	0	200	(200)	0	0	-100%	161	1,452	1,800	(348)	(555)	2,008	-19%
Office Furniture	0	0	0	0	0	#DIV/0!	162	0	0	0	582	(582)	#DIV/0!
Advertising	0	0	0	0	0	#DIV/0!	163	0	0	0	1,500	(1,500)	#DIV/0!
Postage & Shipping	224	100	124	0	224	124%	164	224	1,200	(976)	1,980	(1,756)	-81%
Dues and Subscriptions	228	100	128	224	4	128%	165	2,950	4,100	(1,150)	2,139	811	-28%
Travel and Education	1,314	2,670	(1,356)	3,997	(2,683)	-51%	166	27,739	24,002	3,737	28,272	(533)	16%
POS Support/Computer Support	5,525	7,871	(2,347)	7,618	(2,094)	-30%	167	68,829	70,842	(2,013)	74,254	(5,425)	-3%
Legal Fees	0	0	0	0	0	#DIV/0!	168	0	3,500	(3,500)	0	0	-100%
Professional Accounting	6,600	5,000	1,600	24,500	(17,900)	32%	169	15,800	46,230	(30,430)	31,700	(15,900)	-66%
Cell Phones	200	425	(225)	528	(328)	-53%	170	2,891	3,825	(934)	2,813	78	-24%
Payroll Service	4,522	3,400	1,122	4,323	199	33%	171	35,400	30,400	5,000	30,588	4,813	16%
Trash Removal	3,898	4,000	(102)	4,678	(780)	-3%	172	26,866	30,600	(3,734)	27,094	(227)	-12%
Employee Relations	0	0	0	0	0	#DIV/0!	173	111	500	(389)	890	(779)	-78%
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	174	0	0	0	0	0	#DIV/0!
License & Fees	0	0	0	0	0	#DIV/0!	175	869	2,100	(1,231)	1,664	(795)	-59%
Miscellaneous	0	0		0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Electricity	6,743	4,500	2,243	6,291	452	50%	176	44,415	40,200	4,215	41,833	2,582	10%
Liquid Propane	2,739	2,000	739	2,505	234	37%	177	29,115	22,000	7,115	32,747	(3,632)	32%
Telephone	177	72	105	78	98	145%	178	793	648	145	625	168	22%
Heating Fuel	0	0	0	0	0	#DIV/0!	179	0	0	0	0	0	#DIV/0!
Water	475	400	75	507	(32)	19%	180	3,902	4,100	(199)	3,565	336	-5%
Cable TV & Internet	2,123	2,100	23	2,597	(474)	1%	181	20,067	19,530	537	19,366	702	3%
Web Site	0	0	0	0	0	#DIV/0!	182	0	0	0	0	0	#DIV/0!
Real Estate / Property Taxes	237	0	237	0	237	#DIV/0!		237	0	237	28	209	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	183	0	5,500	(5,500)	0	0	-100%

Insurance - Property/Liability	27,371	25,577	1,794	93,481	(66,110)	7%	184	340,661	230,192	110,469	154,813	185,848	48%
Professional Liability	0	570	(570)	0	0	-100%	185	1,776	5,139	(3,363)	6,849	(5,073)	-65%
Insurance - Workers Comp	2,378	2,352	26	934	1,445	1%	186	26,869	21,168	5,701	23,407	3,462	27%
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	2,774	750	7%
Land Management Payment ($1/Round)	0	0	0	0	0	#DIV/0!	189	25,470	30,439	(4,969)	27,675	(2,205)	-16%
Amortization	0	0	0	0	0	#DIV/0!		0	0	0	264	(264)	#DIV/0!
Bad Debt	0	0	0	0	0	#DIV/0!	190	12,922	0	12,922	0	12,922	#DIV/0!
Retirement Plan	2,071	2,600	(529)	1,903	168	-20%	191	23,216	23,400	(184)	24,378	(1,162)	-1%
Payroll Taxes - Mgmnt. & Empl. Exp.	37,625	35,000	2,625	35,305	2,320	8%	192	403,268	342,000	61,268	321,113	82,155	18%
Employee Housing Rent	24,300	24,000	300	28,700	(4,400)	1%	193	241,200	262,000	(20,800)	253,750	(12,550)	-8%
Employee Housing Furnishings	74	0	74	0	74	#DIV/0!		74	5,000	(4,926)	1,506	(1,432)	-99%
Employee Housing - Utilities	5,071	2,000	3,071	7,209	(2,138)	154%	194	62,715	52,000	10,715	62,482	233	21%
Employee Housing R&M	1,782	200	1,582	100	1,682	791%	195	17,127	11,600	5,527	12,844	4,283	48%
Dorm Rent	10,000	10,000	0	10,000	0	0%	196	50,000	55,000	(5,000)	50,000	0	-9%
Health Insurance	43,673	35,000	8,673	34,887	8,786	25%	197	250,119	231,737	18,382	221,671	28,447	8%
Manager Clothing Allowance	0	200	(200)	0	0	-100%	198	1,151	1,500	(349)	540	611	-23%
Employee Severence 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	786	760	26	315	470	3%
Food & Bev Manager Comp Charges	154	450	(296)	497	(343)	-66%	201	2,089	3,650	(1,561)	3,705	(1,615)	-43%
Golf Course Manager Comp Charges	0	100	(100)	0	0	-100%	202	92	400	(308)	58	35	-77%
Director of Golf Comp Charges	81	100	(19)	0	81	-19%	203	289	500	(211)	261	28	-42%
Interest Expense	0	0	0	(6,143)	6,143	#DIV/0!	204	0	0	0	47,331	(47,331)	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	205	0	0	0	7,829	(7,829)	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	206	738	0	738	0	738	#DIV/0!
Total Operating Expenses	217,330	194,929	22,401	286,875	(69,545)	11%		1,940,044	1,788,340	151,704	1,716,133	223,911	8%
Income/(Loss) from Operations	(255,027)	(228,057)	(26,956)	(318,170)	63,143	12%		(2,344,812)	(2,132,579)	(191,109)	(1,627,241)	(717,570)	10%
Depreciation Expense	0	0	0	0	0	#DIV/0!		-	472,804	(472,804)	330,318	(330,318)	-100%
Income/(Loss) After Depreciation	(255,027)	(228,057)	(26,970)	(318,170)	63,143	12%		(2,344,812)	(2,605,383)	260,571	(1,957,560)	(387,252)	-10%

MGC September Variance Report

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
	GOLF SHOP					
	Revenue					
1	Play Cards	0	0	0	0%	
2	Winter Membership	3,600	6,300	(2700)	-43%	
3	Resident Discount Cards	127,000	146,850	(19850)	-14%	
4	Handicap (Non-Members)	0	0	0	#DIV/0!	
5	Greens Fees	2,557,714	2,637,600	(79886)	-3%	
6	Tee Time No Show Charge	1,470	700	770	110%	
7	Cart Fees	378,898	382,670	(3772)	-1%	
8	Golf Club Repair	851	1,250	(399)	-32%	
9	Range Ball Sales	171,178	180,250	(9072)	-5%	
10	Club Rental Sets	97,345	101,000	(3655)	-4%	
11	Walking Trolley Rental	11,390	20,460	(9070)	-44%	
12	Club/Cart Storage	26,564	35,000	(8436)	-24%	
13	Lessons	147,062	161,000	(13938)	-9%	
14	Golf Clinics	21,075	6,100	14975	245%	More kids signed up for clinics than ever before. Needed more instructors out there to help
15	Tournaments	77,831	89,500	(11669)	-13%	
16	League Income	15,560	15,000	560	4%	
17	Merchandise	755,634	782,000	(26366)	-3%	
	Cost of Goods Sold					
18	Golf Shop	438,616	500,610	(61994)	-12%	
	Payroll Expense					
19	Golf Lessons	98,739	101,000	(2261)	-2%	
20	Gripping	690	1,000	(310)	-31%	
21	Golf Clinic	28,561	10,900	17661	162%	More kids signed up for clinics than ever before. Needed more instructors out there to help
22	Director of Golf Gross	110,522	111,750	(1228)	-1%	
23	Head Golf Pro	71,072	71,438	(366)	-1%	
24	Golf Professional Subs	16,200	16,880	(680)	-4%	
25	Golf Shop Manager	0	0	0	0%	
26	Outside Service Mgr	0	0	0	0%	
27	Shop Clerks Gross	123,559	106,600	16959	16%	
28	Outside Services Payroll	113,349	127,500	(14151)	-11%	
	Operating Expenses					
29	Advertising	0	1,500	(1500)	-100%	
30	Dues and Subscriptions	6,808	7,400	(592)	-8%	
31	Travel and Education	6,810	6,000	810	14%	
32	Club Car/Golf Car Lease	0	4,230	(4230)	-100%	
33	Visage GPS	3,136	28,224	(25088)	-89%	
34	Range Supplies	3,200	16,000	(12800)	-80%	
35	Golf Cart Repairs & Maintenance	13,030	12,390	640	5%	
36	Range Picker Repair & Maintenance	0	1,000	(1000)	-100%	
37	Range Balls	10,275	16,300	(6025)	-37%	
38	Tees, Markers, Etc.	12,966	12,500	466	4%	
39	Score Cards	2,927	2,900	27	1%	
40	Uniforms / Clothing Allowance	5,157	8,000	(2843)	-36%	
41	Bag Tags	0	3,500	(3500)	-100%	
42	Shipping (ups/fedex)	2,210	1,570	640	41%	Shipped back some clubs that we had in the basement that were not being sold.
43	Office/Shop Supplies	349	874	(525)	-60%	
44	Cell Phones	0	0	0	0%	
45	Handicaps	0	1,000	(1000)	-100%	
46	Golf Course Water Supplies	1,608	1,750	(142)	-8%	
47	Damaged Goods/Outdated Merchandise	0	0	0	0%	
48	Rental Clubs	36,304	1,500	34804	2320%	We have the rental clubs charged to our account. At the end of the year we get reimbursed
49	Golf Clinic Equipment	0	500	(500)	-100%	
50	Golf Shop Small Equipment	109	1,500	(1391)	-93%	
51	League Expense	0	5,000	(5000)	-100%	
52	Tournament Expenses	39,738	57,250	(17512)	-31%	
53	Tournament Supplies	0	750	(750)	-100%	
54	Supplies	3,173	4,500	(1327)	-29%	
	FOOD & BEVERAGE					
	Revenue					
55	Food Sales	857,834	890,000	(32166)	-4%	COGS food is 40%
56	Bar Sales	687,045	691,500	(4455)	-1%	COGS Bar is 23%
57	Clubhouse Usage Fees (Rental)	1,948	2,500	(552)	-22%	
	Cost of Goods Sold					
58	Food	339,062	368,660	(29598)	-8%	
59	Beer	66,266	147,485	(81219)	-55%	
60	Wine	27,380	0	27380	#DIV/0!	
61	Bar Paper/Supply Cost	0	0	0	0%	
62	Non- Alcoholic Beverage	21,478	0	21478	#DIV/0!	
63	Bar Snacks	3,797	0	3797	#DIV/0!	
64	Liquor	41,790	0	41790	#DIV/0!	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
	Payroll Expense					
65	Food & Beverage Manager	70,975	72,600	(1625)	-2%	
66	Restaurant Manager	38,400	39,400	(1000)	-3%	
67	Chef Gross	103,846	105,000	(1154)	-1%	
68	Payroll Bar/Wait Staff	174,493	182,500	(8007)	-4%	
69	Cook Gross	0	29,090	(29090)	-100%	
70	Kitchen Staff/Dishwashers Gross	197,593	184,000	13593	7%	
	Operating Expenses					
71	Advertising	0	0	0	0%	
72	Dues and Subscriptions	3,515	7,575	(4060)	-54%	
73	Travel and Education	9,657	7,000	2657	38%	Timing. Budgeted for this later in the season
74	Uniforms / Clothing Allowance	5,347	10,000	(4653)	-47%	
75	Clubhouse Cleaning Labor	74,174	70,000	4174	6%	
76	Clubhouse Floor Supplies	18,295	16,750	1545	9%	
77	China, Glass & Silver	502	2,500	(1998)	-80%	
78	Kitchen Cleaning & Dishwasher Supplies	508	3,150	(2642)	-84%	
79	Kitchen Equipment Lease	0	0	0	0%	
80	Kitchen Equipment Repair & Maint	931	2,000	(1069)	-53%	
81	Bar Repair & Maintenance	0	600	(600)	-100%	
82	Bar Small Equipment	0	500	(500)	-100%	
83	Kitchen Small Equipment	1,200	3,000	(1800)	-60%	
84	Clubhouse Small Equipment	1,645	2,500	(855)	-34%	
85	Kitchen Laundry	1,964	950	1014	107%	Timing. Budgeted for this
86	Kitchen Paper & Supplies	12,417	14,500	(2083)	-14%	
87	Clubhouse Cleaning & Supplies	0	1,500	(1500)	-100%	
88	Flowers/Decorations	187	720	(533)	-74%	
	MEMBERSHIP					
	Revenue					
89	Initiation Fees	0	0	0	0%	
90	Member Dues	1,466,152	1,500,335	(34183)	-2%	
91	Member Finance Charges	1,452	0	1452	#DIV/0!	
	Operating Expenses					
92	Capital Fund from Init. Fees	0	0	0	0%	
93	Member Relations	153	3,000	(2847)	-95%	
	GROUNDS					
	Payroll Expense					
94	Golf Course Superintendent Gross	118,681	120,001	(1320)	-1%	
95	Assistant Superintendent	68,357	76,041	(7684)	-10%	
96	Asst. Superintendent #2	47,283	64,062	(16779)	-26%	
97	Mechanic Gross	35,885	71,838	(35953)	-50%	
98	Hourly Labor Gross	63,450	66,000	(2550)	-4%	
99	Seasonal Labor	527,173	494,000	33173	7%	
	Operating Expenses					
100	Water	1,874	1,620	254	16%	
101	Golf Course Supplies	13,254	13,000	254	2%	
102	Fertilizer	18,420	25,000	(6580)	-26%	
103	Chemicals/Weed Control	36,513	83,000	(46487)	-56%	
104	Surfactants	9,513	25,000	(15487)	-62%	
105	Tools	8,222	10,000	(1778)	-18%	
106	Shop Supplies	8,144	7,000	1144	16%	Small items for small fixes. Timing
107	Electric - Pump House & Irigation	10,163	14,050	(3887)	-28%	
108	Electric - Maintenance Building	5,011	5,000	11	0%	
109	Electric - Dorm	9,900	16,000	(6100)	-38%	
110	Liquid Propane	10,359	9,000	1359	15%	Timing
111	Cell Phones	1,884	2,997	(1113)	-37%	
112	Raw Materials & Topdressing	39,765	38,000	1765	5%	
113	Seed	1,253	4,000	(2747)	-69%	
114	Gas, Oil & Diesel	36,625	27,500	9125	33%	Fuel cost
115	Debris Disposal Removal	0	1,500	(1500)	-100%	
116	Golf Course Repairs & Main	688	6,250	(5562)	-89%	
117	Equipment - Repairs & Main	67,324	36,000	31324	87%	Ordered parts in bulk. Had a Toro rep out to help with seasonal equipment repair. New Mechanic
118	Irrigation - Repair & Main	14,686	22,500	(7814)	-35%	
119	Roads / Fences - Repair & Main	0	0	0	0%	
120	Contract Services	11,235	11,000	235	2%	
121	Cleaning Dorm	38	2,000	(1962)	-98%	
122	Small Equipment Rental	0	1,500	(1500)	-100%	
123	Leases (Utility Vehicles)	0	62,598	(62598)	-100%	
124	Consultants	131	11,500	(11369)	-99%	
125	Office Supplies	583	1,750	(1167)	-67%	
126	Cable TV & Internet	5,147	3,969	1178	30%	Missed the budget. Not catching up. Will adjust next season
127	Telephone	0	0	0	0%	
128	Travel and Education	3,322	6,500	(3178)	-49%	
129	Dues & Subscriptions	3,000	3,400	(400)	-12%	
130	Uniforms	7,776	10,500	(2724)	-26%	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
131	Storage Container Rental	0	0	0	0%	
132	Employee Relations	358	900	(542)	-60%	
133	Groundwater Monitoring	0	0	0	0%	
134	Freight	19,128	21,000	(1872)	-9%	
135	Clubhouse Grounds	5,151	11,000	(5849)	-53%	
	MAINTENANCE					
	Operating Expenses					
136	Clubhouse Repair & Maintenance	44,332	44,328	4	0%	
137	Dorm Repair & Maintenance	4,850	7,000	(2150)	-31%	
138	Golf Course Building Repair & Maint	5,051	11,750	(6699)	-57%	
139	Golf Course Building HVAC R&M	2,575	1,250	1325	106%	Small repairs to air conditioning units throughout the property
140	Clubhouse HVAC R&M	6,196	5,000	1196	24%	Small repairs
141	Clubhouse Electrical R&M	4,963	4,500	463	10%	
142	Golf Course Building Electrical R&M	330	6,010	(5680)	-95%	
143	Clubhouse Plumbing R&M	1,228	6,496	(5268)	-81%	
144	Oakson Septic System	0	1,000	(1000)	-100%	
145	Golf Course Building Plumbing R&M	600	2,997	(2397)	-80%	
146	Alarm System/Activity	14,078	6,075	8003	132%	The maintenance shop got hit by lightning, and we are replacing panels and parts.
147	Refrigeration	2,106	5,650	(3544)	-63%	
	GENERAL & ADMINISTRATIVE					
	Revenue					
148	Other Income	0	0	0	0%	
149	Interest Income	16,370	37,494	(21124)	-56%	
150	Winter Memberships	0	0	0	0%	
151	House Rental Income	90,740	133,900	(43160)	-32%	
	Payroll Expense					
152	Controller	89,389	90,384	(995)	-1%	
153	Administrative Services Manager	64,511	65,250	(739)	-1%	
154	General Manager	181,731	183,750	(2019)	-1%	
155	Management Payment	176,247	176,249	(2)	0%	
	Operating Expenses					
156	Cleaning Admin. Office	0	0	0	0%	
157	Employee Shift Meals 100%	17,147	17,300	(153)	-1%	
158	Office Supplies	5,392	7,950	(2558)	-32%	
159	Bank & Finance Charges	762	378	384	102%	
160	Credit Card Merchant Services	170,561	169,950	611	0%	
	NLB Debt / Interest	0	0	0	0%	
161	Office Equipment Leases	1,452	1,800	(348)	-19%	
162	Office Furniture	0	0	0	0%	
163	Advertising	0	0	0	0%	
164	Postage & Shipping	224	1,200	(976)	-81%	
165	Dues and Subscriptions	2,950	4,100	(1150)	-28%	
166	Travel and Education	27,739	24,002	3737	16%	Timing. I budgeted for this throughout the year.
167	POS Support/Computer Support	68,829	70,842	(2013)	-3%	
168	Legal Fees	0	3,500	(3500)	-100%	
169	Professional Accounting	15,800	46,230	(30430)	-66%	
170	Cell Phones	2,891	3,825	(934)	-24%	
171	Payroll Service	35,400	30,400	5000	16%	Very happy with the switch to Paycom. Cutting employees this month. Pay by employee
172	Trash Removal	26,866	30,600	(3734)	-12%	
173	Employee Relations	111	500	(389)	-78%	
174	Incentive Bonuses'	0	0	0	0%	
175	License & Fees	869	2,100	(1231)	-59%	
176	Electricity	44,415	40,200	4215	10%	
177	Liquid Propane	29,115	22,000	7115	32%	Cold temperatures during winter. Not catching up
178	Telephone	793	648	145	22%	
179	Heating Fuel	0	0	0	0%	
180	Water	3,902	4,100	(199)	-5%	
181	Cable TV & Internet	20,067	19,530	537	3%	
182	Web Site	0	0	0	0%	
183	EPLI Insurance	0	5,500	(5500)	-100%	
184	Insurance - Property/Liability	340,661	230,192	110469	48%	Timing. We will move some of this to Sconset (Burke and lamb) Some is timing
185	Professional Liability	1,776	5,139	(3363)	-65%	
186	Insurance - Workers Comp	26,869	21,168	5701	27%	We amortized this throughout the year. Watching to see if we catch up. It is starting 74% to 45
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)	25,470	30,439	(4969)	-16%	
190	Bad Debt	12,922	0	12922	#DIV/0!	
191	Retirement Plan	23,216	23,400	(184)	-1%	
192	Payroll Taxes - Mgmnt. & Empl. Exp.	403,268	342,000	61268	18%	
193	Employee Housing Rent	241,200	262,000	(20800)	-8%	
194	Employee Housing - Utilities	62,715	52,000	10715	21%	6 West has electric heat and it's expensive. The price of gas and electricity has outpaced budget
195	Employee Housing R&M	17,127	11,600	5527	48%	Small fixes to housing.
196	Dorm Rent	50,000	55,000	(5000)	-9%	
197	Health Insurance	250,119	231,737	18382	8%	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
198	Manager Clothing Allowance	1,151	1,500	(349)	-23%	
199	Employee Severence Expense	0	0	0	#DIV/0!	
200	General Manager Comp Charges	786	760	26	3%	
201	Food & Bev Manager Comp Charges	2,089	3,650	(1561)	-43%	
202	Golf Course Manager Comp Charges	92	400	(308)	-77%	
203	Director of Golf Comp Charges	289	500	(211)	-42%	
204	Interest Expense	0	0	0	#DIV/0!	
205	Penalties	0	0	0	#DIV/0!	
206	Suspense	738	0	738	#DIV/0!	

Nantucket Islands Land Bank
Golf Capital Fund Transfer Request
09.18.26 – 10.20.26

Miacomet Golf

DLL Finance, LLC (Sept Lease 101-0576193-000)	$2,238.92
DLL Finance, LLC (Sept Lease 101-0570758-000)	$658.19
DLL Finance, LLC (Sept Lease 101-0568608-000)	$1,906.54
DLL Finance, LLC (Sept Lease 101-0601264-000)	$1,753.69
DLL Finance, LLC (Sept Lease 101-0613102-000)	$425.90
DLL Finance, LLC (Sept Lease 101-0630604-000)	$1,261.71
DLL Finance, LLC (Sept Lease 101-0623515-000)	$2,975.50
NMP Golf Construction (Bunker Renovation)	$101,840.74
Wells Fargo Lease (Sept Lease - 64 new golf carts)	$28,011.77

Total Miacomet Golf Capital Expenditures to be reimbursed	**$141,072.96**

Nantucket Land Bank Commission
Regular Meeting of October 27, 2026 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. **Property Management**

a. 48 S. Cambridge Street/Long Pond Landing

The Land Bank received a request for a memorial rock at Long Pond Landing to honor Trish Pastuszak, Verne Laux's longtime partner and, like Verne, an avid birder. Staff understand the Commission's reluctance to accommodate all memorial requests given the number received. Therefore, when the Commission takes up this request, staff would like to propose two alternatives. The first is to explore combining this memorial with the rock at 16 East Creek honoring Verne Laux. The second is to include Trish in the 189 Eel Point property dedication to Verne Laux, which will be planned and installed when the Land Bank takes over management of the property in early 2027. Please think through all three options (the original request and both alternatives) when deciding whether to approve this commemorative installation.

b. FY27 Task List

Included in the meeting packet is the task list Land Bank staff are using to prioritize work during FY27. We will be looking for Commission feedback and discussing any questions or additions at the upcoming meeting.

2. **Financial Business**

a. FY27 Draft Capital Budget – Discussion

The packet also includes the draft capital budget for Commission review. Please bring questions and comments for discussion. The Commission will vote on the budget at its meeting this coming Tuesday, October 27.

NANTUCKET LAND BANK

APPLICATION FOR COMMEMORATIVE INSTALLATIONS ON NANTUCKET LAND BANK PROPERTIES

APPLICANT NAME: Kim & Tom Griswold, Ginger Andrews
MAILING ADDRESS: 38 Quail Hollow Close Vernon, CT 06066 P.O. Box 1182, Nantucket, MA 02554
NANTUCKET ADDRESS: 284 Madaket Road 1 Stone Alley
TELEPHONE: (860)-604-7933 *cell* (__)-__-____ *home* (508)-221-1325 *work*
E-MAIL: khgdvm@comcast.net, gingernantucket@comcast.net

Please provide clearly written documentation (on a separate page) of your commitment to the Land Bank and creating and preserving public open spaces on Nantucket.

Application Approved/Denied: _____

Date: _____

Staff Comments: _____

Disclaimer

All memorial items approved under this policy are subject to ongoing review by Land Bank staff as they strive to keep properties in good condition. As a result, removal, relocation, and/or replacement may be necessary, and there is no guarantee that the memorial item will be maintained in perpetuity. Therefore, it is the responsibility of the applicant to monitor the condition of the donation and in the event, replacement is deemed necessary due to aesthetics, safety, and/or structural concerns, a subsequent application must be made for Commission approval.

We are writing to request approval for installation of a commemorative rock on Land Bank Property in memory of our dear friend and longtime Nantucket resident, Patricia "Trish" Pastuszak who passed away on October 14th.

Trish was an avid and excellent birder and well-known and respected by the Nantucket birding community. She provided significant support to island birders including assisting new birders, connecting us and organizing birdathons. Trish was out everyday walking and birding and two of the places she frequented most often were the Land Bank's Long Pond Landing and Settler's Landing. She also spent time on many of Nantucket's other conservation properties and was a supporter of them as well as being on the board of directors for the Madaket Conservation Association. Trish, along with us, was so grateful when the Ospreys on the pole you maintain on Massasoit Bridge Road near Long Pond were having trouble building their nest and you very promptly sent out a team to beef up the supports so the nest could be successfully built. We are hopeful that a commemorative rock for her could be placed at Long Pond Landing as Trish was a Madaket resident and loved this part of the island.

We are also staunch supporters of the Land Bank and several other conservation entities on Nantucket including the Nantucket Conservation Foundation, the Maria Mitchell Association, the Land and Water Council, the Madaket Conservation Association, Madaket Land Trust, and Tuckernuck Land Trust. We contributed to the funding for the commemorative rocks for Vern Laux (Trish's former partner) at East Creek Road and for Edie Ray at Miacomet. We participated in the first cross-island hike sponsored by the Land Bank and the cross-island hikes for seniors sponsored by the Land Bank and NCF and have also participated in many of the hikes and programs sponsored by MMA and NCF, including being part of the Barn Owl team at MMA for several years. Ginger has historical and family connections the the Land Bank mission (Cedar Camp), conservation including Squam and Coatue, and service on the Conservation Commission, Shellfish Advisory Board and the Community Preservation Committee. We all love Nantucket and its natural beauty and are so happy to see so much of it being conserved rather than developed.

Thank you for your consideration of this commemoration of Trish's life and joy and enthusiasm for birding. We look forward to hearing from you.

NANTUCKET LAND BANK

POLICY FOR COMMEMORATIVE INSTALLATIONS ON NANTUCKET LAND BANK PROPERTIES
UPDATED: November 26, 2024

I. Purpose

This policy is implemented to ensure a thoughtful, consistent, and appropriate process for the consideration of requests for donated commemorative installations on Land Bank properties.

II. Policy

The design, language and location of the commemorative plaque must be reviewed by Land Bank staff for aesthetic and environmental consideration and approved by the Commission. Requests will be reviewed on a case-by-case basis according to one or more of the criteria below being met:

- Significant service and historical connection to Land Bank
- Demonstrable contribution to creating and preserving public open spaces on Nantucket

III. Process

Applications may be submitted to the Nantucket Land Bank office at 22 Broad Street or *via* email to assistant@nantucketlandbank.org. Anything outside of the parameters of this policy may be approved at the sole discretion of the Commission. If approved, the Land Bank Staff/Commission will work with the donor to determine the appropriate location for a commemorative plaque.

IV. Costs

The design, fabrication, and installation costs will be the responsibility of the applicant. Upon approval of the request, the Land Bank will place the order at the expense of the applicant.

V. Violations

Any commemorative plaque, bench, rock, or tree installed on Land Bank property without prior approval by the Land Bank will be removed at the expense of the party who made the installation.

BIRDERS' ROCK





IN FOND MEMORY OF

TRISH PASTUSZAK

1947-2026

A PASSIONATE BIRDER
WHO LOVED ALL
OF NATURE'S WONDERS



BIRDERS' ROCK

IN FOND MEMORY OF

TRISH PASTUSZAK

1947-2026

A PASSIONATE BIRDER
WHO LOVED ALL
OF NATURE'S WONDERS





FY27 TASK LIST		
Property	**Name**	**Project/Task**
Aurora Way, 1 & 2		Landscaping
Aurora Way, 17		Boardwalk
Bike Park	Bike Park	Bike Park Construction
Boynton Lane, 19	Boynton	Facility Improvements, Expansion of Uses
Broad St, 22	NLB Office	Building Improvements, IT Improvements
Cathcart, 22	Cedar Camp	Signage and crowd control, new picnic area
Cisco Beach	Cisco Parking Lot	Parking Lot Completion
Cliff Rd, 204	Maxcy Pond	Improvements - Boat Ramp, Parking Lot, Trail Accessibility
Codfish Park Rd, 4	Codfish Playground	Equipment Maintenance, Upgrades
Commercial Wharf, 17	Petrel Landing	Permitting, Public Park
East Creek Rd, 16 & 19		Public Park, Building Salvage, Demo
Easton St	Land Bank Rain Garden	Property Improvements
Eel Point Rd, 189		Property Planning and Design
Expanding Orchard		Millbrook Rd
Falmouth Ave		Road Move Design
Francis St/Washington St	Francis St/Washington St	Workgroup (Design)
Grove Lane	Grove Lane	Trail Expansion
Gully Rd		Storm Water Improvements
Hummock Pond Rd, 159	Gardner Housing	Employee Housing
Hummock Pond Rd, 166	Pease	Maintenance Facility Expansion, Housing
Hummock Pond Rd, 166	Community Garden	Agricultural Fencing
Hummock Pond Rd, 201	Dooley	Dock, Access Easement Relocation
Jefferson Av, 41	Cliff Beach	Bathroom & Facilities Expansion
Madaket	Unknown	Playground
Madaket Rd, 63	Cassidy	Boardwalk Railing Install
Madequecham Valley Rd, 48	Beach Access	Beach Access, Parking Expansion
Main St, 106	Main St Pocket Park	Garden renovation
Miacomet	Miacomet Golf Course	Driving Range Expansion Permitting
Miacomet Rd, 5	Dog Park	Upgrading
Millbrook Rd, 76		Property Improvement Planning, House Re-Use
N. Cambridge St, 29	Settlers Landing	ADA Parking

N.Liberty St, 17	Lily Pond Park	Restoration
Nobadeer Farm Rd, 7	NRSA	New courts, landscaping, irrigation
Old South Rd, 50	Hinsdale Community Gardens	Expansion of Community Gardens
Old South Rd, 50	Hinsdale Community Garden	ADA Walkway and Parking
Old South Rd, 50	Hinsdale Park	Forest Management
Old South Rd, 50	Hinsdale Park	Playground Equipment Maintenance
Polpis Rd, 244		Dock Planning & Permitting
Prospect St, 39	Mill Hill Park	Park Renovation
Quaise Rd, 27		Bulkhead Repair, Procurement
Somerset Rd, 125	Maintenence Facility	Expansion & Improvements
Somerset Rd, 125	Farmhouse Window Replacement	
South Shore Rd, 15		Accessible Path
Tennessee Ave, 22		Dock Repair & Improvements
Various Properties	Reyes, Bamboo Forest, Creeks Preserve, E. Creek Rd	Invasive Species Management
Various Properties	Security Restructuring/Consulting & Staff training	
Various Properties	Pigs for Invasive Species Control	
Various Properties	Staff License Additions & Compliance	
Various Properties	Forestry	
Various Properties	Vehicle and Equipment database	
Various Properties	Structures/Facilities Assessments	
W. Sankaty, 9 & 7	Field of Dreams	Improvements
Warrens Landing Rd, 55	Wood Property	Pipe Replacement
Wauwinet Rd, 19	Madden	Property Improvements, Building Removal & Repairs

NANTUCKET LAND BANK COMMISSION

Draft FY27 Capital Budget

A. BUILDING IMPROVEMENTS		FY2026 Budget	FY2026 Actual	FY2027 Budget
6880-02	Munson House	$50,000	$59,562	$20,000
6880-05	SOMERSET FARMHOUSE - BASEMENT APT	$450,000	$511,203	$0
6880-05	SOMERSET FARMHOUSE - WINDOWS	$0	$0	$119,500
6880-14	125 SOMERSET RD MAINTENANCE EXPANSION	$2,250,000	$726,965	$3,602,368
6880-35	166 HUMMOCK POND MAINTENANCE GARAGE			
6880-14	SHOP ROOF REPLACEMENT	$100,000	$0	$0
6880-14	SHOP - ROB'S SHOP	$0	$18,800	$50,000
6880-14	SHOP - RESOURCE BUILDING MOVE	$200,000	$266,512	$0
6880-14	SHOP - RICO'S SPACE	$0	$0	$50,000
6880-17	22 BROAD STREET - RENOVATIONS	$100,000	$55,739	$100,000
6880-24	REITH HOUSE		$28,946	$0
6880-26	EAT FIRE SPRING - BUILDINGS	$300,000	$38,892	$500,000
6880-27	PEASE DUPLEX	$2,250,000	$2,441,770	$425,000
6880-28	14 CATHCART - RENOVATION	$50,000	$0	$0
6880-29	22 HAWTHORNE - RENOVATION	$15,000	$3,880	$0
6880-30	CEDAR CAMP	$50,000	$5,162	$0
6880-31	BOYNTON LN - LANDSCAPING, SPRINKLERS, PARKING, ROOF. ETC	$0	$119,449	$350,000
6880-32	22 MASSASOIT BRIDGE RD	$0	$4,775	$65,000
6880-33	159 HUMMOCK POND RD - JEFFERSON BLDGS	$1,500,000	$2,233,401	$6,000,000
6880-34	1 MEADER - ROOF, SIDEWALL, ETC	$70,000	$0	$70,000
	TOTAL BUILDING IMPROVEMENTS	**$7,385,000**	**$6,515,055**	**$11,351,868**

B. PROPERTY IMPROVEMENTS		FY2026 Budget	FY26TD Actual	FY2027 Budget
6881-01	CARTER/27 QUAISE RD BULKHEAD			$250,000
6881-02	WALKER PETREL LANDING PERMITTING	$50,000	$25,816	$75,000
6881-04	NOBADEER FARM - PICKLE/TENNIS EXPANSION	$150,000	$55,520	$0
6881-07	HOLDGATE - COMMUNITY GARDEN AT HINSDALE PARK-ADA IMPROVEMENTS	$50,000	$34,270	$75,000
6881-07	MYRICK TRAIL - ACCESSIBLE TRAIL	$500,000	$0	$150,000
6881-10	CISCO BEACH PARKING & ROAD RELOCATION	$500,000	$2,614	$150,000
6881-12	CODFISH PARK PLAYGROUND-IMPROVEMENTS	$300,000	$77,426	$50,000
	CODFISH PARK BEACH STORMWATER AND ACCESSIBILITY	$0	$0	$150,000
6881-13	DOG PARK - SURFACE IMPROVEMENTS & EQUIPMENT	$0	$0	$75,000
6881-17	LONG POND LANDING	$150,000	$97,215	
6881-19	ORCHARD - Expansion	$0	$0	$100,000
6881-21	LILY POND RESTORATION	$1,000,000	$262,293	$4,000,000
6881-24	CONSUE SPRINGS RESTORATION	$50,000	$0	
6881-26	MAXCY POND	$50,000	$0	$100,000
6881-29	19 EAST CREEK	$500,000	$128,363	$250,000
6881-31	65/67 EASTON ST - LANDSCAPING	$0	$14,996	
6881-32	AURORA WAY - BOARDWALK	$75,000	$0	$75,000
6881-36	76 MILLBROOK HOUSE REMOVAL/PROPERTY IMPROVEMENTS (NOT THIS YEAR)	$0	$0	$50,000
6881-38	WEST END OVERLOOK (WOOD)	$80,000	$0	$0
6881-38	WEST END OVERLOOK (WOOD) PIPE REMOVAL/BULKHEAD	$100,000	$19,608	$200,000

NANTUCKET LAND BANK COMMISSION

Draft FY27 Capital Budget

		FY2026 Budget	FY26TD Actual	FY2027 Budget
6881-39	MILL HILL PARK - PROPERTY IMPROVEMENTS	$500,000	$494	$500,000
6881-41	WASHINGTON/FRANCIS STREET - FRAMEWORK/PARK	$152,463	$239,054	$100,000
6881-44	BIKE PARK	$1,000,000	$86,312	$100,000
6881-45	MT VERNON FARM - FARM INFRASTRUCTURE	$50,000	$31,398	$0
6881-49	106 MAIN STREET	$25,000	$585	$50,000
6881-50	FIELD OF DREAMS	$0	$10,313	$50,000
6881-51	41 JEFFERSON	$0	$82,824	$250,000
6881-52	EEL POINT ROAD, 189	$0	$0	$200,000
6881-53	244 POLPIS ROAD - DOCK PERMITTING	$0	$0	$50,000
6881-54	201 HUMMOCK POND ROAD - DOCK PERMITTING	$0	$0	$50,000
6881-55	SOUTH SHORE - BEACH PARKING IMPROVEMENTS	$0	$0	$50,000
	TOTAL PROPERTY IMPROVEMENTS	**$5,282,463**	**$1,169,102**	**$7,150,000**
		FY2026 Budget	**FY26TD Actual**	**FY2027 Budget**
C. VEHICLES AND EQUIPMENT				
6882-00	F150 FOR ENVIROMENTAL DEPARTMENT	$54,463	$54,327	$0
6882-00	TRACTOR 575E OPEN CAB	$33,919	$33,895	$0
6882-00	20 FT BATWING DECK MOWER	$35,000	$36,290	$0
6882-00	LOFTNESS MASTICATOR	$33,000	$43,193	$0
6882-00	STORAGE CONTAINER (DUMPSTER)	$7,000	$8,895	$0
6882-00	JOHN DEERE 52" DECK MOWER (Q850M)	$10,275	$11,992	$0
6882-00	F550 CHIPPER TRUCK	$106,000	$0	$101,676
6882-00	F150 PROPERTY MANAGEMENT	$48,000	$0	$48,803
6882-00	ESCAPE ST-LINE (EV) FOR OFFICE	$50,000	$0	$50,000
6882-00	CONTAINER	$0	$7,800	$0
6882-00	JOHN DEERE QUIK TRACK	$0	$11,340	$0
6882-00	TIRE MACHINE	$0	$6,850	$0
6882-00	TOOL SET AND CHEST	$0	$3,992	$0
6882-00	MOWER FOR AG DEPT	$0	$5,800	$0
6882-00	JOHN DEERE HPX615E GATOR	$0	$8,900	$0
6882-00	MORBARK CHIPPER	$0	$64,695	$0
6882-00	BOBCAT HYDROBUCKET	$0	$0	$9,500
6882-00	JOHN DEERE 2025 3039R	$0	$0	$31,500
6882-00	BOBCAT MT100	$0	$0	$39,326
6882-00	F150 FOR STEWARDSHIP	$0	$0	$50,000
6882-00	RANGER WITH EXTRA CAB AG	$0	$0	$50,000
6882-00	F250 FOR BUILDING/FACILITIES	$0	$0	$59,000
6882-00	TRAILER FOR SHARPE DOCK	$0	$0	$5,000
6882-00	48" DECK MOWER	$0	$0	$12,000
6882-00	NETTING FOR SHOP	$0	$0	$50,000
	TOTAL VEHICLES AND EQUIPMENT	**$377,657**	**$297,969**	**$506,805**
D. CAPITAL FURNITURE/EQUIPMENT				
6852-00	COMUPTER/PHONES, ETC	$50,000	$26,361	$40,000
6852-00	COPIER	$11,000	$9,785	$12,000
6852-00	VENISON COOLER	$0	$18,000	$42,000
6852-00	POULTRY COOLER	$0	$0	$60,000
		$0	$0	
	TOTAL FURNITURE/EQUIPMENT	**$61,000**	**$54,146**	**$154,000**
	TOTAL CAPITAL	**$12,728,463**	**$7,738,302**	**$18,655,868**

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of October 27, 2026

1. "M" Exemptions Update:

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

        No. 43814 Frederick S. Osborn & Elizabeth W. Osborn
        No. 43861 The Last Call Realty Trust

2. "O" Exemptions Update:

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

        No. 43766 Adam Lockley and Ann Walker
        No. 43842 John Vecchio and Robin London

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of September 2026

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	AUG YIELD	SEP YIELD	8/31/2026	9/30/2026
Nantucket Bank / Operating Fund x8888	0.00	0.00	$69,220.60	$67,907.74
Nantucket Bank / Collection Account x7653	3.56	3.56	$45,149,740.07	$49,254,225.71
TOTAL UNRESTRICTED FUNDS:			**$45,218,960.67**	**$49,322,133.45**

FISCAL YEAR 2027 REMAINING UNRESTRICTED FUNDS COMMITTED	*based on FY27 Op budget & FY27 draft Cap budget*		
Capital and Projects	***BASED ON FY26 CAPITAL BUDGET**	$12,824,740.69 *	$17,520,915.88
Operating Budget		$8,480,606.86	$8,050,745.59
Debt & Interest Payments		$1,581,561.90	$1,527,667.05
TOTAL REMAINING COMMITTED FUNDS FOR FY2026		**$22,886,909.45**	**$27,099,328.52**

STATEMENT OF ACCOUNTS - RESERVE FUNDS	AUG YIELD	SEP YIELD	8/31/2026	9/30/2026
Nantucket Bank / Special CD x1135 *matures 10/20/2026*	3.68	3.68	$5,858,409.36	$5,876,154.97
Nantucket Bank / Operations Reserve Fund CD *matures 12/18/26*	3.54	3.54	$3,972,327.70	$3,984,288.20
TOTAL RESERVED FUNDS:			**$9,830,737.06**	**$9,860,443.17**

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	AUG YIELD	SEP YIELD	8/31/2026	9/30/2026
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	$1,592,582.57	$1,594,443.02
US Bank / Series A Bonds Debt Service Fund *x1002*	0.00	0.00	$20,924.26	$20,924.35
US Bank / Acquisition Fund *x1003*	0.00	0.00	$1.10	$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund	0.25	0.25	$20,008.39	$20,012.50
Nantucket Bank / WTCA Escrow	0.25	0.25	$11,827.50	$11,829.93
Nantucket Bank / SHAC Escrow x7038	0.15	0.15	$27,971.40	$27,974.85
Nantucket Bank / NFRM Escrow x9058	0.15	0.15	$10,002.53	$10,003.76
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.15	0.15	$28,007.08	$28,010.53
Nantucket Bank / MGC Golf Capital Reserve	0.15	0.15	$344,181.78	$241,034.88
Nantucket Bank / SGC Capital Reserve	0.15	0.15	$418,794.58	$418,846.21
Nantucket Bank / NGM Management Reserve CD *matures 1/12/27*	3.54	3.54	$55,612.20	$55,779.64
Hingham Savings / Marble Reserve CD *matures 3/18/27*	3.51	3.51	$264,239.51	$265,002.92
Citizens Bank / Verrill Dana Acquisition Escrow			$140,041.74	$150,041.74
TOTAL RESTRICTED FUNDS:			**$2,934,194.64**	**$2,843,905.43**

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**