

AGENDA
Nantucket Land Bank Commission
Regular Meeting of November 25, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/86383401216?pwd=jAJNX77SSKxd1a7LHLbBtbjiWkLbZM.1>

Webinar ID: 863 8340 1216

Passcode: 787973

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. 2026 Proposed Golf Rates
 - b. Sconset Golf Course – 2026 Draft Budget Review
 - c. Miacomet Golf Course – 2026 Draft Budget Review
 - d. 2026 Draft Tournament Schedule
 - e. Sconset Golf Course – Monthly Review
 - f. Miacomet Golf Course – Monthly Review
 - g. Warrant Authorization – Golf Capital Funds Transfer Request
4. PROPERTY MANAGEMENT
 - a. 7 & 9 W. Sankaty Road/Field of Dreams – Collaboration Discussion
 - b. 41 Jefferson Buildings Relocation – Contract for Designer Services
 - c. Mill Hill Park – Exercise Equipment Proposal
 - d. Litter Derby – Proposal
 - e. 28 Washington Street – Parking Discussion
 - f. 8 Wesco Place/Lily Pond Park – Wedding Ceremony Request (9/11/2027)
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of November 12, 2025
8. CONSENT ITEMS
 - a. Monthly Financial Report – October
 - b. Warrant Authorization – Cash Disbursements
 - c. 17 Commercial Wharf/Petrel Landing – Lobster Trap Tree Request

9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 10/14/25.
2. Purpose 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

MGC Golf Rates					
	2022	2023	2024	2025	2026
Winter Membership (Oct - May)	\$800	\$850	\$850	\$900	\$925
Resident Discount Card (May - Oct)	\$100	\$100	\$100	\$125	\$150
Vacation Card (5 - 18 Hole Rounds)	\$0	\$0	\$0	\$0	\$0
18 Hole Resident Greens Fees	\$120	\$145	\$145	\$150	\$150
9 Hole Resident Greens Fees	\$80	\$95	\$95	\$99	\$99
18 Hole Greens Fees	\$200	\$245	\$245	\$255	\$255
9 Hole Greens Fees	\$135	\$150	\$150	\$155	\$155
18 Hole Package	\$225	N/A	N/A	N/A	N/A
9 Hole Package	\$155	N/A	N/A	N/A	N/A
Group Outing Flat Rate	\$250	\$300	\$300	\$310	\$325
Twilight Golf (after 5pm)	\$80	\$100	\$100	\$125	\$125
Range Balls - Small Bucket	\$8	\$8	\$10	\$10	\$12
Range Balls - Medium Bucket	\$13	\$13	\$15	\$15	\$17
Range Balls - Large Bucket	\$18	\$18	\$20	\$20	\$22

MGC Rentals - Cars, Cart & Clubs					
	2022	2023	2024	2025	2026
18 Hole Car Rental	\$30 per person	\$30 per person	\$35 per person	\$37 per person	\$39 per person
9 Hole Car Rental	\$20 per person	\$20 per person	\$25 per person	\$26 per person	\$27 per person
Pull Cart	\$17	\$17	\$20	\$20	\$22
18 Hole Club Rental	\$75	\$75	\$75	\$85	\$85
9 Hole Club Rental	\$55	\$55	\$55	\$60	\$60

MGC Membership Dues					
Member Type	2022	2023	2024	2025	2026
Single Charter	\$800	\$800	\$800	\$800	\$800
Family Charter	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Single Legacy	\$1,828	\$2,175	\$2,240	\$2,355	\$2,545
Family Legacy	\$3,317	\$3,947	\$4,065	\$4,270	\$4,615
Single Regular	\$3,465	\$3,638	\$3,750	\$3,865	\$4,055
Family Regular	\$6,313	\$6,628	\$6,830	\$7,035	\$7,380

SGC Golf Rates					
	2022	2023	2024	2025	2026
MGC Member 9 Hole Greens Fee	\$20	\$20	\$20	\$25	\$25
MGC Member 18 Hole Greens Fee	\$30	\$30	\$30	\$40	\$40
Summer Membership (May-Oct)	\$800	\$850	\$850	\$900	\$950
18 Hole Greens Fees	\$70	\$80	\$80	\$85	\$85
9 Hole Greens Fees	\$50	\$55	\$55	\$60	\$60
Children's Rate - 9 holes	\$20	\$20	\$20	\$20	\$20

SGC Rentals - Carts & Clubs					
	2022	2023	2024	2025	2026
Pull Carts	\$7	\$7	\$10	\$12	\$12
Club Rentals	\$25	\$25	\$35	\$40	\$40

Siasconset
Budget 2026
Summary - Page 1

	Actuals 2024	Budget 2025	Projected Actuals 2025	Budget vs Projected Actuals 2025	Budget 2026	2026 Budget vs 2025 Projected Actuals
Rounds	9,663	13,598	14,226	628	14,057	(169)
Covers	3,072	3,095	2,671	(504)	2,690	19
Revenue						
Golf Shop Revenue	956,132	961,654	1,086,732	125,078	1,065,079	(21,653)
Food & Beverage	85,850	88,575	110,716	22,141	104,500	(6,216)
Total Revenue	1,041,982	1,050,229	1,197,448	147,219	1,169,579	(27,869)
Cost of Goods						
Golf Shop	89,599	95,713	100,829	5,116	101,501	672
Food & Beverage	19,828	21,145	35,590	14,445	33,040	(2,550)
Total Cost of Goods	109,427	116,858	136,419	19,561	134,541	(1,878)
Gross Profit	932,555	933,371	1,061,029	127,658	1,035,038	(25,991)
Payroll Expense						
Golf Shop	124,846	126,250	126,889	639	129,750	2,861
Food & Beverage	11,324	13,000	17,883	4,883	16,683	(1,200)
General & Administrative	39,177	60,000	60,000	0	80,000	20,000
Grounds	109,831	145,000	143,000	(2,000)	143,000	0
Total Payroll	285,178	344,250	347,772	3,522	369,433	21,661
Operating Expenses						
Golf Shop	4,101	4,500	1,781	(2,719)	4,200	2,419
Food & Beverage	827	900	2,802	1,902	2,800	(2)
Maintenance	3,056	4,125	4,586	461	4,650	64
General & Administrative	236,676	165,204	292,493	127,289	297,718	5,225
Grounds	69,065	52,850	21,783	(31,067)	49,600	27,817
Total Operating Expenses	313,725	227,579	323,445	95,866	358,968	35,523
Total Expenses	598,903	571,829	671,217	99,388	728,401	57,184
Net Income / (Loss)	333,652	361,542	389,812	28,270	306,637	31,193
Depreciation	115,890	56,233	150,641	150,641	150,641	0
Cash Flow	449,542	417,775	540,453	178,911	457,278	(83,175)

Siasconset
Budget 2026

Departmental Summary - Page 2

	Actuals 2024	Budget 2025	Projected Actuals 2025	Budget vs Projected Actuals 2025	Budget 2026	2026 Budget vs 2025 Projected Actuals
Rounds	9663	13,598	14,226	628	14,057	(169)
Covers	3072	3,095	2,671	(504)	2,690	19
Golf Shop						
Revenue	956,132	961,654	1,086,732	125,078	1,065,079	(21,653)
Cost of Goods	89,599	95,713	100,829	5,116	101,501	672
Payroll Expense	124,846	126,250	126,889	639	129,750	2,861
Operating Expense	4,101	4,500	1,781	(2,719)	4,200	2,419
Net Profit / Loss	737,586	735,191	857,233	122,042	829,628	(27,605)
Food & Beverage						
Revenue	85,850	88,575	110,716	22,141	104,500	(6,216)
Cost of Goods	19,828	21,145	35,590	14,445	33,040	(2,550)
Payroll Expense	11,324	13,000	17,883	4,883	16,683	(1,200)
Operating Expense	827	900	2,802	1,902	2,800	(2)
Net Profit / Loss	53,871	53,530	54,441	911	51,977	(2,464)
Grounds						
Payroll Expense	109,831	145,000	143,000	(2,000)	143,000	0
Operating Expense	69,065	52,850	21,783	(31,067)	49,600	27,817
Net Profit / Loss	(178,896)	(197,850)	(164,783)	33,067	(192,600)	(27,817)
Maintenance						
Operating Expense	3,056	4,125	4,586	461	4,650	64
Net Profit / Loss	(3,056)	(4,125)	(4,586)	461	(4,650)	(64)
General & Administrative						
Payroll Expense	39,177	60,000	60,000	0	80,000	20,000
Operating Expense	236,676	165,204	292,493	127,289	297,718	5,225
Net Profit / Loss	(275,853)	(225,204)	(352,493)	(127,289)	(377,718)	25,225
Net Income/(Loss)	333,652	361,542	389,812	28,270	306,637	(32,725)
Depreciation	115,890	56,233	150,641	150,641	150,641	0
Cash Flow	449,542	417,775	540,453	178,911	457,278	(32,725)

Siasconset
Budget 2026
Golf Shop - Page 3

		9																Budget	Budget
		Actuals	Budget	Projected	Budget vs													2026	Variance
		2024	2025	Actuals	Projected	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2025 vs 2026	
Rounds			13,048	14,057	1,009	0	0	0	0	420	2,664	4,090	4,123	2,100	660	0	0	14,057	0
Revenue																			
3020-04	Play Cards	43,800	40,600	60,800	20,200					10,500	30,000	14,000	3,000	0				57,500	16,900
3025-04	Annual Pass	157,115	165,600	169,830	4,230					119,700	48,450	6,650						174,800	9,200
3121-04	9 Hole Greens Fee	490,715	493,125	554,834	61,709					18,250	86,000	170,000	160,000	78,000	28,750			541,000	47,875
3122-04	Member 9 Hole	0	4,275	0	(4,275)						1,000	1,200	1,125	950				4,275	0
3123-04	Member 18 Hole	0	560	0	(560)							280	280					560	0
3170-04	Club Rental Sets	64,200	59,850	80,720	20,870					2,000	12,500	25,000	25,000	10,000	300			74,800	14,950
3180-04	Walking Trolley Rental	32,707	37,294	35,022	(2,272)					780	4,300	12,264	11,500	5,500	3,000			37,344	50
3200-04	Lesson Income	0	850	0	(850)					0	200	250	250	150	0			850	
3400-04	Golf Shop Sales	167,587	159,500	185,526	26,026					7,950	37,000	52,500	54,000	17,500	5,000			173,950	14,450
3402-04	Over/Under	8	0	0	0													0	0
Total Revenue		956,132	961,654	1,086,732	125,078	0	0	0	0	159,180	219,450	282,144	255,155	112,100	37,050	0	0	1,065,079	103,425
Cost of Goods																			
4000-04	Golf Shop	89,599	95,713	100,906	5,193					4,300	20,800	30,200	31,105	11,846	3,250			101,501	5,788
4100-04	Member 10% Shop Discounts	0	0	(77)	(77)													0	0
Total Cost of Sales		89,599	95,713	100,829	5,116	0	0	0	0	4,300	20,800	30,200	31,105	11,846	3,250	0	0	101,501	5,788
Gross Profit		866,533	865,941	985,903	119,962	0	0	0	0	154,880	198,650	251,944	224,050	100,254	33,800	0	0	963,578	97,637
Payroll Expense																			
5930-04	Golf Shop Manager	60,000	60,000	60,000	0					10,000	10,500	10,500	10,500	10,500	10,000			62,000	2,000
7021-04	Head Golf Pro	9,423	12,000	12,000	0					2,000	2,000	2,000	2,000	2,000	2,000			12,000	0
7030-04	Shop Clerks Gross	55,423	54,250	54,889	639					3,000	13,500	11,500	17,500	9,250	1,000			55,750	1,500
Total Payroll		124,846	126,250	126,889	639	0	0	0	0	15,000	26,000	24,000	30,000	21,750	13,000	0	0	129,750	3,500
Operating Expenses																			
5160-04	Dues and Subscriptions	0	100	0	(100)					100								100	0
7170-04	Tees, Markers, Etc.	0	1,100	1,550	450				500	500	0	300						1,300	200
7180-04	Score Cards	2,688	3,000	0	(3,000)				2,000	500								2,500	(500)
7190-04	Uniforms / Clothing Allowance	0	300	198	(102)				100	100	100							300	0
7205-04	Shipping (ups/fedex)	0	0	(17)	(17)													0	0
7235-04	Golf Course Water Supplies	0	0	50	50													0	0
7250-04	Damaged Goods/Outdated Merchandise	933	0	0	0													0	0
7260-04	Rental Clubs	0	0	0	0													0	0
7310-04	Tournament Expense	480	0	0	0													0	
Total Operating Expenses		4,101	4,500	1,781	(2,719)	0	0	0	2,600	1,200	100	300	0	0	0	0	0	4,200	(300)
Income/(Loss) from Operations		737,586	735,191	857,233	122,042	0	0	0	(2,600)	138,680	172,550	227,644	194,050	78,504	20,800	0	0	829,628	94,437

		Actuals 2024	Budget 2025	Projected Actuals 2025	Budget vs Projected Actuals 2025	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Budget 2026	Budget Variance 2025 vs 2026
	Covers		3,095	2,671	2,706	0	0	0	0	45	435	960	790	330	130	0	0	2,690	19
	Revenue																		
3800-05	Food Sales	4,070	6,325	8,303	1,978					250	750	1,700	2,600	1,250	450			7,000	675
3900-05	Bar Sales	81,620	82,250	102,413	20,163					4,000	19,000	29,000	29,000	13,000	3,500			97,500	15,250
	Non- Alcoholic Beverage	0	0	0	0													0	0
	Liquor	0	0	0	0													0	0
	Beer	0	0	0	0													0	0
	Wine	0	0	0	0													0	0
3990-05	Clubhouse Usage Fees (Rental)	0	0	0	0													0	0
3999-05	Over/Under	160	0	0	0													0	0
	Total Revenue	85,850	88,575	110,716	22,141	0	0	0	0	4,250	19,750	30,700	31,600	14,250	3,950	0	0	104,500	15,925
	Cost of Goods																		
4800-05	Food	2,532	2,115	4,480	2,365					100	335	850	1,000	500	95			2,880	765
4901-05	Beer	8,779	12,400	20,215	7,815					1,100	5,500	5,800	6,250	1,350	750			20,750	8,350
4902-05	Wine	3,271	1,725	1,558	(167)					200	300	525	425	300	75			1,825	100
4904-05	Non- Alcoholic Beverage	5,521	3,275	5,559	2,284					150	1,000	1,450	1,450	1,200	75			5,325	2,050
4905-05	Bar Snacks	(275)	1,630	3,778	2,148					100	450	550	560	525	75			2,260	630
	Total Cost of Sales	19,828	21,145	35,590	14,445	0	0	0	0	1,650	7,585	9,175	9,685	3,875	1,070	0	0	33,040	11,895
	Gross Profit	66,022	67,430	75,126	7,696	0	0	0	0	2,600	12,165	21,525	21,915	10,375	2,880	0	0	71,460	4,030
	Payroll Expense																		
8030-05	Payroll Bar/Wait Staff	11,324	13,000	17,883	4,883					1,000	3,333	3,500	6,350	2,000	500			16,683	3,683
	Total Payroll	11,324	13,000	17,883	4,883	0	0	0	0	1,000	3,333	3,500	6,350	2,000	500	0	0	16,683	3,683
	Operating Expenses																		
5160-05	Dues and Subscriptions	76	0	0	0													0	0
8110-05	Clubhouse Floor Supplies	310	500	2,712	2,212					500	500	500	500	500				2,500	2,000
8179-05	Clubhouse Kitchen Paper Supplies	441	400	90	(310)					100	100	0	100	0				300	(100)
	Total Operating Expenses	827	900	2,802	1,902	0	0	0	0	600	600	500	600	500	0	0	0	2,800	1,900
	Income/(Loss) from Operations	53,871	53,530	54,441	911	0	0	0	0	1,000	8,232	17,525	14,965	7,875	2,380	0	0	51,977	(1,553)

		Actuals	Budget	Projected	Budget vs													Budget	Budget
		2024	2025	Actuals	Projected Actuals	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2026	Variance
				2025	2025														2025 vs 2026
Payroll Expense																			
5920-02	Golf Course Superintendent Gross	38,054	45,000	45,000	30,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000	0
6010-02	Assistant Superintendent	19,000	25,000	25,000	15,996	2,083	2,083	2,083	2,083	2,083	2,085	2,083	2,083	2,085	2,083	2,083	2,083	25,000	0
6020-02	Mechanic	3,000	10,000	10,000	0	833	833	833	833	833	833	835	833	833	835	833	833	10,000	0
6060-02	Seasonal Labor	49,777	65,000	63,000	(2,000)	0	0	0	10,000	10,000	10,000	10,000	10,000	8,000	5,000	0	0	63,000	(2,000)
Total Payroll		109,831	145,000	143,000	43,996	6,666	6,666	6,666	16,666	16,666	16,668	16,668	16,666	14,668	11,668	6,666	6,666	143,000	(2,000)
Operating Expenses																			
5410-02	Electricity	0	200	167	(33)		0	0	25	25	25	25	25	25	25	25	0	200	0
6110-02	Golf Course Supplies	1,749	1,500	226	(1,274)		500	500	500	0	0	0	0	0	0	0	0	1,500	0
6120-02	Fertilizer	0	500	0	(500)		0	0	0	500	0	0	0	0	0	0	0	500	0
6130-02	Chemicals/Weed Control	0	1,400	0	(1,400)		0	0	0	500	500	400	0	0	0	0	0	1,400	0
6135-02	Surfactants	41,527	22,000	10,125	(11,875)		0	0	0	0	22,000	0	0	0	0	0	0	22,000	0
6140-02	Tools	138	1,000	0	(1,000)		500	500	0	0	0	0	0	0	0	0	0	1,000	0
6150-02	Shop Supplies	0	750	0	(750)		0	500	250	0	0	0	0	0	0	0	0	750	0
6160-02	Electric - Pump House & Irrigation	0	0	129	129														
6170-02	Electric - Maintenance Building	796	1,000		(1,000)		0	100	100	100	100	100	100	100	100	100	100	1,000	0
6200-02	Raw Materials & Topdressing	2,902	6,000	2,431	(3,569)		0	0	2,000	0	0	0	0	0	2,000	0	0	4,000	(2,000)
6201-02	Seed	0	500	0	(500)		0	0	0	0	0	0	0	500	0	0	0	500	0
6230-02	Golf Course Repairs & Main	0	1,000	0	(1,000)		0	0	0	500	0	0	500	0	0	0	0	1,000	0
6240-02	Equipment - Repairs & Main	689	2,000	3,827	1,827		0	0	1,000	1,000	0	0	0	0	0	0	0	2,000	0
6250-02	Irrigation - Repair & Main	9,950	2,000	2,257	257		0	0	0	0	1,000	1,500	0	0	0	0	0	2,500	500
6260-02	Roads / Fences - Repair & Main	0	3,000	0	(3,000)		0	0	0	1,500	1,500	0	0	0	0	0	0	3,000	0
6270-02	Contract Services	200	1,500	676	(824)		0	0	0	0	0	750	0	0	0	0	0	750	(750)
6280-02	Small Equipment Rental	0	500	0	(500)		0	0	0	500	0	0	0	0	0	0	0	500	0
6290-02	Consultants	7,160	3,000	0	(3,000)		0	0	0	1,500	1,500	0	0	0	0	0	0	3,000	0
6390-02	Freight	1,245	2,000	0	(2,000)		0	0	0	0	2,000	0	0	0	0	0	0	2,000	0
6400-02	Clubhouse Grounds	2,709	3,000	1,945	(1,055)		0	0	0	1,000	1,000	0	0	0	0	0	0	2,000	(1,000)
Total Operating Expenses		69,065	52,850	21,783	(31,067)	0	1,000	1,600	3,850	7,100	29,600	2,750	600	600	2,100	100	100	49,600	(3,250)
Income/(Loss) from Operations		(178,896)	(197,850)	(164,783)	12,929	6,666	7,666	8,266	20,516	23,766	46,268	19,418	17,266	15,268	13,768	6,766	6,766	(192,600)	5,250

Siasconset
Budget 2026

Maintenance - Page 6

	Actuals	Budget	Projected	Budget vs														Budget
	2024	2025	Actuals	Projected Actuals														Variance
			2025	2025	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2026 Budget	2025 vs 2026
Operating Expenses																		
9679-07 Clubhouse Repair & Maintenance	1,607	1,600	1,760	160					200	500	500	450	200	100			1,950	350
9687-07 Clubhouse Electrical R&M	0	1,500	2,022	522					300	300	300	300	300	300			1,800	300
9692-07 Clubhouse Plumbing R&M	0	750	435	(315)					150	150	150	150	150				750	0
9696-07 Alarm System/Activity	(240)	275	129	(146)					150								150	(125)
9699-07 Miscellaneous	1,689	0	240	240													0	0
Total Operating Expenses	3,056	4,125	4,586	461	0	0	0	0	800	950	950	900	650	400	0	0	4,650	525
Income/(Loss) from Operations	3,056	(4,125)	(4,586)	(461)	0	0	0	0	800	950	950	900	650	400	0	0	4,650	525

		Actuals	Budget	Projected	Budget vs													Budget	Budget
		2024	2025	Actuals	Projected Actuals	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2026	Variance
				2025	2025														2025 vs 2026
Revenue																			
3230-01	Other Income	0	0	0	0													0	0
3310-01	Interest Income	2,045	360	14,130	13,770	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	11,640
Total Revenue		2,045	360	14,130	13,770	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	11,640
Payroll Expense																			
5010-01	Controller	9,808	10,000	10,000		1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	
5915-01	General Manager	0	10,000	10,000		4,000	4,000	4,000	4,000	3,500	3,000	2,500	0	0	0	0	0	25,000	
5931-01	Management Payment	29,369	40,000	40,000	0	2,500	2,500	2,500	12,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	40,000	0
Total Payroll		39,177	60,000	60,000	0	7,750	7,750	7,750	17,750	7,250	6,750	6,250	3,750	3,750	3,750	3,750	3,750	80,000	0
Operating Expenses																			
5110-01	Office Supplies	816	1,400	119	(1,281)				400	200	200	200	400					1,400	0
5114-01	Bank and Finance Charge	186	0	0	0													0	0
5115-01	Credit Card Merchant Services	31,354	31,050	34,807	3,757					4,400	7,800	8,800	7,500	4,500	1,800			34,800	3,750
5160-01	Dues and Subscriptions		0	0	0													0	0
5170-01	Travel and Education	0	0	1,243	1,243													0	
5175-01	POS Support/Computer Support	6,410	2,450	6,212	3,762				500	500	475	475	500					2,450	0
5190-01	Legal Fees		1,500	0	(1,500)			1,500										1,500	0
5200-01	Professional Accounting	10,250	11,500	10,800	(700)				4,500			6,500						11,000	(500)
5205-01	Payroll Service	2,180	3,500	2,355	(1,145)				300	350	500	500	500	350	300			2,800	(700)
5230-01	Trash Removal	1,072	1,550	1,391	(159)				100	250	250	300	300	250	100			1,550	0
5270-01	License & Fees	3,173	3,250	2,650	(600)		2,750				500							3,250	0
5410-01	Electricity	2,594	8,750	1,823	(6,927)	1,300	1,300	1,000	1,000	500	400	350	400	250	500	750	1,000	8,750	0
5430-01	Telephone	177	0	0	0														
5440-01	Water	735	600	433	(167)					100	100	100	100	100	100			600	0
5450-01	Cable TV & Internet	2,215	3,000	2,781	(219)					500	500	500	500	500	500			3,000	0
5520-01	Insurance - Property/Liability	27,173	13,138	37,227	24,089						37,227							37,227	24,089
5530-01	Insurance - Workers Comp	0	0	0	0													0	0
5700-01	Depreciation	131,337	56,233	150,641	94,408						150,641							150,641	94,408
5701-01	Amortization	251	0	251	251													0	0
5940-01	Retirement Plan	0	0	0	0													0	0
5950-01	Payroll Taxes - Mgmt. & Empl. Exp.	5,505	19,033	28,120	9,087					2,500	7,500	7,500	7,500	5,000	500			30,500	11,467
5968-01	Member Relations	0	0	4,403	4,403														
8070-01	Clubhouse cleaning	11,248	8,250	7,237	(1,013)				1,250	1,250	1,500	1,500	1,500	1,250				8,250	0
9710-01	Interest Expense	0	0	0	0													0	0
Total Operating Expenses		236,676	165,204	292,493	127,289	1,300	4,050	2,500	8,050	10,550	207,593	26,725	19,200	12,200	3,800	750	1,000	297,718	132,514
Income/(Loss) from Operations		(273,808)	(224,844)	(338,363)	(113,519)	(8,050)	(10,800)	(9,250)	(24,800)	(16,800)	(213,343)	(31,975)	(21,950)	(14,950)	(6,550)	(3,500)	(3,750)	(365,718)	(120,874)

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Summary - Page 1

	Actuals 2024	Budget 2025	Projected Actuals 2025	Budget vs Projected Actuals 2025	Budget 2026	Variance 2026 Budget vs 2025 Actuals
Rounds	31,284	33,500	30,371	(3,129)	30,439	68
Covers	47,821	50,479	50,187	(292)	49,920	(267)
Revenue						
Golf Shop Revenue	4,537,353	5,030,809	5,032,975	2,166	5,196,296	163,321
Food & Beverage	1,869,932	1,917,500	1,928,272	10,772	1,932,150	3,878
Initiation Fees	0	0	0	0	0	0
Membership Dues	1,462,638	1,424,290	1,459,849	35,559	1,500,335	40,486
Member Finance Charges	2,341	0	1,789	1,789	0	(1,789)
Miscellaneous	198,596	198,596	596,727	398,131	222,492	(374,235)
Total Revenue	8,070,860	8,571,195	9,019,612	448,417	8,851,273	(168,339)
Cost of Goods						
Golf Shop	436,834	460,000	580,800	120,800	576,830	(3,970)
Food & Beverage	632,728	656,015	647,850	(8,165)	636,365	(11,485)
Total Cost of Goods	1,069,562	1,116,015	1,228,650	112,635	1,213,195	(15,455)
Gross Profit	7,001,298	7,455,180	7,790,962	335,782	7,638,078	(152,884)
Payroll Expense						
Golf Shop	647,766	701,396	630,646	(70,750)	642,192	11,546
Food & Beverage	867,968	953,500	888,711	(64,789)	925,800	37,089
General & Administrative	628,637	651,000	651,000	0	687,510	36,510
Grounds	1,042,833	1,093,380	1,077,057	(16,323)	1,092,588	15,531
Total Payroll	3,187,204	3,399,276	3,247,414	(151,862)	3,348,090	100,676
Operating Expenses						
Golf Shop	88,066	204,392	233,485	29,093	237,144	3,659
Food & Beverage	70,218	81,525	74,984	(6,541)	84,025	9,041
Membership	0	4,500	2,000	(2,500)	3,000	1,000
Maintenance	100,103	113,796	106,099	(7,697)	204,992	98,893
General & Administrative	3,086,001	2,613,100	2,811,596	198,496	2,859,714	48,118
Grounds	481,232	544,528	532,335	(12,193)	554,476	22,141
Total Operating Expenses	3,825,620	3,561,841	3,760,499	198,658	3,943,351	182,852
Total Expenses	7,012,824	6,961,117	7,007,913	46,796	7,291,441	283,528
Income/(Loss) from Operations	(11,526)	494,063	783,050	288,987	346,637	(436,412)
Net Income / (Loss)	(11,526)	494,063	783,050	288,987	346,637	(436,412)
Depreciation - add back	540,000	472,804	659,789	186,985	659,789	186,985
Clubhouse Payment	(231,177)	(231,177)	(231,177)	0	(231,177)	0
Cash Flow	297,297	735,690	1,211,662	475,972	775,249	(436,412)

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Departmental Summary - Page 2

	Actuals 2024	Budget 2025	Projected Actuals 2025	Budget vs Projected Actuals 2025	Budget 2026	Variance 2026 Budget vs 2025 Actuals
Rounds	31,284	33,500	30,371	(3,129)	30,439	68
Covers	47,821	50,479	50,187	(292)	49,920	(267)
Golf Shop						
Revenue	4,537,353	5,030,809	5,032,975	2,166	5,196,296	163,321
Cost of Goods	436,834	460,000	580,800	120,800	576,830	(3,970)
Payroll Expense	647,766	701,396	630,646	(70,750)	642,192	11,546
Operating Expense	88,066	204,392	233,485	29,093	237,144	3,659
Net Profit / Loss	3,364,687	3,665,021	3,588,044	(76,977)	3,740,130	152,086
Food & Beverage						
Revenue	1,869,932	1,917,500	1,928,272	10,772	1,932,150	3,878
Cost of Goods	632,728	656,015	647,850	(8,165)	636,365	(11,485)
Payroll Expense	867,968	953,500	888,711	(64,789)	925,800	37,089
Operating Expense	70,218	81,525	74,984	(6,541)	84,025	9,041
Net Profit / Loss	299,018	226,460	316,727	90,267	285,960	(30,767)
Membership						
Initiation Fees	0	0	0	0	0	0
Dues	1,462,638	1,424,290	1,459,849	35,559	1,500,335	40,486
Member Finance Charges	2,341	0	1,789	1,789	0	(1,789)
Operating Expense	0	4,500	2,000	(2,500)	3,000	1,000
Net Profit / Loss	1,464,979	1,419,790	1,459,638	39,848	1,497,335	37,697
Grounds						
Payroll Expense	1,042,833	1,093,380	1,077,057	(16,323)	1,092,588	15,531
Operating Expense	481,232	544,528	532,335	(12,193)	554,476	22,141
Net Profit / Loss	(1,524,065)	(1,637,908)	(1,609,392)	28,516	(1,647,064)	(37,672)
Maintenance						
Operating Expense	100,103	113,796	106,099	(7,697)	(204,992)	
Net Profit / Loss	(100,103)	(113,796)	(106,099)	7,697	(204,992)	(98,893)
General & Administrative						
Revenue	198,596	198,596	596,727	398,131	213,200	(383,527)
Payroll Expense	628,637	651,000	651,000	0	687,510	36,510
Operating Expense	3,086,001	2,613,100	2,811,596	198,496	2,859,714	48,118
Net Profit / Loss	(3,516,042)	(3,065,504)	(2,865,869)	199,635	(3,334,024)	(468,155)
Income/(Loss) from Operations	(11,526)	494,063	783,050	288,987	337,345	(445,704)
Depreciation - add back	540,000	472,804	659,789		659,789	186,985
Clubhouse Payment	(231,177)	(231,177)	231,177	231,177	(231,177)	
Cash Flow	297,297	735,690	1,211,662	475,972	765,957	(445,704)

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Golf Shop - Page 3

		Projected		Budget vs														Variance			
		Actuals	Budget	Actuals	Projected Actuals															Budget	2026 Budget vs
		2024	2025	2025	2025	January	February	March	April	May	June	July	August	September	October	November	December	2026	2025 Actuals		
Rounds		31,284	33,500	30,371	(3,129)	260	420	1,016	1,805	2,400	3,800	6,450	6,500	2,843	2,345	1,950	650	30,439	68		
Revenue																					
3020-04	Play Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3025-04	Winter Membership	160,575	177,400	158,025	(19,375)	4,500	900	900	0	0	0	0	0	0	111,000	37,000	1,850	156,150	(1,875)		
3030-04	Resident Discount Cards	95,200	119,375	121,025	1,650	0	0	0	0	33,600	63,600	40,650	9,000	0	0	0	0	146,850	25,825		
3040-04	Handicap (Non-Members)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3110-04	Greens Fees	2,498,854	2,893,800	2,808,083	(85,717)	600	1,000	34,000	45,000	210,000	464,000	768,000	735,000	380,000	210,000	40,000	4,400	2,892,000	83,917		
3130-04	Cart Fees	400,587	450,200	423,854	(26,346)	1,200	370	2,600	16,500	36,000	76,000	103,000	102,000	45,000	43,000	13,000	3,300	441,970	18,116		
3140-04	Golf Club Repair	1,214	1,450	1,274	(176)	50	50	50	50	100	350	200	200	200	100	50	50	1,450	176		
3160-04	Range Ball Sales	181,970	184,500	187,509	3,009	500	1,000	2,000	6,000	15,000	29,500	57,500	51,500	17,250	12,000	1,500	500	194,250	6,741		
3170-04	Club Rental Sets	84,846	88,800	108,193	26,717	0	0	0	1,000	9,000	17,500	30,000	31,000	12,500	7,800	0	0	108,800	607		
3180-04	Walking Trolley Rental	19,719	19,684	20,928	20,282	0	0	0	550	1,650	3,564	5,170	7,106	2,420	1,122	44	0	21,626	698		
3190-04	Club/Cart Storage	36,376	35,000	29,976	(5,024)	0	0	0	0	20,000	15,000	0	0	0	0	0	0	35,000	5,024		
3200-04	Lessons	162,985	163,800	139,118	(24,682)	0	0	0	0	2,000	19,000	62,000	60,000	18,000	0	0	0	161,000	21,882		
3205-04	Golf Clinics	1,560	9,400	10,020	620	0	0	0	0	0	0	0	4,500	1,600	4,300	0	0	10,400	380		
3210-04	Tournaments	73,555	80,500	91,670	11,170	0	0	0	0	5,000	6,000	13,000	5,500	60,000	6,000	0	0	95,500	3,830		
3230-04	Other Income/simulator	57,624	32,500	25,500	(7,000)	4,000	4,500	4,500	4,500	0	0	0	0	0	0	2,500	5,500	25,500	0		
3400-04	Golf Shop Sales	742,318	756,000	891,780	135,780	2,000	3,000	8,000	30,000	78,000	145,000	215,000	219,000	82,000	73,000	20,000	15,000	890,000	(1,780)		
3402-04	Over/Under	88	0	(21)	(21)	0	0	0	0	0	0	0	0	0	0	0	0	0	21		
3120-04	Tee Time No Show Charge	1,050	400	1,365	965	0	0	0	0	0	100	200	200	200	100	0	0	800	400		
3215-04	League Income	18,832	18,000	14,676	(3,324)	0	0	0	0	0	5,000	5,000	5,000	0	0	0	0	15,000	324		
Total Revenue		4,537,353	5,030,809	5,032,975	2,166	12,850	10,820	52,050	103,600	410,350	844,614	1,299,720	1,230,006	619,170	468,422	114,094	30,600	5,196,296	164,286		
Cost of Goods																					
4000-04	Golf Shop	425,864	451,600	571,358	119,758	1,250	2,250	5,120	19,000	49,950	92,800	137,600	140,160	52,480	46,720	12,000	8,000	567,330	(4,028)		
4100-04	Golf Shop Discount	(17)	0	(14)	(14)	0	0	0	0	0	0	0	0	0	0	0	0	0	14		
4967-04	Member 10% Shop Discounts	10,987	8,400	9,456	1,056	100	200	300	400	1,000	1,000	1,200	1,200	1,800	1,100	600	600	9,500	44		
Total Cost of Goods		436,834	460,000	580,800	120,800	1,350	2,450	5,420	19,400	50,950	93,800	138,800	141,360	54,280	47,820	12,600	8,600	576,830	(3,970)		
Gross Profit		4,100,519	4,570,809	4,452,175	(118,634)	11,500	8,370	46,630	84,200	359,400	750,814	1,160,920	1,088,646	564,890	420,602	101,494	22,000	4,619,466	168,256		
Payroll Expense																					
7010-04	Golf Lessons	120,278	120,960	102,540	(18,420)	0	0	500	2,000	2,500	15,000	36,000	32,000	13,000	1,960	0	0	102,960	420		
7011-04	Gripping	1,212	1,700	1,062	(638)	0	0	0	0	0	200	200	400	200	100	0	0	1,100	38		
7020-04	Golf Clinic	2,331	9,400	11,798	2,398	0	0	0	0	0	1,500	5,000	4,000	400	0	0	0	10,900	(898)		
5930-04	Director of Golf Gross	139,722	144,200	144,200	0	12,418	12,416	12,416	12,418	12,416	12,416	12,416	12,418	12,416	12,416	12,418	12,416	149,000	4,800		
7021-04	Golf Professionals	86,928	91,236	88,587	(2,649)	5,422	5,422	5,422	5,422	9,950	9,950	9,950	9,950	9,950	9,950	5,422	5,422	92,232	3,645		
5932-04	Teaching Professionals	17,400	24,880	15,600	(9,280)	0	0	0	0	2,000	4,460	4,460	4,460	1,500	0	0	0	16,880	1,280		
7022-04	Golf Shop Manager	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7023-04	Outside Service Mgr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7030-04	Shop Clerks Gross	131,791	146,520	121,477	(25,043)	5,000	5,000	5,000	5,600	17,500	17,500	18,000	19,000	14,000	8,500	4,000	3,520	122,620	1,143		
7060-04	Outside Services Payroll	148,104	162,500	145,382	(17,118)	2,000	2,000	2,000	5,000	13,500	26,000	31,000	30,000	16,000	14,000	3,000	2,000	146,500	1,118		
7070-04	Commissions PR Equipment Sales Off	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total Payroll		647,766	701,396	630,646	(70,750)	24,840	24,838	25,338	30,440	57,866	87,026	117,026	112,228	67,466	46,926	24,840	23,358	642,192	11,546		
Operating Expenses																					
5110-04	Supplies	3,569	3,500	4,676	1,176	0	0	500	1,000	500	1,000	1,000	500	0	0	0	0	4,500	(176)		
5135-04	Advertising	1,500	1,500	1,500	0	0	1,500	0	0	0	0	0	0	0	0	0	0	1,500	0		
5160-04	Dues and Subscriptions	11,063	10,400	8,093	(2,307)	1,000	500	2,000	900	250	250	500	2,000	0	500	0	500	8,400	307		
5170-04	Travel and Education	1,529	5,500	6,061	561	5,000	1,000	0	0	0	0	0	0	500	500	0	0	7,000	939		

5203-04	Cell Phones	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5415-04	Electricity - Cart Barn	13,795	12,000	14,629	2,629	1,205	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	750	14,455	(174)	
7110-04	Club Car/Golf Car Lease	(42,199)	4,230	4,230	0	0	0	0	705	705	705	705	705	705	0	0	0	4,230	0
7115-04	Visage GPS	3,136	37,632	37,632	0	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	3,136	37,632	0	0
7130-04	Range Supplies	12,078	14,500	14,500	0	2,000	5,000	4,000	2,000	2,000	0	0	0	1,000	0	0	0	16,000	1,500
7140-04	Golf Cart Repairs & Maintenance	14,350	12,390	13,174	784	0	0	500	0	10,890	0	500	500	0	0	0	0	12,390	(784)
7150-04	Range Picker Repair & Maintenance	491	1,000	20	(980)	0	0	0	500	0	500	0	0	0	0	0	0	1,000	980
7160-04	Range Balls	13,088	12,300	17,138	4,838	0	0	3,300	0	4,000	0	5,000	0	4,000	0	0	0	16,300	(838)
7170-04	Tees, Markers, Etc.	10,820	11,000	12,115	1,115	0	0	1,000	2,000	2,000	2,000	2,500	2,500	500	0	0	0	12,500	385
7180-04	Score Cards	0	4,400	5,409	1,009	0	0	2,900	0	0	0	0	0	0	0	0	0	2,900	(2,509)
7190-04	Uniforms / Clothing Allowance	3,769	8,000	4,593	(3,407)	0	1,000	1,500	1,500	2,000	0	1,000	1,000	0	0	0	0	8,000	3,407
7200-04	Bag Tags	0	1,750	0	(1,750)	1,750	0	1,750	0	0	0	0	0	0	0	0	0	3,500	3,500
7205-04	Shipping (ups/fedex)	0	2,810	952	(1,858)	1,200	0	0	0	0	0	0	185	185	185	1,000	0	2,755	1,803
7210-04	Office/Shop Supplies	754	2,580	499	(2,081)	0	0	0	0	208	250	0	208	208	0	208	0	1,082	583
7230-04	Handicaps	(760)	1,500	3,865	2,365	0	0	500	0	0	500	0	0	0	500	0	0	1,500	(2,365)
7235-04	Golf Course Water Supplies	2,907	3,250	1,638	(1,612)	0	0	0	0	250	500	500	500	0	0	0	0	1,750	112
7250-04	Damaged Goods/Outdated Merchandise	0	500	26	(474)	0	0	0	0	0	0	0	0	0	0	0	500	500	474
7260-04	Rental Clubs	(8,761)	1,500	1,500	0	0	0	1,000	500	0	0	0	0	0	1,000	0	0	2,500	1,000
7265-04	Golf Clinic Equipment	192	500	0	(500)	0	0	0	0	300	200	0	0	0	0	0	0	500	500
7270-04	Golf Shop Small Equipment	117	2,000	0	(2,000)	0	0	0	500	0	500	0	500	0	0	0	0	1,500	1,500
7305-04	League Expenses	9,940	4,200	8,855	4,655	0	0	0	0	1,000	1,000	1,000	1,000	1,000	0	0	0	5,000	(3,855)
7310-04	Tournament Expenses	28,794	41,250	67,678	26,428	0	0	0	250	1,000	10,000	5,000	5,000	36,000	10,000	0	0	67,250	(428)
7315-04	Tournament Supplies	2,668	2,500	75	(2,425)	500		0	0	0	250	0	0	0	0	0	0	750	675
7320-04	Simulator Expense	5,226	5,200	4,627	(573)	1,400	4,850											6,250	1,623
Total Operating Expenses		88,066	204,392	233,485	29,093	15,791	13,386	22,836	13,241	28,989	20,791	21,341	18,484	48,484	17,071	5,594	4,886	237,144	3,659
Income/(Loss) from Operations		3,364,687	3,665,021	3,588,044	(76,977)	(29,131)	(29,854)	(1,544)	40,519	272,545	642,997	1,022,553	957,934	448,940	356,605	71,060	(6,244)	3,740,130	152,086

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Food & Beverage - Page 4

		Actuals	Budget	Projected	Budget vs														Variance
		2024	2025	Actuals	Projected	Actuals	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Budget	2026 Budget vs
				2025	2025	January												2026	2025 Actuals
	Covers	47,821	50,479	50,187	(292)	0	2,500	2,550	2,925	4,210	5,900	8,695	8,600	4,900	4,200	3,450	1,990	49,920	(267)
Revenue																			
3800-05	Food Sales	1,058,519	1,110,750	1,080,549	(30,201)	0	41,000	60,000	62,000	78,000	131,000	218,000	210,000	90,000	98,000	67,000	43,500	1,098,500	17,951
3900-05	Bar Sales	809,807	805,750	843,448	37,698	0	30,000	40,000	51,000	70,500	110,000	152,000	154,000	84,000	68,000	42,150	28,500	830,150	(13,298)
3990-05	Clubhouse Usage Fees (Rental)	1,617	1,000	4,325	3,325	0	0	500	500	1,000	0	0	0	500	1,000	0	0	3,500	(825)
3999-05	Over/Under	(11)	0	(50)	(50)													0	50
Total Revenue		1,869,932	1,917,500	1,928,272	10,772	0	71,000	100,500	113,500	149,500	241,000	370,000	364,000	174,500	167,000	109,150	72,000	1,932,150	3,878
Cost of Goods																			
4800-05	Food	442,699	440,250	456,602	16,352	0	18,450	26,600	25,420	32,000	53,710	89,380	86,100	37,000	40,180	28,000	17,835	454,675	(1,927)
4901-05	Beer	67,939	211,765	68,140	(143,625)	0	6,300	8,400	10,080	17,625	23,100	32,000	32,340	17,640	14,280	8,850	7,125	177,740	109,600
4902-05	Wine	42,425		41,697	41,697	0	0	0	0	0	0	0	0	0	0	0	0	0	(41,697)
4903-05	Bar Paper/Supply Cost	1,715		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4904-05	Non- Alcoholic Beverage	20,244		22,877	22,877	0	0	0	0	0	0	0	0	0	0	0	0	0	(22,877)
4905-05	Bar Snacks	812		2,765	2,765	0	0	0	0	0	0	0	0	0	0	0	0	0	(2,765)
4906-05	Liquor	56,894		55,769	55,769	0	0	0	0	0	0	0	0	0	0	0	0	0	(55,769)
4966-05	Member Food 10% Discount	0	4,000	0	(4,000)	0	100	150	400	500	500	550	750	750	100	100	50	3,950	3,950
Total Cost of Goods		632,728	656,015	647,850	(8,165)	0	24,850	35,150	35,900	50,125	77,310	121,930	119,190	55,390	54,560	36,950	25,010	636,365	(11,485)
Gross Profit		1,237,204	1,261,485	1,280,422	18,937	0	46,150	65,350	77,600	99,375	163,690	248,070	244,810	119,110	112,440	72,200	46,990	1,295,785	15,363
Payroll Expense																			
8010-05	Food & Beverage Manager	83,580	88,000	88,000	0	8,066	8,068	8,066	8,066	8,068	8,066	8,066	8,068	8,066	8,068	8,066	8,066	96,800	8,800
8015-05	Restaurant Manager	56,707	52,000	54,732	2,732	2,600	3,600	5,000	5,000	5,000	5,000	5,000	5,000	3,200	5,000	5,000	2,600	52,000	(2,732)
8020-05	Chef Gross	126,914	135,000	135,000	0	11,666	11,666	11,668	11,666	11,668	11,666	11,666	11,666	11,668	11,666	11,666	11,668	140,000	5,000
8030-05	Payroll Bar/Wait Staff	212,054	229,000	230,873	1,873	0	8,000	11,500	10,000	18,000	30,000	40,000	40,000	25,000	18,000	15,500	8,500	224,500	FALSE
8040-05	Cook Gross	78,429	80,400	21,000	(59,400)	0	3,636	3,636	3,636	3,638	3,636	3,636	3,636	3,636	3,638	3,636	3,636	40,000	19,000
8045-05	Sous Chef	0	60,300	0	(60,300)	0	0	0	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	60,300	60,300
8050-05	Kitchen Staff/Dishwashers Gross	211,159	208,800	254,495	45,695	0	15,000	16,000	17,000	22,000	27,000	32,000	31,000	24,000	13,000	12,800	6,400	216,200	(38,295)
8070-05	Clubhouse Cleaning Labor	99,125	100,000	104,611	4,611	0	6,000	6,000	8,000	10,000	10,000	10,000	10,000	10,000	9,000	9,000	8,000	96,000	(8,611)
Total Payroll		867,968	953,500	888,711	(64,789)	22,332	55,970	61,870	70,068	85,074	102,068	117,068	116,070	92,270	75,072	72,368	55,570	925,800	43,462
Operating Expenses																			
5110-05	Supplies	308	0	879	879													0	(879)
5135-05	Advertising	0	0	0	0													0	0
5160-05	Dues and Subscriptions	8,818	8,455	8,455	0	3,650	365	265	265	365	1,300	365	500	500	500	265	265	8,605	150
5170-05	Travel and Education	2,400	7,000	6,671	(329)	500	1,000	1,000	1,000	1,000	1,000	1,000	500	0	0	0	0	7,000	329
7190-05	Uniforms / Clothing Allowance	9,203	10,000	10,000	0	0	1,000	2,000	2,000	2,000	2,000	1,000	0	0	0	0	0	10,000	0
8110-05	Clubhouse Floor Supplies	22,888	22,750	20,176	(2,574)	500	750	1,500	2,000	2,000	2,500	2,500	2,500	2,500	2,500	2,000	1,500	22,750	2,574
8115-05	China, Glass & Silver	750	2,500	351	(2,149)	0	500	500	500	500	500	500	500	500	500			2,500	2,149
8120-05	Kitchen Cleaning & Dishwasher Supplies	1,764	3,900	1,390	(2,510)	0	300	0	300	300	1,500	300	150	300	150	150	0	3,450	2,060
8130-05	Kitchen Equipment Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8150-05	Kitchen Equipment Repair & Maint	1,076	2,000	1,294	(706)	0	500	0	500	0	500	0	500	0	0	0	0	2,000	706
8152-05	Bar Repair & Maintenance	203	600	0	(600)	0	0	200	0	200	0	200	0	0	0	0	0	600	600
8153-05	Bar Small Equipment	495	500	390	(110)	0	0	500	0	0	0	0	0	0	0	0	0	500	110
8154-05	Clubhouse Small Equipment	2,688	4,000	3,922	(78)	0	0	1,000	1,000	0	0	1,000	0	0	1,000	0	0	4,000	78
8155-05	Clubhouse Small Equipment	2,404	2,500	1,602	(898)	0	0	0	500	1,000	1,000	0	0	0	0	0	0	2,500	898
8164-05	Kitchen Laundry	1,501	1,150	710	(440)	50	50	100	100	100	100	150	150	150	100	50	50	1,150	440
8179-05	Kitchen Paper & Supplies	14,254	12,000	18,079	6,079	500	1,000	1,500	1,500	2,000	2,000	2,000	2,000	2,000	1,000	500	500	16,500	(1,579)
8180-05	Clubhouse Cleaning & Supplies	1,112	3,450	648	(2,802)	0	0	0	0	100	500	400	400	100	0	250	0	1,750	1,102

8181-05	Flowers/Decorations	354	720	417	(303)	0	0	0	120	120	120	120	120	120	0	0	0	720	303
8182-05	Clubhouse Repair & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses		70,218	81,525	74,984	(6,541)	5,200	5,465	8,565	9,785	9,185	13,020	9,035	7,320	5,670	5,250	3,215	2,315	84,025	9,041
Income/(Loss) from Operations		299,018	226,460	316,727	90,267	(27,532)	(15,285)	(5,085)	(2,253)	5,116	48,602	121,967	121,420	21,170	32,118	(3,383)	(10,895)	285,960	(30,767)

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Membership - Page 5

Membership - Page 5			Initiation			Initiation			Initiation								
	Members	Members	Members	Fee	Fee	Fee	Percentage	Dues	Dues	Dues	Percentage						
	(Current)	(New)	(Net Total)	(Current)	(New)	(Net Chg)	(Increase)	(Current)	(New)	(Increase)	(Increase)	Total					
Dues Breakdown																	
Single Charter	2	0	2					800	800	0	0%	1,600					
Family Charter	1	0	1					1500	1500	0	0%	1,500					
Single Legacy	47	0	44					2355	2545	190	8%	111,980					
Family Legacy	24	0	22					4270	4615	345	8%	101,530					
Singular Regular	194	0	191					3865	4055	190	5%	774,505					
Family Regular	71	0	69					7035	7380	345	5%	509,220					
Life	3	0	3									1,500,335					
Totals	342		332														
			Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	2026 Budget	2025 Budget	Variance
Revenue																	
Initiation Fees															0	0	0
Member Dues															1,500,335	1,424,290	76,045
Member Finance Charges															0	0	0
Total Revenue				0	0	0	0	0	0	0	0	0	0	0	1,500,335	1,424,290	76,045
Operating Expenses																	
Capital Fund from Init. Fees				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Member Relations				0	0	0	0	0	3,000	0	0	0	0	0	3,000	4,500	(1,500)
Total Operating Expenses				0	0	0	0	0	3,000	0	0	0	0	0	3,000	4,500	(1,500)
Income/(Loss) from Operations				0	0	0	0	0	(3,000)	0	0	0	0	0	1,497,335	1,419,790	77,545

	Actuals 2024	Budget 2025	Projected Actuals 2025	Budget vs Projected Actuals 2025													Budget 2026	Variance 2026 Budget vs 2025 Actuals
					January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec		
Payroll Expense	0																	
5920-02 Golf Course Superintendent Gross	150,948	155,000	155,000	0	13,333	13,333	13,333	13,333	13,336	13,333	13,333	13,333	13,334	13,333	13,333	13,333	160,000	5,000
6010-02 Assistant Superintendent	96,113	98,388	98,388	0	8,449	8,449	8,449	8,449	8,449	8,449	8,449	8,449	8,449	8,449	8,449	8,449	101,388	3,000
6015-02 Asst. Superintendent #2	71,952	82,992	82,992	0	7,118	7,118	7,118	7,118	7,118	7,118	7,118	7,118	7,118	7,118	7,118	7,118	85,416	2,424
6020-02 Mechanic Gross	80,049	93,000	93,000	0	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	95,784	2,784
6050-02 Hourly Labor Gross	73,477	97,000	80,677	(16,323)	2,500	3,500	4,500	6,500	9,000	10,000	10,000	10,000	10,000	9,000	5,500	2,500	83,000	2,323
6060-02 Seasonal Labor	570,294	567,000	567,000	0	8,000	8,000	18,000	55,000	75,000	80,000	85,000	85,000	80,000	55,000	10,000	8,000	567,000	0
Total Payroll	1,042,833	1,093,380	1,077,057	(16,323)	47,382	48,382	59,382	98,382	120,885	126,882	131,882	131,882	126,883	100,882	52,382	47,382	1,092,588	15,531
Operating Expenses																		
5170 Travel and Education				0													0	0
5430 Telephone				0													0	0
5440 Water	1,030	1,340	1,091	(249)	50	50	50	50	150	150	150	200	120	120	50	50	1,190	99
5445 Water - Dorm	651	1,350	841	(509)	50	50	50	50	50	100	100	100	100	100	50	50	850	9
5450 Cable TV & Internet	118	0	0	0													0	0
5702 Amort Exp - Right of Use Asset		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6110 Golf Course Supplies	10,578	12,000	15,253	3,253	2,500	3,500	4,500	1,500	1,000	0	0	0	0	1,000	0	0	14,000	(1,253)
6120 Fertilizer	17,197	20,000	26,633	6,633	0	0	6,000	1,000	6,000	6,000	6,000	0	0	0	0	0	25,000	(1,633)
6130 Chemicals/Weed Control	87,324	82,000	79,109	(2,891)	0	0	28,000	28,500	26,500	0	0	0	0	0	0	0	83,000	3,891
6135 Surfactants	20,131	22,000	25,084	3,084	0	0	11,000	11,000	3,000	0	0	0	0	0	0	0	25,000	(84)
6140 Tools	12,012	10,000	9,546	(454)	2,500	2,500	0	0	0	2,500	2,500	0	0	0	0	0	10,000	454
6150 Shop Supplies	12,190	12,000	8,532	(3,468)	2,000	2,000	0	0	2,000	0	1,000	0	0	1,500	0	0	8,500	(32)
6160 Electric - Pump House & Irrigation	13,867	15,800	17,212	1,412	900	900	900	1,150	1,200	2,000	3,000	2,000	2,000	900	150	900	16,000	(1,212)
6170 Electric - Maintenance Building	6,236	8,600	5,820	(2,780)	500	600	600	600	600	600	500	500	500	500	500	500	6,500	680
6175 Electric - Dorm	12,520	10,000	17,224	7,224	1,000	1,500	1,500	2,000	2,000	2,000	2,000	2,000	2,000	500	500	500	17,500	276
6180 Liquid Propane - Maintenance Bldg	10,934	10,250	8,242	(2,008)	1,500	1,500	3,000	1,000	500	500	250	250	500	250	500	500	10,250	2,008
6185 Liquid Propane - Dorm	1,505	1,600	0	(1,600)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6190 Cell Phones	3,248	2,640	3,958	1,318	333	333	333	333	333	333	333	333	333	333	333	333	3,996	38
6200 Raw Materials & Topdressing	64,181	58,000	52,508	(5,492)	0	0	10,000	10,000	0	6,000	0	7,000	5,000	18,000	0	0	56,000	3,492
6201 Seed	1,938	4,000	551	(3,449)	0	0	0	0	1,500	1,000	0	0	1,500	0	0	0	4,000	3,449
6210 Gas oil & diesel	37,072	34,500	33,340	(1,160)	500	500	1,000	2,000	4,000	5,000	5,000	4,500	5,000	4,000	2,000	1,000	34,500	1,160
6220 Debris Disposal Removal	1,497	2,000	2,485	485	500	500	500	0	0	0	0	0	0	0	500	0	2,000	(485)
6230 Golf Course Repairs & Maintenance	0	8,750	302	(8,448)	0	0	0	2,500	1,250	0	0	0	2,500	2,500	0	0	8,750	8,448
6240 Equipment - Repairs & Maintenance	41,570	41,000	45,123	4,123	5,000	5,000	5,000	2,000	4,000	4,000	3,000	3,000	5,000	4,000	2,500	2,500	45,000	(123)
6250 Irrigation - Repair & Maintenance	24,550	17,500	21,899	4,399	0	0	0	5,000	5,000	5,000	2,500	5,000	0	0	0	0	22,500	601
6260 Roads / Fences - Repair & Maint.	5,320	6,000	2,501	(3,499)	0	0	0	0	0	0	0	0	0	3,000	0	0	3,000	499
6270 Contract Services	9,833	12,000	14,500	2,500	0	0	0	10,000	0	0	0	0	1,000	1,000	0	0	12,000	(2,500)
6275 Cleaning Services - Dorm	13,920	15,000	2,591	(12,409)	0	250	250	250	250	250	250	250	250	250	250	250	2,750	159
6280 Small Equipment Rental	0	1,500	0	(1,500)	0	0	0	750	0	0	0	0	750	0	0	0	1,500	1,500
6281 Leases (Utility Vehicles)	(6,821)	62,598	62,598	0	0	0	0	10,433	10,433	10,433	10,433	10,433	10,433	0	0	0	62,598	0
6290 Consultants	13,166	6,500	10,331	3,831	0	0	0	2,500	2,500	0	1,500	2,500	2,500	0	0	0	11,500	1,169
6300 Office Supplies	2,460	2,000	1,493	(507)	500	500	500	0	0	0	0	0	250	250	0	0	2,000	507
6310 Internet	1,337	3,000	877	(2,123)	75	75	75	75	75	75	75	75	75	75	75	75	900	23
6315 Internet - Dorm	4,358	3,600	4,303	703	366	366	366	366	366	366	366	366	366	366	366	366	4,392	89
6320 Telephone	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6330 Education & Travel	3,533	9,000	5,864	(3,136)	3,000	2,500	0	0	0	0	0	0	1,000	0	0	0	6,500	636
6340 Dues & Subscriptions	5,694	4,100	4,772	672	100	300	0	0	1,200	1,200	0	0	600	1,000	0	0	4,400	(372)
6350 Uniforms	10,419	10,000	10,451	451	0	5,000	2,500	0	0	0	500	0	2,500	0	0	0	10,500	49
6360 Storage Container Rental	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6370 Employee Relations	0	900	139	(761)	0	0	0	0	0	300	300	300	0	0	0	0	900	761
6380 Groundwater Monitoring		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6390 Freight	30,831	26,000	26,000	0	0	0	3,000	2,000	2,000	5,000	2,000	2,000	5,000	5,000	0	0	26,000	0
6400 Clubhouse Grounds	6,833	7,000	11,162	4,162	0	0	3,000	3,000	3,000	1,000	0	0	1,000	0	0	0	11,000	(162)
Total Operating Expenses	481,232	544,528	532,335	(12,193)	21,374	27,924	82,124	98,057	78,907	53,807	41,757	40,807	50,277	44,644	7,774	7,024	554,476	22,141
Income/(Loss) from Operations	(1,524,065)	(1,637,908)	(1,609,392)	28,516	68,756	76,306	141,506	196,439	199,792	180,689	173,639	172,689	177,160	145,526	60,156	54,406	1,647,064	37,672

			Projected	Budget vs															Variance
	Actuals	Budget	Actuals	Projected Actuals														Budget	2026 Budget vs
	2024	2025	2025	2025	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2026	2025 Actuals	
Operating Expenses																			
9679-07	Clubhouse Repair & Maintenance	49,941	48,826	50,326	1,500	15,000	4,166	4,166	4,166	4,166	3,166	3,166	3,166	3,166	3,166	3,166	53,826	3,500	
9680-07	Dorm R&M	4,545	4,000	2,053	(1,947)	1,500	1,500	500	1,000	500	500	500	500	0			7,000	4,947	
9682-07	Golf Course Building Repair & Maint	11,070	13,750	12,024	(1,726)	0	750	1,250	1,250	5,000	750	750	750	1,250	1,250	750	13,750	1,726	
9683-07	Golf Course Building HVAC R&M	0	1,250	0	(1,250)	500	0	0	0	0	0	250	500	0	0	0	1,250	1,250	
9684-07	Clubhouse HVAC R&M	738	5,000	6,096	1,096	0	0	0	2,500	2,500	0	0	0	0	0	0	5,000	(1,096)	
9687-07	Clubhouse Electrical R&M	292	6,000	4,240	(1,760)	500	500	500	500	500	500	500	500	500	500	500	6,000	1,760	
9690-07	Golf Course Building Electrical R&M	8,052	6,680	6,621	(59)	210	210	210	210	2,000	210	2,500	210	250	250	210	6,680	59	
9692-07	Clubhouse Plumbing R&M	7,948	7,744	4,559	(3,185)	500	1,000	416	416	416	416	416	2,500	416	416	416	7,744	3,185	
9693-07	Oakson Septic System	0	1,000	0	(1,000)				500				500				1,000	1,000	
9695-07	Golf Course Building Plumbing R&M	1,279	3,996	3,483	(513)	333	333	333	333	333	333	333	333	333	333	333	3,996	513	
9696-07	Alarm System/Activity	7,428	8,100	7,390	(710)	675	675	675	675	675	675	675	675	675	675	675	8,100	710	
9697-07	Refrigeration	8,810	7,450	9,307	1,857	600	600	850	600	600	600	600	600	600	600	600	7,450	(1,857)	
9699-07	Operations Manager		0		0	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	6,933	83,196	83,196	
Total Operating Expenses		100,103	113,796	106,099	(7,697)	26,751	16,667	15,833	19,083	23,623	14,083	16,623	14,583	17,207	14,123	13,583	12,833	204,992	98,893
Income/(Loss) from Operations		(100,103)	(113,796)	(106,099)	7,697	(26,751)	(16,667)	(15,833)	(19,083)	(23,623)	(14,083)	(16,623)	(14,583)	(17,207)	(14,123)	(13,583)	#####	(204,992)	(98,893)

Miacomet
Budget 2026
General & Administrative - Page 8

		Actuals	Budget	Projected	Budget vs												Budget	Variance	
		2024	2025	Actuals	Projected	Actuals	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2026	2025 Budget vs
Rounds		2024	2025	2025	2025	January	February	March	April	May	June	July	August	Sept	Oct	Nov	Dec	2026	2024 Actuals
Revenue																			
3352-01	Proceeds - Insurance Claims	0	0	0	0														
3310-01	Interest Income	12,616	24,996	69,932	44,936	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	4,166	49,992	(19,940)
3320-01	House Rental Income	121,028	120,000	121,339	1,339	6,000	6,000	6,500	9,000	12,000	14,000	14,000	14,000	14,000	14,000	8,000	7,000	124,500	3,161
3326-01	Dorm Rental Income	16,200	53,600	23,000	(30,600)	600	600	3,000	4,200	6,000	6,000	6,000	6,000	6,000	6,000	3,000	600	48,000	25,000
3350-01	Gain/Loss on Disposal	0	0	0	0													0	0
3501-01	ERC Income	0	0	382,456	382,456													0	(382,456)
Total Revenue		149,844	198,596	596,727	398,131	6,600	10,766	13,666	17,366	22,166	24,166	24,166	24,166	24,166	24,166	15,166	11,766	222,492	(374,235)
Payroll Expense																			
5010-01	Controller	112,739	117,000	117,000	0	10,042	10,042	10,045	10,042	10,042	10,042	10,045	10,042	10,042	10,042	10,042	10,042	120,510	3,510
5910-01	Administrative Services	54,365	62,000	62,000	0	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	7,250	87,000	25,000
5915-01	General Manager	226,533	237,000	237,000	0	20,418	20,416	20,416	20,416	20,418	20,416	20,416	20,416	20,418	20,416	20,418	20,416	245,000	8,000
5931-01	Management Payment	235,000	235,000	235,000	0	19,583	19,583	19,583	19,583	19,583	19,583	19,583	19,584	19,584	19,584	19,584	19,583	235,000	0
Total Payroll		628,637	651,000	651,000	0	57,293	57,291	57,294	57,291	57,293	57,291	57,294	57,292	57,294	57,292	57,294	57,291	687,510	36,510
Operating Expenses																			
5050-01	Cleaning Admin. Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5085-01	Employee Shift Meals 100%	18,277	19,900	21,429	1,529	550	1,100	1,100	1,750	2,000	2,400	2,800	2,800	2,800	1,750	1,200	500	20,750	(679)
5110-01	Office Supplies	9,427	9,200	9,378	178	200	1,000	500	500	750	1,000	1,000	2,000	1,000	500	500	250	9,200	(178)
5114-01	Bank & Finance Charges	1,921	504	70	(434)	42	42	42	42	42	42	42	42	42	42	42	42	504	434
5115-01	Credit Card Merchant Services	179,309	162,250	197,690	35,440	2,000	4,000	4,000	7,200	12,500	28,250	48,000	44,000	20,000	13,000	6,000	3,500	192,450	(5,240)
5120-01	Office Equipment Leases	(267)	2,400	0	(2,400)	200	200	200	200	200	200	200	200	200	200	200	200	2,400	2,400
5125-01	Office Furniture	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5135-01	Advertising	550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5150-01	Postage & Shipping	1,613	1,600	2,264	664	200	200	200	100	100	100	100	100	100	100	100	200	1,600	(664)
5160-01	Dues and Subscriptions	5,439	4,400	2,925	(1,475)	400	200	200	200	200	1,300	700	800	100	100	100	100	4,400	1,475
5170-01	Travel and Education	28,613	26,992	32,520	5,528	3,666	3,666	2,166	2,166	2,666	2,670	2,166	2,166	2,670	2,666	666	666	28,000	(4,520)
5175-01	POS Support/Computer Support	95,905	94,456	86,321	(8,135)	4,788	6,788	35,788	4,788	6,788	4,788	4,788	6,788	4,788	4,788	4,788	4,788	94,456	8,135
5190-01	Legal Fees	0	4,500	4,500	0	0	3,500	0	0	0	0	0	0	0	10,000	0	0	13,500	9,000
5200-01	Professional Accounting	44,100	43,230	67,200	23,970	0	0	0	4,000	7,230	15,000	0	15,000	5,000	0	0	2,000	48,230	(18,970)
5203-01	Cell Phones	4,046	4,200	3,777	(423)	425	425	425	425	425	425	425	425	425	425	425	425	5,100	1,323
5205-01	Payroll Service	54,144	38,400	37,123	(1,277)	2,000	2,500	3,500	3,500	3,750	3,750	4,000	4,000	3,400	3,000	2,500	2,000	37,900	777
5230-01	Trash Removal	41,203	37,800	34,472	(3,328)	1,300	1,300	2,300	3,200	3,500	6,500	4,000	4,500	4,000	3,500	2,500	1,200	37,800	3,328
5240-01	Employee Relations	5,914	1,000	890	(110)	0	0	0	0	0	0	500	0	0	500	0	0	1,000	110
5260-01	Incentive Bonuses'	22,157	24,000	24,000	0	0	0	0	0	0	0	0	0	0	20,000	20,000	20,000	60,000	36,000
5270-01	License & Fees	4,704	8,600	5,814	(2,786)	0	500	1,000	0	0	0	600	0	0	1,000	3,500	0	6,600	786
5280-01	Miscellaneous	3,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5410-01	Electricity	45,554	45,700	54,025	8,325	4,200	4,500	4,500	4,500	4,500	5,500	4,000	4,000	4,500	5,000	4,500	5,000	54,700	675
5420-01	Liquid Propane	31,528	40,700	30,671	(10,029)	3,000	4,000	3,000	3,000	3,000	2,000	1,000	1,000	2,000	3,000	3,000	4,000	32,000	1,329
5430-01	Telephone	783	720	821	101	72	72	72	72	72	72	72	72	72	72	72	72	864	43
5435-01	Heating Fuel	0	0	0	0	0	0											0	0
5440-01	Water	6,169	5,000	5,204	204	300	300	400	500	600	600	600	400	400	300	300	300	5,000	(204)

5450-01	Cable TV & Internet	25,050	21,560	26,855	5,295	2,310	2,100	2,100	2,310	2,100	2,310	2,100	2,100	2,100	2,310	2,100	2,310	26,250	(605)
5460-01	Web Site	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5515-01	EPLI Insurance	27	5,500	0	(5,500)	0	0	5,500	0	0	0	0	0	0	0	0	0	5,500	5,500
5520-01	Insurance - Property/Liability/Cyber	180,435	221,192	198,371	(22,821)	0	0	45,736	0	0	43,436	0	0	93,145	4,317	0	43,558	230,192	31,821
5525-01	Professional Liability/ EPLI	7,604	5,500	6,849	1,349	0	0	0	6,849	0	0	0	0	0	0	0	0	6,849	0
5530-01	Insurance - Workers Comp	21,730	19,350	32,000	12,650	2,352	2,352	2,352	2,352	2,352	2,352	2,352	2,352	2,352	2,352	2,352	2,352	28,224	(3,776)
5540-01	Excise Tax/Truck Registration	1,763	1,520	1,356	(164)	1,900	0	0	0	0	0	0	0	0	120	0	0	2,020	664
5550-01	Insurance - Vehicles	1,928	2,800	2,774	(26)	3,300	0	0	0	0	0	0	0	0	0	0	0	3,300	526
5610-01	Land Management Payment (\$1/Round)	27,059	30,725	30,371	(354)	0	0	0	0	0	30,439	0	0	0	0	0	0	30,439	68
5700-01	Depreciation	884,720	472,804	659,789	186,985	0	0	0	0	0	659,789	0	0	0	0	0	0	659,789	0
5701-01	Amortization	529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5935-01	Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5940-01	Retirement Plan	28,095	27,000	33,550	6,550	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,000	2,000	2,000	29,400	(4,150)
5950-01	Payroll Taxes - Mgmnt. & Empl. Exp.	381,747	427,500	367,500	(60,000)	29,000	22,000	22,000	30,000	45,000	63,000	34,000	62,000	35,000	18,000	15,000	13,500	388,500	21,000
5951-01	Employee Housing Rent	343,600	322,000	322,000	0	24,000	25,000	36,000	36,000	36,000	25,000	32,000	24,000	24,000	31,500	21,000	21,000	335,500	13,500
5952-01	Employee Furnishings	1,364	5,000	2,336	(2,664)	1,000	2,000	2,000	0	0	0	0	0	0	0	0	0	5,000	2,664
5953-01	Employee Housing - Utilities	75,824	64,000	65,009	1,009	8,500	10,000	10,000	8,500	5,000	4,000	2,000	2,000	2,000	3,000	4,000	5,000	64,000	(1,009)
5954-01	Employee Housing R&M	33,969	12,200	16,922	4,722	10,000	200	200	200	200	200	200	200	200	200	200	200	12,200	(4,722)
5955-01	Employee Dorm Rent	97,400	60,000	60,000	0	0	0	0	5,000	10,000	10,000	10,000	10,000	10,000	5,000	0	0	60,000	0
5960-01	Health Insurance	323,147	330,237	296,013	(34,224)	28,000	25,000	21,237	26,500	24,000	25,000	27,000	20,000	35,000	26,000	24,500	25,500	307,737	11,724
5965-01	Manager Clothing Allowance	348	1,600	630	(970)	300	400	300	200	0	0	0	0	200	200	0	0	1,600	970
5969-01	Employee Severence Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5970-01	General Manager Comp Charges	305	1,060	468	(592)	0	0	100	100	100	120	120	120	100	100	0	0	860	392
5975-01	Food & Bev Manager Comp Charges	4,796	4,700	5,581	881	250	350	350	350	450	450	500	500	450	450	350	350	4,800	(781)
5990-01	Golf Course Manager Comp Charges	44	500	58	(442)	0	0	0	0	0	100	100	100	100	0	0	0	400	342
5995-01	Director of Golf Comp Charges	507	800	494	(306)	0	0	100	0	100	100	100	0	100	100	0	100	700	206
9710-01	Interest Expense	39,428	0	53,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(53,747)
9800-01	Penalties	185	0	7,829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(7,829)
9999-01	Suspense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses		3,086,001	2,613,100	2,811,596	198,496	136,855	126,295	209,968	157,104	176,225	943,493	188,065	214,265	258,844	165,592	121,895	161,113	2,859,714	48,118
Income/(Loss) from Operations		(3,564,794)	(3,065,504)	(2,865,869)	199,635	(187,548)	(172,820)	(253,596)	(197,029)	(211,352)	(976,618)	(221,193)	(247,391)	(291,972)	(198,718)	(164,023)	(206,638)	(3,324,732)	(458,863)
5700-01	Depreciation Expense	884,720	472,804	472,804	0	0	0	0	0	0	472,804	0	0	0	0	0	0	472,804	0
Income/(Loss) After Depreciation		(4,449,514)	(3,538,308)	(3,338,673)	199,635	(187,548)	(172,820)	(253,596)	(197,029)	(211,352)	(1,449,422)	(221,193)	(247,391)	(291,972)	(198,718)	(164,023)	(206,638)	(3,797,536)	(458,863)



2025 Tournament Schedule

Red = Member's Only / Blue = Open to Public / Green = Closed Sign Up

May

Saturday, May 17th Gary DaSilva Tournament
Sunday, May 18th Gary DaSilva Tournament
Tuesday, May 20th NEPGA New England Series Amateur Tour
Wednesday, May 21st- NEPGA New England Series Amateur Tour
Saturday, May 31st Men's Club Championship Qualifier

June

Sunday, June 1st Men's Club Championship Match Play
Tuesday, June 3rd NE Superintendents
Saturday June 7th & Sunday June 8th Men's Club Championship Week 2
Sunday, June 8th Nantucket Boys and Girls Club Outing
Thursday, June 12th NEPGA Spring Invitational
Saturday, June 21th – The Harvey Foundation Tournament
Monday, June 16th Barloopa

July

Monday, July 14th Miacomet Women's Invitational
Friday, July 25th – Sunday, July 27th Women's Club Championship

August

Wednesday, August 13th - Member Appreciation Party-No Golf

September

Tuesday, September 2nd Women's Member Guest
Thursday, September 4th Men's Member Guest Practice Round
Friday, Saturday, Sunday, September 5th-7th Men's Member Guest
Tuesday September 9th Ladies Interclub @NGC
Aeration September 8th-9th

October

Wednesday, October 1st - NEPGA Fall Invitational
Thursday, October 2nd – NEPGA Fall Invitational
Monday October 6th Nantucket Invitational
Saturday, Sunday, October 11th-12th Fall Classic
Sunday, October 19th - Nantucket Youth Hockey

**Siasconset Golf
Balance Sheet
October 2025**

Assets

	Current YTD	Prior YTD
CE Payments - Funds in Transit	\$27.00	\$0.00
Total CE Payments - Funds in Transit	\$27.00	\$0.00
SGC Savings Account	\$716,541.08	\$552,410.96
NGM - SGC Operating Account	\$350,264.64	\$446,175.59
Golf Shop Cash	\$500.00	\$500.00
Change Bank	\$500.00	\$500.00
CC Transactions Pro Shop	(\$681.56)	(\$625.56)
Management Contract escrow	\$4,000.08	\$4,000.08
Total Cash	\$1,071,124.24	\$1,002,961.07
Accounts Receivable-Miacomet Golf	(\$101,158.91)	(\$79,597.57)
Accounts Receivable	\$46.00	\$0.00
Total Accounts Receivable	(\$101,112.91)	(\$79,597.57)
Inventory - Non-Alcoholic	\$3,115.93	\$561.93
Inventory Golf Shop	\$29,978.83	\$22,901.46
Rental Club Inventory	\$0.00	\$22,400.00
Inventory Food	\$2,098.42	\$737.26
Inventory Bar	\$2,798.97	\$5,365.65
Inventory Pesticides	\$10,125.00	\$0.00
Inventory - Wine	\$540.98	\$1,009.40
Total Inventory	\$48,658.13	\$52,975.70
Prepaid Expenses- Administration	(\$564.95)	\$8,763.69
Total Prepaid Expenses	(\$564.95)	\$8,763.69
Total Current Assets	\$1,018,131.51	\$985,102.89
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	\$539,365.95	\$531,570.95
Accum Depreciation	(\$1,151,698.71)	(\$1,001,057.71)
Club House Renovations	\$174,600.00	\$174,600.00
Land Improvements	\$8,613,257.89	\$8,553,796.91
Leasehold Improvements	\$3,103,976.41	\$2,967,162.05
Vehicle & Dump Trailer	\$37,704.00	\$37,704.00
Unspecified- (Equipment)	\$36,890.04	\$5,185.23
Total Fixed Assets	\$11,357,863.58	\$11,272,729.43
Total Fixed Assets	\$11,356,628.77	\$11,271,745.62
Total Assets	\$12,374,760.28	\$12,256,848.51

**Siasconset Golf
Balance Sheet
October 2025**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$6,043.98	\$14,521.18
Total Accounts Payable	\$6,043.98	\$14,521.18
Total Accounts Payable	\$6,043.98	\$14,521.18
Gift Certificate Issued	\$7,006.75	\$4,785.50
Total Gift Certificate	\$7,006.75	\$4,785.50
Gratuity Liability Bar	\$124.02	\$192.02
Total Gratuity	\$124.02	\$192.02
Land Bank Advance on Operations	\$10,730,570.38	\$11,015,181.02
Total Note Payable	\$10,730,570.38	\$11,015,181.02
Accrued Payroll	\$5,793.67	(\$4,243.94)
Total Payroll	\$5,793.67	(\$4,243.94)
MA Sales Tax Payables Golf	\$5,784.95	\$1,857.20
MA Meals Tax Payable	\$6,178.46	\$3,655.85
Total Tax	\$11,963.41	\$5,513.05
Total Current Liabilities	\$10,755,458.23	\$11,021,427.65
Total Liabilities	\$10,761,502.21	\$11,035,948.83
Retained Earnings	\$1,189,982.54	\$856,283.50
Total Retained Earnings	\$1,189,982.54	\$856,283.50
Total Current Year P&L	\$423,275.53	\$364,616.18
Total Equity	\$1,613,258.07	\$1,220,899.68
Total Liabilities and Equity	\$12,374,760.28	\$12,256,848.51

Siasconset October, 2025 Summary		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	487	660	(173)	591	(104)	-26%	10,588	14,057	(3,469)	9,982	606	-25%
	Covers	37	130	(93)	0	37	-72%	2,548	3,095	(547)	2,706	(158)	-18%
Revenue													
	Golf Shop Revenue	37,822	37,050	772	41,086	(3,264)	2%	1,086,701	961,654	125,047	956,882	129,819	13%
	Food & Beverage	4,555	3,950	605	5,047	(492)	15%	110,717	88,575	22,142	87,551	23,165	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	0	30	(30)	0	0	-100%	14,130	300	13,830	2,045	12,085	4610%
	Total Revenue	42,377	41,030	1,347	46,133	(3,756)	3%	1,211,548	1,050,529	161,019	1,046,478	165,069	15%
Cost of Goods Sold													
	Golf Shop	4,486	3,250	1,236	5,732	(1,246)	38%	100,828	95,713	5,115	91,949	8,880	5%
	Food & Beverage	321	1,070	(749)	744	(423)	-70%	35,947	21,145	14,802	25,039	10,908	70%
	Total Cost of Sales	4,807	4,320	487	6,475	(1,669)	11%	136,775	116,858	19,917	116,987	19,788	17%
	Gross Profit	37,571	36,710	861	39,658	(2,087)	2%	1,074,772	933,671	141,101	929,491	145,281	15%
Payroll Expense													
	Golf Shop	19,609	12,499	7,110	17,598	2,011	57%	126,297	116,583	9,714	123,497	2,800	8%
	Food & Beverage	2,071	500	1,571	279	1,793	314%	17,496	13,000	4,496	11,324	6,172	35%
	General & Administrative	3,141	3,333	(192)	3,077	64	-6%	52,518	53,333	(815)	33,023	19,495	-2%
	Grounds	15,804	10,833	4,971	6,320	9,483	46%	112,389	123,334	(10,945)	97,604	14,786	-9%
	Total Payroll	40,626	27,166	13,460	27,274	13,351	50%	308,701	306,251	2,450	265,448	43,253	1%
Operating Expenses													
	Golf Shop	0	0	0	0	0	#DIV/0!	7,572	4,500	3,072	4,101	3,471	68%
	Food & Beverage	0	0	0	0	0	#DIV/0!	2,802	900	1,902	827	1,975	211%
	Membership	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Maintenance	0	350	(350)	0	0	-100%	4,586	4,125	461	3,460	1,126	11%
	General & Administrative	5,635	3,750	1,885	7,728	(2,093)	50%	146,257	106,721	39,536	98,435	47,822	37%
	Clearing	0	0	0	0	0		20	0	20	2,000	(1,980)	#DIV/0!
	Grounds	466	3,125	(2,659)	84	382	-85%	30,919	60,125	(29,206)	59,267	(28,348)	-49%
	Total Operating Expenses	6,101	7,225	(1,124)	7,812	(1,711)	-16%	192,155	176,371	15,784	168,090	24,065	9%
	Total Expense	46,727	34,391	12,336	35,087	11,640	36%	500,856	482,622	18,234	433,538	39,256	4%
	Income/(Loss) from Operations	(9,156)	2,319	(11,475)	4,571	(13,727)	-495%	573,917	451,049	122,867	495,953	77,964	27%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	150,641	56,233	94,408	131,337	19,304	168%
	Net After Depreciation	(9,156)	2,319	(11,475)	4,571	(13,727)	-495%	423,276	394,816	28,459	364,616	58,659	7%

Siasconset
October, 2025
Departmental Summary

		Month To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	487	660	(173)	591	(104)	-26%
	Covers	37	130	(93)	0	37	-72%
Golf Shop							
Revenue		37,822	37,050	772	41,086	(3,264)	2%
Cost of Goods		4,486	3,250	1,236	5,732	(1,246)	38%
Payroll Expense		19,609	12,499	7,110	17,598	2,011	57%
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		13,726	21,301	(7,574)	17,756	(4,030)	-36%
Food & Beverage							
Revenue		4,555	3,950	605	5,047	(492)	15%
Cost of Goods		321	1,070	(749)	744	(423)	-70%
Payroll Expense		2,071	500	1,571	279	1,793	314%
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		2,163	2,380	(217)	4,025	(1,861)	-9%
Membership							
Dues		0	0	0	0	0	#DIV/0!
Initiation Fees		0	0	0	0	0	#DIV/0!
Member Finance Charges		0	0	0	0	0	#DIV/0!
Payroll Expense		0	0	0	0	0	#DIV/0!
Operating Expense		0	0	0	0	0	#DIV/0!
Net Profit / (Loss)		0	0	0	0	0	#DIV/0!
Grounds							
Payroll Expense		15,804	10,833	4,971	6,320	9,483	46%
Operating Expense		466	3,125	(2,659)	84	382	-85%
Net Profit / (Loss)		(16,269)	(13,958)	(2,311)	(6,404)	(9,865)	17%
General & Administrative							
Revenue		0	30	(30)	0	0	-100%
Payroll Expense		3,141	3,333	(192)	3,077	64	-6%
Operating Expense		5,635	3,750	1,885	7,728	(2,093)	50%
Net Profit / (Loss)		(8,776)	(7,053)	(1,723)	(10,805)	2,029	24%
Maintenance							
Payroll Expense		0	0	0	0	0	#DIV/0!
Clearing		0	0	0	0	0	
Operating Expense		0	350	(350)	0	0	-100%
Net Profit / (Loss)		0	(350)	350	0	0	-100%
Income/(Loss) from Operations		(9,156)	2,319	(11,475)	4,571	(13,727)	-495%
Depreciation Expense		0	0	0	0	0	#DIV/0!

		Year To Date						Key
		Actual	Budget	Variance	Prior Year	Variance	Variance %	
		10,588	14,057	(3,469)	9,982	606	-25%	
		2,548	3,095	(547)	2,706	(158)	-18%	
		1,086,701	961,654	125,047	956,882	129,819	13%	
		100,828	95,713	5,115	91,949	8,880	5%	
		126,297	116,583	9,714	123,497	2,800	8%	
		7,572	4,500	3,072	4,101	3,471	68%	
		852,004	744,858	107,146	737,335	114,669	14%	6
		110,717	88,575	22,142	87,551	23,165	25%	
		35,947	21,145	14,802	25,039	10,908	70%	
		17,496	13,000	4,496	11,324	6,172	35%	
		2,802	900	1,902	827	1,975	211%	
		54,471	53,530	941	50,362	4,110	2%	7
		0	0	0	0	0	#DIV/0!	
		0	0	0	0	0	#DIV/0!	
		0	0	0	0	0	#DIV/0!	
		0	0	0	0	0	#DIV/0!	
		0	0	0	0	0	#DIV/0!	
		0	0	0	0	0	#DIV/0!	
		112,389	123,334	(10,945)	97,604	14,786	-9%	
		30,919	60,125	(29,206)	59,267	(28,348)	-49%	
		(143,308)	(183,459)	40,151	(156,871)	13,562	-22%	8
		14,130	300	13,830	2,045	12,085	4610%	
		52,518	53,333	(815)	33,023	19,495	-2%	
		146,257	106,721	39,536	98,435	47,822	37%	
		(184,645)	(159,754)	(24,890)	(129,413)	(55,232)	16%	
		0	0	0	0	0	#DIV/0!	
		20	0	20	2,000	(1,980)	#DIV/0!	
		4,586	4,125	461	3,460	1,126	11%	9
		(4,586)	(4,125)	(461)	(5,460)	874	11%	
		573,937	451,049	122,887	495,953	77,984	27%	10
		150,641	56,233	94,408	131,337	19,304	168%	

Net After Depreciation	(9,156)	2,319	(11,475)	4,571	(13,727)	-495%	423,296	394,816	28,479	364,616	58,679	7%
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Siasconset October, 2025 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						60,800	40,600	20,200	43,800	17,000	50%
Annual Pass		0	0	0	0	0	#DIV/0!	2						169,830	165,600	4,230	157,115	12,715	3%
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		26,964	28,750	(1,786)	29,635	(2,671)	-6%	5						554,834	493,125	61,709	490,715	64,120	13%
Member 9 hole		0	0	0	0	0	#DIV/0!							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		2,200	300	1,900	2,975	(775)	633%	9						80,720	59,850	20,870	64,200	16,520	35%
Walking Trolley Rental		1,332	3,000	(1,668)	2,061	(728)	-56%	10						35,022	37,294	(2,272)	32,707	2,314	-6%
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	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		7,321	5,000	2,321	6,377	944	46%	15						185,526	159,500	26,026	168,337	17,189	16%
Over/Under		5	0	5	39	(34)	#DIV/0!							(30)	0	(30)	8	(38)	#DIV/0!
Total Revenue		37,822	37,050	772	41,086	(3,264)	2%							1,086,701	961,654	125,047	956,882	129,819	13%
Cost of Goods Sold																			
Golf Shop		4,486	3,250	1,236	5,784	(1,297)	38%	16						100,906	95,713	5,193	92,000	8,905	5%
Member 10% Shop Discounts		0	0	0	(52)	52	#DIV/0!	17						(77)	0	(77)	(52)	(26)	#DIV/0!
Total Cost of Sales		4,486	3,250	1,236	5,732	(1,246)	38%							100,828	95,713	5,115	91,949	8,880	5%
Gross Profit		33,336	33,800	(464)	35,355	(2,019)	-1%							985,873	865,941	119,932	864,933	120,940	14%
Payroll Expense																			
Golf Shop Manager		10,000	8,666	1,334	10,000	0	15%	18						58,891	52,000	6,891	60,000	(1,109)	13%
Head Golf Professional		769	2,833	(2,064)	769	0	-73%							8,077	10,333	(2,256)	7,885	192	-22%
Shop Clerks Gross		8,840	1,000	7,840	6,829	2,011	784%	19						59,329	54,250	5,079	55,612	3,717	9%
Total Payroll		19,609	12,499	7,110	17,598	2,011	57%							126,297	116,583	9,714	123,497	2,800	8%
Operating Expenses																			
Dues and Subscriptions		0	0	0	0	0	#DIV/0!	20						0	100	(100)	0	0	-100%
Club Car/Golf Car Lease		0	0	0	0	0	#DIV/0!	21						0	0	0	0	0	#DIV/0!
Tees, Markers, Etc.		0	0	0	0	0	#DIV/0!	22						1,550	1,100	450	0	1,550	41%
Score Cards		0	0	0	0	0	#DIV/0!	23						0	3,000	(3,000)	2,688	(2,688)	-100%
Uniforms / Clothing Allowance		0	0	0	0	0	#DIV/0!	24						198	300	(102)	0	198	-34%
Shipping (ups/fedex)		0	0	0	0	0	#DIV/0!	25						(17)	0	(17)	0	(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		0	0	0	0	0	#DIV/0!	27						50	0	50	0	50	#DIV/0!
Damaged Goods/Outdated Merchandise		0	0	0	0	0	#DIV/0!	28						0	0	0	933	(933)	#DIV/0!
Rental Clubs		0	0	0	0	0	#DIV/0!	29						5,791	0	5,791	0	5,791	#DIV/0!
Tournament Expense		0	0	0	0	0	#DIV/0!							0	0	0	480	(480)	#DIV/0!

Supplies	0	0	0	0	0	#DIV/0!	30	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	0	0	#DIV/0!		7,572	4,500	3,072	4,101	3,471	68%
Income/(Loss) from Operations	13,726	21,301	(7,574)	17,756	(4,030)	-36%		852,004	744,858	107,146	737,335	114,669	14%

Siasconset
October, 2025
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	329	450	(121)	526	(197)	-27%	31	8,303	6,325	1,978	5,771	2,533	31%
Bar Sales	4,227	3,500	727	4,521	(294)	21%	32	102,413	82,250	20,163	81,620	20,793	25%
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!		0	0	0	160	(160)	#DIV/0!
Total Revenue	4,555	3,950	605	5,047	(492)	15%		110,717	88,575	22,142	87,551	23,165	25%
Cost of Goods Sold													
Food	0	95	(95)	0	0	-100%	34	4,480	2,115	2,365	2,532	1,947	112%
Beer	321	750	(429)	744	(423)	-57%	35	20,536	12,400	8,136	11,900	8,636	66%
Wine	0	75	(75)	0	0	-100%	36	1,558	1,725	(167)	3,271	(1,713)	-10%
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	37	37	0	37	0	37	#DIV/0!
Non- Alcoholic Beverage	0	75	(75)	0	0	-100%	38	5,559	3,275	2,284	5,769	(211)	70%
Bar Snacks	0	75	(75)	0	0	-100%	39	3,778	1,630	2,148	1,566	2,212	132%
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	321	1,070	(749)	744	(423)	-70%		35,947	21,145	14,802	25,039	10,908	70%
Gross Profit	4,235	2,880	1,355	4,303	(69)	47%		74,769	67,430	7,339	62,513	12,257	11%
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	2071	500	1571	279	1793	314%	41	17,496	13,000	4,496	11,324	6,172	35%
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	2,071	500	1,571	279	1,793	314%		17,496	13,000	4,496	11,324	6,172	35%
Operating Expenses													
Dues and Subscriptions	0	0	0	0	0	#DIV/0!	42	0	0	0	76	(76)	#DIV/0!
Uniforms / Clothing Allowance	0	0	0	0	0	#DIV/0!	43	0	0	0	0	0	#DIV/0!
Clubhouse Floor Supplies	0	0	0	0	0	#DIV/0!	44	2,712	500	2,212	310	2,402	442%
Kitchen Paper & Supplies	0	0	0	0	0	#DIV/0!		90	400	(310)	441	(351)	-78%
Clubhouse Cleaning & Supplies	0	0	0	0	0	#DIV/0!	45	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	0	0	#DIV/0!		2,802	900	1,902	827	1,975	211%
Income/(Loss) from Operations	2,163	2,380	(217)	4,025	(1,861)	-9%		54,471	53,530	941	50,362	4,110	2%

**Siasconset
October, 2025
Membership**

October, 2025 Membership	Month To Date						YearTo Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue												
Initiation Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Dues	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Revenue	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expenses												
Capital Fund from Init. Fees	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Member Relations	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Total Operating Expenses	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Income/(Loss) from Operations	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!

Siasconset													
October, 2025													
Grounds													
</													

Siasconset October, 2025 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	0	100	(100)	0	0	-100%	75	1,760	1,600	160	1,532	228	10%
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	250	(250)	0	0	-100%	79	2,022	1,500	522	0	2,022	35%
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	435	750	(315)	0	435	-42%
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	240	275	(35)	240	0	-13%
Refrigeration	0	0	0	0	0	#DIV/0!	85	0	0	0	0	0	#DIV/0!
Miscellaneous	0	0	0	0	0	#DIV/0!		129	0	129	1,689	(1,560)	#DIV/0!
Total Operating Expenses	0	350	(350)	0	0	-100%		4,586	4,125	461	3,460	1,126	11%
Income/(Loss) from Operations	0	(350)	350	0	0	-100%		(4,586)	(4,125)	(461)	(3,460)	(1,126)	11%

Siasconset
October, 2025
General & Administrative

	Month To Date							Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Revenue													
Other Income	0	0	0	0	0	#DIV/0!	86	0	0	0	0	0	#DIV/0!
Interest Income	0	30	(30)	0	0	-100%	87	14,130	300	13,830	2,045	12,085	4610%
Winter Memberships	0	0	0	0	0	#DIV/0!	88	0	0	0	0	0	#DIV/0!
House Rental Income	0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!
	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	0	30	0	0	0	-100%		14,130	300	0	2,045	12,085	4610%
Payroll Expense													
Controller	0	0	0	769.24	(769)	#DIV/0!		9953.91	10000	(46)	8269.33	1,685	0%
General Manager	0	0	0	0	0	#DIV/0!		10000	10000	0	0	10,000	0%
Management Payment	3,141	3,333	(192)	2,308	833	-6%	90	32,564	33,333	(769)	24,754	7,810	-2%
Total Payroll	3,141	3,333	(192)	3,077	64	-6%		52,518	53,333	(815)	33,023	19,495	-2%
Operating Expenses													
Office Supplies	0	0	0	0	0	#DIV/0!	91	119	1,400	(1,281)	816	(698)	-92%
Bank & Finance Charges	0	0	0	0	0	#DIV/0!	92	0	0	0	0	0	#DIV/0!
Credit Card Merchant Services	1,725	1,800	(75)	2,061	(336)	-4%	93	36,263	31,050	5,213	30,973	5,290	17%
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	1,243	0	1,243	0	1,243	#DIV/0!
POS Support/Computer Support	318	0	318	0	318	#DIV/0!	96	6,212	2,450	3,762	6,410	(199)	154%
Legal Fees	0	0	0	0	0	#DIV/0!	97	0	1,500	(1,500)	0	0	-100%
Professional Accounting	0	0	0	2,500	(2,500)	#DIV/0!	98	10,800	11,500	(700)	4,500	6,300	-6%
Cell Phones	0	0	0	0	0	#DIV/0!	99	0	0	0	0	0	#DIV/0!
Payroll Service	0	500	(500)	0	0	-100%	100	2,355	3,500	(1,145)	2,180	175	-33%
Trash Removal	424	100	324	0	424	324%	101	1,815	1,550	265	1,312	503	17%
License & Fees	0	0	0	0	0	#DIV/0!	102	2,650	3,250	(600)	3,173	(523)	-18%
Electricity	424	500	(76)	0	424	-15%	103	2,247	7,000	(4,753)	2,088	159	-68%
Telephone	0	0	0	0	0	#DIV/0!	104	0	0	0	177	(177)	#DIV/0!
Water	89	100	(11)	80	9	-11%	105	522	600	(78)	620	(98)	-13%
Cable TV & Internet	214	250	(36)	207	7	-14%	106	2,351	2,500	(149)	2,008	344	-6%
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	2,442	0	2,442	0	2,442	#DIV/0!	109	39,669	13,138	26,531	27,173	12,496	202%
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!		251	0	251	251	(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	500	(500)	0	0	-100%	112	28,120	19,033	9,087	5,505	22,615	48%
Member Relations	0	0	0	0	0	#DIV/0!		4,403	0	4,403	0	4,403	#DIV/0!
Clubhouse cleaning labor	0	0	0	2,880	(2,880)	#DIV/0!	113	7,237	8,250	(1,013)	11,248	(4,011)	-12%
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	5,635	3,750	1,885	7,728	(2,093)	50%		146,257	106,721	39,536	98,435	47,822	37%
Income/(Loss) from Operations	(8,776)	(7,053)	(1,693)	(10,805)	2,029	24%		(184,645)	(159,754)	(38,720)	(129,413)	(55,232)	16%
Depreciation Expense	0	0	0	0	0	#DIV/0!		150,641	56,233	94,408	131,337	19,304	168%
Income/(Loss) After Depreciation	(8,776)	(7,053)	(1,723)	(10,805)	2,029	24%		(335,286)	(215,987)	(119,298)	(260,749)	(74,536)	55%

**Miacomet
Balance Sheet
October 2025**

Assets

	Current YTD	Prior YTD
NGM - MIA Operating Account	\$205,622.15	\$199,666.82
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	\$21,324.82	(\$64,666.88)
ACH Payment Admin	\$2,239.08	\$115,071.74
MGC Savings Account	\$1,073,389.42	\$1,001,760.49
Due from Elavon ACH online	\$0.00	\$162,537.23
Due from Elavon Credit Card online	\$0.00	\$70,259.87
Total Cash	\$1,306,275.47	\$1,488,329.27
Accounts Receivable	\$184,525.59	\$123,368.65
Accounts Receivable-Siasconset Golf	\$155,673.54	\$82,246.59
Total Accounts Receivable	\$340,199.13	\$205,615.24
Inventory Golf Shop	\$295,664.65	\$295,887.01
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	\$440,233.04	\$500,489.32
Prepaid Expenses- Administration	\$84,255.35	\$83,601.67
Total Prepaid Expenses	\$84,255.35	\$83,601.67
House Rental Security Deposit	\$21,100.00	\$21,100.00
Management Contract Escrow	\$49,242.64	\$47,052.16
Total Other Assets	\$70,342.64	\$68,152.16
CE Payments - Funds in Transit	\$7,635.03	\$43,514.27
Total CE Payments - Funds in Transit	\$7,635.03	\$43,514.27
Due from NGM	\$0.00	\$0.00
Total Due from NGM	\$0.00	\$0.00
Total Current Assets	\$2,248,940.66	\$2,389,701.93
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	\$741,552.61	\$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
Club House Renovations	\$0.00	\$0.00
Clubhouse Furn & Fix	\$35,139.04	\$35,139.04
Computer System	\$126,075.77	\$126,075.77
Golf Course Expansion (GC Exp-3 Yr)	\$803,986.00	\$803,986.00
Furniture & Fixtures	\$1,182,557.26	\$1,173,013.14
Golf Cart Storage	\$27,677.56	\$27,677.56

**Miacomet
Balance Sheet
October 2025**

Golf Course Renov 2	\$4,157,458.70	\$4,157,458.70
House Renovations	\$59,704.92	\$46,239.61
Land Improvements	\$3,071,801.33	\$2,973,747.71
Leasehold Improvements	\$4,325,181.10	\$4,272,668.76
Surveillance System	\$17,682.52	\$17,682.52
Vehicle & Dump Trailer	\$95,443.74	\$95,443.74
Unspecified- (Equipment)	\$266,938.05	\$172,528.66
Kitchen Equipment	\$36,113.66	\$36,143.65
Phone System	\$4,803.36	\$4,803.36
Computer System	\$0.00	\$0.00
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	\$16,880,762.08	\$17,198,864.33
Accumulated Amortization	(\$1,851.19)	(\$1,322.39)
Total Accumulated Amortization	(\$1,851.19)	(\$1,322.39)
Website	\$3,850.00	\$3,850.00
Total Website	\$3,850.00	\$3,850.00
Right of Use Asset - Operating Leases	\$187,922.76	\$283,461.02
Total Right of Use Asset - Operating Leases	\$187,922.76	\$283,461.02
Total Fixed Assets	\$17,070,683.65	\$17,484,852.96
Total Assets	\$19,319,624.31	\$19,874,554.89

**Miacomet
Balance Sheet
October 2025**

Liabilities and Equity

	Current YTD	Prior YTD
Accounts Payable	\$46,084.18	\$10,896.38
Total Accounts Payable	\$46,084.18	\$10,896.38
Total Accounts Payable	\$46,084.18	\$10,896.38
Golf Schools	\$2,325.00	\$2,325.00
MA Sales Tax Payables Golf	\$21,888.60	\$15,413.84
MA Meals Tax Payable	\$44,198.56	\$19,586.37
Total Accounts Payable	\$68,412.16	\$37,325.21
Accrued Payroll & Related Expenses	(\$19,583.33)	(\$9,648.40)
Employee Bonus Fund	\$44.12	\$219.12
Total Payroll	(\$19,539.21)	(\$9,429.28)
Chit CR Book (Tourn. Gift Cert.)	\$7,826.17	\$7,044.14
Gift Certificate Issued	\$161,125.12	\$132,060.57
Total Gift Certificate	\$168,951.29	\$139,104.71
Deferred Revenue	\$14,666.01	\$0.00
Total Deferred Revenue	\$14,666.01	\$0.00
Gratuity Liability Bar	(\$15,613.20)	(\$8,452.24)
Total Gratuity	(\$15,613.20)	(\$8,452.24)
Lease Payable- PNC #1188236-1	\$0.00	\$5,634.87
Lease Liability - 2022 Cafe Express	\$6,803.93	\$8,554.00
Lease Liability - 2020 Visage Club	\$0.45	\$0.45
Total Lease Payable	\$6,804.38	\$14,189.32
Land Bank Advance on Operations	\$18,939,880.13	\$19,824,157.32
Total Other Funds	\$18,939,880.13	\$19,824,157.32
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	\$40,721.61	\$62,630.02
Total Lease Liability - DLL - 101-0576193-000	\$40,721.61	\$62,630.02
Lease Liability - DLL - 101-0568608-000	\$47,285.04	\$64,935.28
Total Lease Liability - DLL - 101-0568608-000	\$47,285.04	\$64,935.28
Lease Liability - DLL - 101-0570758-000	\$17,375.16	\$23,384.73
Total Lease Liability - DLL - 101-0570758-000	\$17,375.16	\$23,384.73
Lease Liability - Wells Fargo - 603-0273367-000	\$4,375.11	\$6,311.68
Total Lease Liability - Wells Fargo - 603-0273367-000	\$4,375.11	\$6,311.68
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)	\$80,095.47	\$117,025.47
Total Lease Liability - GPS - 2023 Visage Displays (64)	\$80,095.47	\$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	\$63,581.82	\$78,214.55
Total Lease Liability - DLL - 101-0601264-000	\$63,581.82	\$78,214.55

**Miacomet
Balance Sheet
October 2025**

Lease Liability - Wells Fargo - 603-0141374-005	\$22,620.41	\$41,461.00
Total Lease Liability - Wells Fargo - 603-0141374-005	\$22,620.41	\$41,461.00
Lease Liability - DLL - Toro Proforce Blower	\$13,202.26	(\$425.90)
Total Lease Liability - DLL - Toro Proforce Blower	\$13,202.26	(\$425.90)
Lease Liability - DLL - 101-0623515-000	\$97,687.27	\$0.00
Total Lease Liability - DLL - 101-0623515-000	\$97,687.27	\$0.00
Lease Liability - DLL - 101-0630604-000	\$47,384.14	\$0.00
Total Lease Liability - DLL - 101-0630604-000	\$47,384.14	\$0.00
Lease Liability - DLL - NEW	(\$3,785.13)	\$0.00
Total Lease Liability - DLL - NEW	(\$3,785.13)	\$0.00
Total Current Liabilities	\$24,340,094.75	\$25,322,001.26
Total Liabilities	\$24,386,178.93	\$25,332,897.64
Retained Earnings	(\$6,074,024.77)	(\$5,734,798.83)
Total Retained Earnings	(\$6,074,024.77)	(\$5,734,798.83)
Prior Period Adjustment	\$5,722.83	(\$696.17)
Total Prior Period Adjustment	\$5,722.83	(\$696.17)
Total Current Year P&L	\$1,001,747.32	\$277,152.25
Total Equity	(\$5,066,554.62)	(\$5,458,342.75)
Total Liabilities and Equity	\$19,319,624.31	\$19,874,554.89

Miacomet October, 2025 Summary		Month To Date						YearTo Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	1,694	2,355	(661)	2,620	(926)	-28%	26,936	28,125	(1,189)	27,729	(793)	-4%
	Covers	3,604	4,200	(596)	4,011	(407)	-14%	44,741	44,085	656	43,987	754	1%
Revenue													
	Golf Shop Revenue	389,345	489,020	(99,675)	457,948	(68,603)	-20%	4,757,072	4,860,975	(103,903)	4,389,612	367,460	-2%
	Food & Beverage	148,799	166,000	(17,201)	144,594	4,205	-10%	1,746,226	1,736,350	9,876	1,684,110	62,115	1%
	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!	1,459,849	1,424,290	35,559	1,469,693	(9,844)	2%
	Member Finance Charges	0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
	Miscellaneous	15,119	17,250	(2,131)	11,919	3,200	-12%	583,671	156,060	427,611	133,587	450,084	274%
	Total Revenue	553,262	672,270	(119,008)	614,461	(61,199)	-18%	8,546,817	8,177,675	369,142	7,677,003	869,815	5%
Cost of Goods Sold													
	Golf Shop	25,433	44,700	(19,267)	47,750	(22,317)	-43%	511,660	435,500	76,160	390,012	121,648	17%
	Food & Beverage	38,764	56,300	(17,536)	62,969	(24,206)	-31%	571,285	593,340	(22,055)	580,390	(9,105)	-4%
	Total Cost of Goods Sold	64,197	101,000	(36,803)	110,719	(46,523)	-36%	1,082,945	1,028,840	54,105	970,402	112,543	5%
	Gross Profit	489,066	571,270	(82,204)	503,742	(14,676)	-14%	7,463,872	7,148,835	315,037	6,706,601	757,271	4%
Payroll Expense													
	Golf Shop	48,279	47,526	753	43,036	5,242	2%	580,050	654,332	(74,282)	592,897	(12,848)	-11%
	Food & Beverage	59,090	67,283	(8,193)	60,080	(990)	-12%	668,455	737,733	(69,278)	659,612	8,843	-9%
	General & Administrative	52,399	54,252	(1,853)	48,687	3,711	-3%	532,059	542,499	(10,440)	523,226	8,833	-2%
	Grounds	90,291	99,782	(9,491)	102,329	(12,038)	-10%	963,773	991,318	(27,545)	919,038	44,735	-3%
	Total Payroll	250,058	268,843	(18,785)	254,132	(4,074)	-7%	2,744,337	2,925,882	(181,545)	2,694,773	49,563	-6%
Operating Expenses													
	Golf Shop	10,417	9,279	1,138	22,183	(11,766)	12%	196,771	197,769	(998)	60,216	136,555	-1%
	Food & Beverage	15,277	13,800	1,477	17,440	(2,163)	11%	142,410	158,545	(16,135)	141,048	1,361	-10%
	Membership	0	0	0	200	(200)	#DIV/0!	1,642	4,500	(2,858)	2,600	(958)	-64%
	Maintenance	5,223	7,190	(1,967)	14,883	(9,660)	-27%	101,723	101,246	477	81,058	20,664	0%
	General & Administrative	156,868	138,826	18,042	225,659	(68,792)	13%	1,867,257	1,884,720	(17,463)	1,902,901	(35,644)	-1%
	Clearing	0	0	0	0	0	#DIV/0!	0	0	0	116	(116)	#DIV/0!
	Grounds	26,306	46,390	(20,084)	25,725	580	-43%	387,378	527,338	(139,960)	404,329	(16,952)	-27%
	Total Operating Expenses	214,090	215,485	(1,395)	306,090	(92,000)	-1%	2,697,180	2,874,118	(176,938)	2,592,269	104,911	-6%
	Total Expense	464,148	484,328	(20,180)	560,222	(96,074)	-4%	5,441,517	5,800,000	(358,483)	5,287,042	7,847	-6%
	Income/(Loss) from Operations	24,917	86,942	(62,025)	(56,480)	81,398	-71%	2,022,355	1,348,835	673,520	1,419,558	602,797	50%
	Depreciation Expense	0	0	0	0	0	#DIV/0!	659,789	472,804	186,985	884,720	(224,931)	40%
	Net After Depreciation	24,917	86,942	(62,025)	(56,480)	81,398	-71%	1,362,566	876,031	486,535	534,838	827,728	56%

Miacomet
October, 2025
Departmental Summary

		Month To Date						Year To Date					
		Actual	Budget	Variance	Prior Year	Variance	Variance %	Actual	Budget	Variance	Prior Year	Variance	Variance %
	Rounds	1,694	2,355	(661)	2,620	(926)	-28%	26,936	28,125	(1,189)	27,729	(793)	-4%
	Covers	3,604	4,200	(596)	4,011	(407)	-14%	44,741	44,085	656	43,987	754	1%
Golf Shop													
Revenue		389,345	489,020	(99,675)	457,948	(68,603)	-20%	4,757,072	4,860,975	(103,903)	4,389,612	367,460	-2%
Cost of Goods Sold		25,433	44,700	(19,267)	47,750	(22,317)	-43%	511,660	435,500	76,160	390,012	121,648	17%
Payroll Expense		48,279	47,526	753	43,036	5,242	2%	580,050	654,332	(74,282)	592,897	(12,848)	-11%
Operating Expense		10,417	9,279	1,138	22,183	(11,766)	12%	196,771	197,769	(998)	60,216	136,555	-1%
Net Profit / (Loss)		305,216	387,515	(82,299)	344,979	(39,763)	-21%	3,468,591	3,573,374	(104,783)	3,346,487	122,105	-3%
Food & Beverage													
Revenue		148,799	166,000	(17,201)	144,594	4,205	-10%	1,746,226	1,736,350	9,876	1,684,110	62,115	1%
Cost of Goods Sold		38,764	56,300	(17,536)	62,969	(24,206)	-31%	571,285	593,340	(22,055)	580,390	(9,105)	-4%
Payroll Expense		59,090	67,283	(8,193)	60,080	(990)	-12%	668,455	737,733	(69,278)	659,612	8,843	-9%
Operating Expense		15,277	13,800	1,477	17,440	(2,163)	11%	142,410	158,545	(16,135)	141,048	1,361	-10%
Net Profit / (Loss)		35,668	28,617	7,051	4,105	31,563	25%	364,076	246,732	117,344	303,060	61,016	48%
Membership													
Dues		0	0	0	0	0	#DIV/0!	1,459,849	1,424,290	35,559	1,469,693	(9,844)	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!	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	200	(200)	#DIV/0!	1,642	4,500	(2,858)	2,600	(958)	-64%
Net Profit / (Loss)		0	0	0	(200)	200	#DIV/0!	1,458,207	1,419,790	38,417	1,467,093	(8,886)	3%
Grounds													
Payroll Expense		90,291	99,782	(9,491)	102,329	(12,038)	-10%	963,773	991,318	(27,545)	919,038	44,735	-3%
Operating Expense		26,306	46,390	(20,084)	25,725	580	-43%	387,378	527,338	(139,960)	404,329	(16,952)	-27%
Net Profit / (Loss)		(116,597)	(146,172)	29,575	(128,054)	11,458	-20%	(1,351,151)	(1,518,656)	167,505	(1,323,368)	(27,784)	-11%
General & Administrative													
Revenue		15,119	17,250	(2,131)	11,919	3,200	-12%	583,671	156,060	427,611	133,587	450,084	274%
Payroll Expense		52,399	54,252	(1,853)	48,687	3,711	-3%	532,059	542,499	(10,440)	523,226	8,833	-2%
Operating Expense		156,868	138,826	18,042	225,659	(68,792)	13%	1,867,257	1,884,720	(17,463)	1,903,017	(35,760)	-1%
Net Profit / (Loss)		(194,147)	(175,828)	(18,319)	(262,427)	68,280	10%	(1,815,645)	(2,271,159)	455,514	(2,292,656)	477,011	-20%
Maintenance													
Payroll Expense		0	0	0	0	0	#DIV/0!	0	0	0	0	0	#DIV/0!
Operating Expense		5,223	7,190	(1,967)	14,883	(9,660)	-27%	101,723	101,246	477	81,058	20,664	0%
Net Profit / (Loss)		(5,223)	(7,190)	1,967	(14,883)	9,660	-27%	(101,723)	(101,246)	(477)	(81,058)	(20,664)	0%
Income/(Loss) from Operations		24,917	86,942	(62,025)	(56,480)	81,398	-71%	2,022,355	1,348,835	673,520	1,419,558	602,797	50%
Depreciation Expense		0	0	0	0	0	#DIV/0!	659,789	472,804	186,985	884,720	(224,931)	40%
Net After Depreciation		24,917	86,942	(62,025)	(56,480)	81,398	-71%	1,362,566	876,031	486,535	534,838	827,728	56%

Miacomet
October, 2025
Golf Shop

October, 2025 Golf Shop		Month To Date						Variance Code	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!	
Winter Membership	92,700	128,000	(35,300)	105,350	(12,650)	-28%	2	96,950	135,200	(38,250)	112,150	(15,200)	-28%	
Resident Discount Cards	125	0	125	400	(275)	#DIV/0!	3	120,750	119,375	1,375	95,200	25,550	1%	
Handicap (Non-Members)	0	0	0	0	0	#DIV/0!	4	0	0	0	0	0	#DIV/0!	
Greens Fees	179,041	210,000	(30,959)	210,488	(31,447)	-15%	5	2,712,836	2,838,800	(125,964)	2,467,083	245,753	-4%	
Tee Time No Show Charge	0	0	0	0	0	#DIV/0!	6	1,365	400	965	1,050	315	241%	
Cart Fees	39,871	43,000	(3,129)	45,331	(5,460)	-7%	7	404,190	426,700	(22,510)	386,512	17,678	-5%	
Golf Club Repair	115	100	15	25	90	15%	8	1,351	1,350	1	1,200	150	0%	
Range Ball Sales	7,402	12,500	(5,098)	9,659	(2,257)	-41%	9	181,032	181,500	(468)	177,750	3,281	0%	
Club Rental Sets	8,249	5,800	2,449	5,101	3,148	42%	10	109,458	88,800	20,658	82,964	26,494	23%	
Walking Trolley Rental	1,016	1,520	(504)	1,374	(358)	-33%	11	20,175	19,650	525	19,324	852	3%	
Club/Cart Storage	0	0	0	0	0	#DIV/0!	12	30,117	35,000	(4,883)	36,517	(6,400)	-14%	
Lessons	600	2,800	(2,200)	600	0	-79%	13	139,118	163,800	(24,682)	162,985	(23,867)	-15%	
Golf Clinics	0	4,300	(4,300)	0	0	-100%	14	10,020	9,400	620	1,560	8,460	7%	
Tournaments	6,250	5,500	750	2,923	3,328	14%	15	101,467	80,500	20,967	80,025	21,442	26%	
Other Income / Simulator	65	2,500	(2,435)	130	(65)	-97%		(4,595)	24,500	(29,095)	54,994	(59,589)	-119%	
League Income	0	0	0	585	(585)	#DIV/0!	16	14,091	18,000	(3,909)	18,832	(4,741)	-22%	
Merchandise	53,910	73,000	(19,090)	75,982	(22,072)	-26%	17	818,704	718,000	100,704	691,315	127,389	14%	
Over/Under	0	0	0	0	0	#DIV/0!		43	0	43	151	(108)	#DIV/0!	
Total Revenue	389,345	489,020	(99,675)	457,948	(68,603)	-20%		4,757,072	4,860,975	(103,903)	4,389,612	367,460	-2%	
Cost of Goods Sold														
Golf Shop	24,910	43,800	(18,890)	46,505	(21,595)	-43%	18	504,902	428,300	76,602	381,003	123,899	18%	
Member 10% Shop Discounts	523	900	(377)	1,245	(722)	-42%		6,758	7,200	(442)	9,009	(2,251)	-6%	
Total Cost of Goods Sold	25,433	44,700	(19,267)	47,750	(22,317)	-43%		511,660	435,500	76,160	390,012	121,648	17%	
Gross Profit	363,912	444,320	(80,408)	410,198	(46,286)	-18%		4,245,412	4,425,475	(180,063)	3,999,600	245,812	-4%	
Payroll Expense														
Golf Lessons	660	1,960	(1,300)	750	(90)	-66%	19	102,450	120,960	(18,510)	120,278	(17,828)	-15%	
Gripping	42	100	(58)	27	15	-58%	20	1,077	1,700	(623)	1,212	(135)	-37%	
Golf Clinic	0	0	0	0	0	#DIV/0!	21	11,798	9,400	2,398	2,331	9,467	26%	
Director of Golf Gross	11,092	12,016	(924)	10,769	323	-8%	22	118,450	120,168	(1,718)	114,618	3,831	-1%	
Head Golf Pro	9,445	9,950	(505)	8,010	1,434	-5%	23	79,031	80,724	(1,694)	75,937	3,093	-2%	
Golf Professional Subs	86	0	86	0	86	#DIV/0!	24	15,686	24,880	(9,194)	17,400	(1,714)	-37%	
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	15,851	8,500	7,351	9,946	5,904	86%	27	118,125	139,000	(20,875)	122,535	(4,410)	-15%	
Outside Services Payroll	11,103	15,000	(3,897)	13,533	(2,430)	-26%	28	133,434	157,500	(24,066)	138,586	(5,152)	-15%	
Commissions PR Equipment Sales Off	0	0	0	0	0	#DIV/0!		0	0	0	0	0	#DIV/0!	
Total Payroll	48,279	47,526	753	43,036	5,242	2%		580,050	654,332	(74,282)	592,897	(12,848)	-11%	
Operating Expenses														
Advertising	0	0	0	0	0	#DIV/0!	29	0	1,500	(1,500)	1,500	(1,500)	-100%	

Dues and Subscriptions	0	500	(500)	983	(983)	-100%	30	5,171	9,650	(4,479)	9,124	(3,953)	-46%
Travel and Education	507	500	7	0	507	1%	31	6,265	5,500	765	1,226	5,039	14%
Electricity - Cart Barn	904	1,250	(346)	1,807	(903)	-28%		11,828	10,500	1,328	11,897	(70)	13%
Club Car/Golf Car Lease	0	0	0	0	0	#DIV/0!	32	826	4,230	(3,404)	(42,199)	43,025	-80%
Visage GPS	3,163	3,136	27	6,272	(3,109)	1%	33	(12,438)	31,360	(43,798)	3,136	(15,574)	-140%
Range Supplies	1,339	0	1,339	8,246	(6,907)	#DIV/0!	34	15,701	14,500	1,201	12,078	3,622	8%
Golf Cart Repairs & Maintenance	0	0	0	375	(375)	#DIV/0!	35	12,096	12,390	(294)	13,646	(1,551)	-2%
Range Picker Repair & Maintenance	914	0	914	0	914	#DIV/0!	36	934	1,000	(66)	491	443	-7%
Range Balls	0	0	0	0	0	#DIV/0!	37	17,138	12,300	4,838	13,088	4,050	39%
Tees, Markers, Etc.	0	0	0	0	0	#DIV/0!	38	7,777	11,000	(3,223)	6,482	1,295	-29%
Score Cards	0	0	0	0	0	#DIV/0!	39	5,409	4,400	1,009	0	5,409	23%
Uniforms / Clothing Allowance	626	0	626	273	353	#DIV/0!	40	4,947	8,000	(3,053)	3,769	1,177	-38%
Bag Tags	0	0	0	0	0	#DIV/0!	41	0	1,750	(1,750)	0	0	-100%
Shipping (ups/fedex)	(1,568)	185	(1,753)	(1,222)	(346)	-948%	42	(2,214)	2,125	(4,339)	(504)	(1,710)	-204%
Office/Shop Supplies	0	208	(208)	0	0	-100%	43	499	2,164	(1,665)	754	(255)	-77%
Cell Phones	0	0	0	0	0	#DIV/0!	44	0	0	0	0	0	#DIV/0!
Handicaps	0	500	(500)	20	(20)	-100%	45	3,845	1,500	2,345	(760)	4,605	156%
Golf Course Water Supplies	0	0	0	60	(60)	#DIV/0!	46	1,578	3,250	(1,672)	2,907	(1,329)	-51%
Damaged Goods/Outdated Merchandise	0	0	0	0	0	#DIV/0!	47	26	0	26	0	26	#DIV/0!
Rental Clubs	129	0	129	0	129	#DIV/0!	48	35,404	1,500	33,904	(8,761)	44,165	2260%
Golf Clinic Equipment	0	0	0	0	0	#DIV/0!	49	0	500	(500)	192	(192)	-100%
Golf Shop Small Equipment	0	500	(500)	0	0	-100%	50	0	2,000	(2,000)	117	(117)	-100%
League Expense	0	0	0	0	0	#DIV/0!	51	1,649	4,200	(2,551)	2,734	(1,085)	-61%
Tournament Expenses	1,877	2,500	(623)	4,599	(2,721)	-25%	52	69,555	41,250	28,305	18,190	51,365	69%
Tournament Supplies	0	0	0	0	0	#DIV/0!	53	75	2,500	(2,425)	2,668	(2,593)	-97%
Simulator Expense	1,413	0	1,413	0	1,413	#DIV/0!		6,040	5,200	840	5,226	814	
Supplies	1,111	0	1,111	772	340	#DIV/0!	54	4,662	3,500	1,162	3,215	1,447	33%
Total Operating Expenses	10,417	9,279	1,138	22,183	(11,766)	12%		196,771	197,769	(998)	60,216	136,555	-1%
Income/(Loss) from Operations	305,216	387,515	(82,299)	344,979	(39,763)	-21%		3,468,591	3,573,374	(104,783)	3,346,487	122,105	-3%

Miacomet
October, 2025
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	79,481	98,000	(18,519)	72,846	6,635	-19%	55	975,111	1,000,250	(25,139)	946,874	28,237	-3%
Bar Sales	69,317	68,000	1,317	71,679	(2,362)	2%	56	767,496	735,100	32,396	736,218	31,279	4%
Clubhouse Usage Fees (Rental)	0	0	0	69	(69)	#DIV/0!	57	3,641	1,000	2,641	1,002	2,639	264%
Over/Under	0	0	0	0	0	#DIV/0!		(23)	0	(23)	16	(39)	#DIV/0!
Total Revenue	148,799	166,000	(17,201)	144,594	4,205	-10%		1,746,226	1,736,350	9,876	1,684,110	62,115	1%
Cost of Goods Sold													
Food	22,139	39,200	(17,061)	45,785	(23,647)	-44%	58	390,415	395,650	(5,235)	400,182	(9,767)	-1%
Beer	6,831	17,000	(10,169)	5,480	1,352	-60%	59	65,311	193,840	(128,529)	63,758	1,553	-66%
Wine	4,170	0	4,170	5,343	(1,173)	#DIV/0!	60	39,205	0	39,205	41,105	(1,900)	#DIV/0!
Bar Paper/Supply Cost	0	0	0	0	0	#DIV/0!	61	0	0	0	1,715	(1,715)	#DIV/0!
Non- Alcoholic Beverage	622	0	622	525	97	#DIV/0!	62	22,121	0	22,121	19,391	2,730	#DIV/0!
Bar Snacks	0	0	0	0	0	#DIV/0!	63	2,765	0	2,765	812	1,953	#DIV/0!
Liquor	5,002	0	5,002	5,836	(834)	#DIV/0!	64	51,468	0	51,468	53,427	(1,959)	#DIV/0!
Member Food 10% Discount	0	100	(100)	0	0	-100%		0	3,850	(3,850)	0	0	-100%
Total Cost of Goods Sold	38,764	56,300	(17,536)	62,969	(24,206)	-31%		571,285	593,340	(22,055)	580,390	(9,105)	-4%
Gross Profit	110,035	109,700	335	81,624	28,410	0%		1,174,940	1,143,010	31,930	1,103,720	71,220	3%
Payroll Expense													
Food & Beverage Manager	6538.46	7333	(795)	6384.61	154	-11%	65	69,862	73,333	(3,471)	68,635	1,228	-5%
Restaurant Manager	4200	4300	(100)	4354.7	(155)	-2%	66	44,850	43,400	1,450	46,979	(2,129)	3%
Chef Gross	10385	11250	(865)	9692.28	692	-8%	67	110,893	112,500	(1,607)	104,192	6,701	-1%
Payroll Bar/Wait Staff	17026	18000	(974)	16721.64	304	-5%	68	209,418	205,000	4,418	190,295	19,123	2%
Cook Gross	0	6700	(6,700)	6000	(6,000)	-100%	69	1,071	67,000	(65,929)	64,500	(63,429)	-98%
Sous Chef	0	6700	(6,700)	0	0	-100%		0	46,900	(46,900)	0	0	-100%
Kitchen Staff/Dishwashers Gross	20,941	13,000	7,941	16,927	4,014	61%	70	232,361	189,600	42,761	185,010	47,350	23%
Total Payroll	59,090	67,283	(8,193)	60,080	(990)	-12%		668,455	737,733	(69,278)	659,612	8,843	-9%
Operating Expenses													
Advertising	0	0	0	0	0	#DIV/0!	71	0	0	0	0	0	#DIV/0!
Dues and Subscriptions	511.24	500	11	280	232	2%	72	3,505	7,925	(4,420)	8,181	(4,675)	-56%
Travel and Education	0	0	0	0	0	#DIV/0!	73	6,671	7,000	(329)	2,400	4,271	-5%
Uniforms / Clothing Allowance	55.38	0	55	0	55	#DIV/0!	74	6,725	10,000	(3,275)	8,058	(1,333)	-33%
Clubhouse Cleaning Labor	10,406	9,000	1,406	15,736	(5,330)	16%	75	80,401	83,000	(2,599)	80,245	157	-3%
Clubhouse Floor Supplies	3369	2000	1,369	646	2,724	68%	76	21,794	19,250	2,544	21,784	11	13%
China, Glass & Silver	0	0	0	0	0	#DIV/0!	77	0	2,500	(2,500)	399	(399)	-100%
Kitchen Cleaning & Dishwasher Supplies	290	150	140	0	290	93%	78	1,380	3,600	(2,220)	1,464	(84)	-62%
Kitchen Equipment Lease	0	0	0	0	0	#DIV/0!	79	0	0	0	0	0	#DIV/0!
Kitchen Equipment Repair & Maint	0	0	0	0	0	#DIV/0!	80	1,294	2,000	(706)	1,076	218	-35%
Bar Repair & Maintenance	0	0	0	0	0	#DIV/0!	81	0	600	(600)	203	(203)	-100%
Bar Small Equipment	0	0	0	0	0	#DIV/0!	82	390	500	(110)	495	(104)	-22%
Kitchen Small Equipment	0	1,000	(1,000)	0	0	-100%	83	3,821	4,000	(179)	2,587	1,234	-4%
Clubhouse Small Equipment	0	0	0	0	0	#DIV/0!	84	0	2,500	(2,500)	802	(802)	-100%
Kitchen Laundry	0	100	(100)	0	0	-100%	85	385	1,050	(665)	1,176	(791)	-63%
Kitchen Paper & Supplies	645	1,000	(355)	628	17	-36%	86	15,189	11,000	4,189	10,775	4,414	38%
Clubhouse Cleaning & Supplies	0	50	(50)	0	0	-100%	87	620	2,900	(2,280)	1,084	(464)	-79%
Flowers/Decorations	0	0	0	151	(151)	#DIV/0!	88	233	720	(487)	321	(87)	-68%
Total Operating Expenses	15,277	13,800	1,477	17,440	(2,163)	11%		142,410	158,545	(16,135)	141,048	1,361	-10%
Income/(Loss) from Operations	35,668	28,617	7,051	4,105	31,563	25%		364,076	246,732	117,344	303,060	61,016	48%

Miacomet
October, 2025
Membership

October, 2025 Membership		Month To Date						Variance Code	YearTo Date						
		Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %	
Revenue															
Initiation Fees		0	0	0	0	0	#DIV/0!	89	0	0	0	0	0	#DIV/0!	
Member Dues		0	0	0	0	0	#DIV/0!	90	1,459,849	1,424,290	35,559	1,469,693	(9,844)	2%	
Member Finance Charges		0	0	0	0	0	#DIV/0!	91	0	0	0	0	0	#DIV/0!	
Total Revenue		0	0	0	0	0	#DIV/0!		1,459,849	1,424,290	35,559	1,469,693	(9,844)	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	200	(200)	#DIV/0!	93	1,642	4,500	(2,858)	2,600	(958)	-64%	
Total Operating Expenses		0	0	0	200	(200)	#DIV/0!		1,642	4,500	(2,858)	2,600	(958)	-64%	
Income/(Loss) from Operations		0	0	0	(200)	200	#DIV/0!		1,458,207	1,419,790	38,417	1,467,093	(8,886)	3%	

Miacomet															
October, 2025		Month To Date							Year To Date						
Grounds		Actual	Budget	Variance	Prior Year	Variance	Variance %	Variance Code		Actual	Budget	Variance	Prior Year	Variance	Variance %
Payroll Expense															
Golf Course Superintendent Gross		11,923	12,917	(994)	11,538	385	-8%	94		127,321	129,168	(1,847)	124,038	3,283	-1%
Assistant Superintendent		7,568	8,199	(631)	7,348	221	-8%	95		80,818	81,990	(1,172)	78,985	1,833	-1%
Asst. Superintendent #2		6,384	6,916	(532)	6,154	230	-8%	96		68,172	69,160	(988)	57,592	10,580	-1%
Mechanic Gross		7,154	7,750	(596)	6,923	231	-8%	97		76,393	77,500	(1,107)	63,903	12,489	-1%
Hourly Labor Gross		4,548	9,000	(4,452)	5,365	(817)	-49%	98		63,724	84,500	(20,776)	60,138	3,586	-25%
Seasonal Labor		52,714	55,000	(2,286)	65,001	(12,287)	-4%	99		547,345	549,000	(1,655)	534,382	12,963	0%
Total Payroll		90,291	99,782	(9,491)	102,329	(12,038)	-10%			963,773	991,318	(27,545)	919,038	44,735	-3%
Operating Expenses															
Water		234	170	64	67	167	38%	100		1,993	2,490	(497)	1,575	418	-20%
Golf Course Supplies		0	1,000	(1,000)	0	0	-100%	101		15,496	12,000	3,496	10,578	4,918	29%
Fertilizer		0	0	0	0	0	#DIV/0!	102		26,153	20,000	6,153	16,717	9,436	31%
Chemicals/Weed Control		0	0	0	0	0	#DIV/0!	103		72,109	82,000	(9,891)	87,324	(15,215)	-12%
Surfactants		0	0	0	0	0	#DIV/0!	104		25,084	22,000	3,084	20,131	4,953	14%
Tools		48	0	48	0	48	#DIV/0!	105		5,283	10,000	(4,717)	7,701	(2,418)	-47%
Shop Supplies		490	2,000	(1,510)	936	(446)	-76%	106		7,000	12,000	(5,000)	11,104	(4,105)	-42%
Electric - Pump House & Irrigation		2,855	900	1,955	4,842	(1,987)	217%	107		14,964	14,750	214	13,606	1,358	1%
Electric - Maintenance Building		637	700	(63)	853	(216)	-9%	108		4,996	7,400	(2,404)	5,628	(633)	-32%
Electric - Dorm		1,061	500	561	1,729	(668)	112%	109		16,166	9,000	7,166	12,129	4,036	80%
Liquid Propane		0	350	(350)	0	0	-100%	110		6,918	10,650	(3,732)	11,115	(4,197)	-35%
Cell Phones		200	220	(20)	350	(150)	-9%	111		3,076	2,200	876	2,517	560	40%
Raw Materials & Topdressing		0	18,000	(18,000)	3,949	(3,949)	-100%	112		46,215	58,000	(11,785)	42,137	4,078	-20%
Seed		1,339	0	1,339	551	788	#DIV/0!	113		1,339	4,000	(2,661)	1,938	(600)	-67%
Gas, Oil & Diesel		318	4,000	(3,682)	8,550	(8,232)	-92%	114		18,758	31,500	(12,742)	30,722	(11,964)	-40%
Debris Disposal Removal		31	0	31	0	31	#DIV/0!	115		2,396	1,500	896	1,377	1,019	60%
Golf Course Repairs & Main		0	2,500	(2,500)	222	(222)	-100%	116		302	8,750	(8,448)	222	80	-97%
Equipment - Repairs & Main		594	4,000	(3,406)	822	(228)	-85%	117		36,909	36,000	909	33,586	3,324	3%
Irrigation - Repair & Main		173	0	173	210	(37)	#DIV/0!	118		7,121	17,500	(10,379)	9,809	(2,688)	-59%
Roads / Fences - Repair & Main		0	3,000	(3,000)	105	(105)	-100%	119		2,480	6,000	(3,520)	5,404	(2,924)	-59%
Contract Services		15,101	1,000	14,101	0	15,101	1410%	120		22,669	12,000	10,669	9,623	13,046	89%
Cleaning Dorm		0	1,250	(1,250)	0	0	-100%	121		2,591	12,500	(9,909)	13,920	(11,329)	-79%
Small Equipment Rental		0	0	0	0	0	#DIV/0!	122		0	1,500	(1,500)	0	0	-100%
Leases (Utility Vehicles)		702	0	702	0	702	#DIV/0!	123		3,220	62,598	(59,378)	(6,629)	9,849	-95%
Consultants		1,840	0	1,840	1,563	277	#DIV/0!	124		2,655	6,500	(3,845)	5,213	(2,557)	-59%
Office Supplies		0	250	(250)	0	0	-100%	125		210	2,000	(1,790)	1,177	(967)	-90%
Cable TV & Internet		685	550	135	536	149	25%	126		4,673	5,500	(827)	5,156	(483)	-15%
Telephone		0	0	0	0	0	#DIV/0!	127		0	0	0	0	0	#DIV/0!
Travel and Education		0	0	0	0	0	#DIV/0!	128		2,300	9,000	(6,700)	4,693	(2,393)	-74%
Dues & Subscriptions		0	1,000	(1,000)	0	0	-100%	129		3,797	4,100	(303)	4,719	(922)	-7%
Uniforms		0	0	0	299	(299)	#DIV/0!	130		6,316	10,000	(3,684)	6,583	(267)	-37%
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		139	900	(761)	0	139	-85%
Groundwater Monitoring		0	0	0	0	0	#DIV/0!	133		0	0	0	0	0	#DIV/0!
Freight		0	5,000	(5,000)	0	0	-100%	134		12,887	26,000	(13,113)	30,670	(17,783)	-50%
Clubhouse Grounds		0	0	0	145	(145)	#DIV/0!	135		11,162	7,000	4,162	3,833	7,328	59%
Total Operating Expenses		26,306	46,390	(20,084)	25,725	580	-43%			387,378	527,338	(139,960)	404,279	(16,902)	-27%
Income/(Loss) from Operations		(116,597)	(146,172)	29,575	(128,054)	11,458	-20%			(1,351,151)	(1,518,656)	167,505	(1,323,318)	(27,834)	-11%

Miacomet
October, 2025
Maintenance

	Month To Date						Variance Code	Year To Date					
	Actual	Budget	Variance	Prior Year	Variance	Variance %		Actual	Budget	Variance	Prior Year	Variance	Variance %
Operating Expenses													
Clubhouse Repair & Maintenance	2,953	3,166	(213)	11,575	(8,622)	-7%	136	43,494	42,494	1,000	33,654	9,839	2%
Dorm Repair & Maint	60	0	60	0	60	#DIV/0!	137	1,922	4,000	(2,078)	4,355	(2,433)	-52%
Golf Course Building Repair & Maint	1,541	1,250	291	0	1,541	23%	138	13,337	13,000	337	10,843	2,495	3%
Golf Course Building HVAC R&M	0	0	0	0	0	#DIV/0!	139	0	1,250	(1,250)	0	0	-100%
Clubhouse HVAC R&M	0	0	0	738	(738)	#DIV/0!	140	5,358	5,000	358	738	4,621	7%
Clubhouse Electrical R&M	179	500	(321)	0	179	-64%	141	4,418	5,000	(582)	292	4,127	-12%
Golf Course Building Electrical R&M	0	250	(250)	1,840	(1,840)	-100%	142	3,247	6,260	(3,013)	6,518	(3,271)	-48%
Clubhouse Plumbing R&M	100	416	(316)	100	0	-76%	143	4,468	6,912	(2,444)	7,857	(3,388)	-35%
Oakson Septic System	0	0	0	0	0	#DIV/0!	144	0	1,000	(1,000)	0	0	-100%
Golf Course Building Plumbing R&M	0	333	(333)	0	0	-100%	145	3,183	3,330	(147)	979	2,204	-4%
Alarm System/Activity	390	675	(285)	0	390	-42%	146	5,880	6,750	(870)	5,528	353	-13%
Refrigeration	0	600	(600)	630	(630)	-100%	147	8,677	6,250	2,427	8,810	(133)	39%
Miscellaneous	0	0	0	0	0	#DIV/0!		7,737	0	7,737	1,486	6,251	#DIV/0!
Total Operating Expenses	5,223	7,190	(1,967)	14,883	(9,660)	-27%		101,723	101,246	477	81,058	20,664	0%
Income/(Loss) from Operations	(5,223)	(7,190)	1,967	(14,883)	9,660	-27%		(101,723)	(101,246)	(477)	(81,058)	(20,664)	0%

Miacomet
October, 2025
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	#DIV/0!
Interest Income	0	1,250	(1,250)	0	0	-100%	149	69,932	12,500	57,432	12,616	57,316	459%
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!		382,456	0	382,456	0	382,456	#DIV/0!
House Rental Income	15,119	16,000	(881)	11,919	3,200	-6%	151	131,282	143,560	(12,278)	120,971	10,311	-9%
	0	0	0	0		#DIV/0!		0	0	0	0	0	#DIV/0!
Total Revenue	15,119	17,250	(881)	11,919	3,200	-12%		583,671	156,060	370,179	133,587	450,084	274%
Payroll Expense													
Controller	9,046	9,750	(704)	8,615	431	-7%	152	96,153	97,500	(1,347)	92,615	3,538	-1%
Administrative Services Manager	5,538	5,168	370	4,431	1,108	7%	153	45,394	51,666	(6,272)	43,970	1,424	-12%
General Manager	18,231	19,750	(1,519)	17,308	923	-8%	154	194,679	197,500	(2,821)	186,058	8,621	-1%
Management Payment	19,583	19,584	(1)	18,333	1,250	0%	155	195,833	195,833	0	200,583	(4,749)	0%
Total Payroll	52,399	54,252	(1,853)	48,687	3,711	-3%		532,059	542,499	(10,440)	523,226	8,833	-2%
Operating Expenses													
Cleaning Admin. Office	0	0	0	0	0	#DIV/0!	156	0	0	0	0	0	#DIV/0!
Employee Shift Meals 100%	2,888	1,750	1,138	1,426	1,462	65%	157	21,638	18,400	3,238	15,008	6,630	18%
Office Supplies	366	500	(134)	175	191	-27%	158	7,330	8,450	(1,120)	7,188	141	-13%
Bank & Finance Charges	12	42	(30)	188	(177)	-72%	159	(20)	420	(440)	2,007	(2,026)	-105%
Credit Card Merchant Services	19,572	13,000	6,572	17,603	1,969	51%	160	185,373	152,750	32,623	165,023	20,350	21%
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	(364)	2,000	(2,364)	(631)	267	-118%
Office Furniture	0	0	0	0	0	#DIV/0!	162	582	0	582	0	582	#DIV/0!
Advertising	0	0	0	0	0	#DIV/0!	163	1,500	0	1,500	550	950	#DIV/0!
Postage & Shipping	284	100	184	284	0	184%	164	2,264	1,300	964	1,613	651	74%
Dues and Subscriptions	17	100	(83)	64	(47)	-83%	165	2,156	4,200	(2,044)	4,717	(2,561)	-49%
Travel and Education	675	2,166	(1,491)	3,607	(2,931)	-69%	166	28,948	25,660	3,288	23,335	5,613	13%
POS Support/Computer Support	2,545	4,788	(2,243)	4,818	(2,273)	-47%	167	76,800	84,880	(8,080)	88,656	(11,856)	-10%
Legal Fees	4,500	0	4,500	0	4,500	#DIV/0!	168	4,500	4,500	0	0	4,500	0%
Professional Accounting	0	0	0	7,500	(7,500)	#DIV/0!	169	31,700	41,230	(9,530)	16,100	15,600	-23%
Cell Phones	519	350	169	352	168	48%	170	3,332	3,500	(168)	3,435	(102)	-5%
Payroll Service	3,732	3,000	732	2,951	781	24%	171	34,320	33,900	420	50,560	(16,241)	1%
Trash Removal	3,796	3,500	296	4,468	(672)	8%	172	30,890	34,100	(3,210)	34,027	(3,137)	-9%
Employee Relations	0	500	(500)	0	0	-100%	173	890	1,000	(110)	748	142	-11%
Incentive Bonuses'	0	0	0	0	0	#DIV/0!	174	0	12,000	(12,000)	0	0	-100%
License & Fees	3,650	1,000	2,650	250	3,400	265%	175	5,314	3,600	1,714	804	4,510	48%
Miscellaneous	0	0		0	0	#DIV/0!		0	0	0	3,308	(3,308)	#DIV/0!
Electricity	5,664	5,000	664	9,329	(3,666)	13%	176	47,497	37,700	9,797	42,691	4,806	26%
Liquid Propane	2,300	3,250	(950)	2,407	(106)	-29%	177	26,103	32,100	(5,997)	27,067	(964)	-19%
Telephone	78	60	18	131	(52)	31%	178	703	600	103	718	(14)	17%
Heating Fuel	0	0	0	0	0	#DIV/0!	179	0	0	0	0	0	#DIV/0!
Water	335	300	35	507	(172)	12%	180	3,900	4,400	(500)	5,038	(1,138)	-11%
Cable TV & Internet	2,054	1,750	304	2,229	(175)	17%	181	21,419	18,060	3,359	19,790	1,630	19%
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!		28	0	28	0	28	#DIV/0!
EPLI Insurance	0	0	0	0	0	#DIV/0!	183	0	5,500	(5,500)	27	(27)	-100%

Insurance - Property/Liability	3,979	0	3,979	92,150	(88,171)	#DIV/0!	184	158,792	178,178	(19,386)	133,217	25,575	-11%
Professional Liability	0	0	0	0	0	#DIV/0!	185	6,849	5,500	1,349	7,604	(754)	25%
Insurance - Workers Comp	2,352	1,800	552	2,781	(429)	31%	186	25,759	16,550	9,209	15,919	9,841	56%
Excise Tax/Truck Registration	460	120	340	0	460	283%	187	460	1,520	(1,060)	407	53	-70%
Insurance - Vehicles	0	0	0	0	0	#DIV/0!	188	2,774	2,800	(26)	1,928	846	-1%
Land Management Payment (\$1/Round)	0	0	0	0	0	#DIV/0!	189	27,675	30,725	(3,050)	27,059	617	-10%
Amortization	0	0	0	0	0	#DIV/0!		529	0	529	529	0	#DIV/0!
Bad Debt	0	0	0	0	0	#DIV/0!	190	0	0	0	0	0	#DIV/0!
Retirement Plan	819	2,000	(1,181)	2,177	(1,358)	-59%	191	25,197	23,000	2,197	21,100	4,097	10%
Payroll Taxes - Mgmt. & Empl. Exp.	26,274	25,000	1,274	27,024	(750)	5%	192	347,387	398,500	(51,113)	399,133	(51,746)	-13%
Employee Housing Rent	28,700	31,500	(2,800)	28,300	400	-9%	193	282,450	280,000	2,450	284,500	(2,050)	1%
Employee Housing Furnishings	0	0	0	0	0	#DIV/0!		1,506	5,000	(3,494)	534	972	-70%
Employee Housing - Utilities	4,974	3,000	1,974	(10,352)	15,326	66%	194	64,058	55,000	9,058	59,548	4,510	16%
Employee Housing R&M	100	200	(100)	100	0	-50%	195	12,944	11,800	1,144	29,990	(17,047)	10%
Dorm Rent	10,000	5,000	5,000	5,000	5,000	100%	196	60,000	60,000	0	97,400	(37,400)	0%
Health Insurance	25,420	28,000	(2,580)	19,582	5,838	-9%	197	247,091	278,237	(31,146)	268,387	(21,296)	-11%
Manager Clothing Allowance	0	200	(200)	0	0	-100%	198	540	1,600	(1,060)	258	282	-66%
Employee Severence Expense	0	0	0	0	0	#DIV/0!	199	0	0	0	0	0	#DIV/0!
General Manager Comp Charges	107	100	7	118	(12)	7%	200	422	860	(438)	271	152	-51%
Food & Bev Manager Comp Charges	695	450	245	490	205	54%	201	4,400	4,000	400	3,410	989	10%
Golf Course Manager Comp Charges	0	0	0	0	0	#DIV/0!	202	58	500	(442)	44	14	-88%
Director of Golf Comp Charges	0	100	(100)	0	0	-100%	203	261	700	(439)	274	(13)	-63%
Interest Expense	0	0	0	0	0	#DIV/0!	204	53,474	0	53,474	39,428	14,046	#DIV/0!
Penalties	0	0	0	0	0	#DIV/0!	205	7,829	0	7,829	185	7,644	#DIV/0!
Suspense	0	0	0	0	0	#DIV/0!	206	0	0	0	116	(116)	#DIV/0!
Total Operating Expenses	156,868	138,826	18,042	225,659	(68,792)	13%		1,867,257	1,884,720	(17,463)	1,903,017	(35,760)	-1%
Income/(Loss) from Operations	(194,147)	(175,828)	(17,069)	(262,427)	68,280	10%		(1,815,645)	(2,271,159)	398,081	(2,292,656)	477,011	-20%
Depreciation Expense	0	0	0	0	0	#DIV/0!		659,789	472,804	186,985	884,720	(224,931)	40%
Income/(Loss) After Depreciation	(194,147)	(175,828)	(18,319)	(262,427)	68,280	10%		(2,475,434)	(2,743,963)	268,529	(3,177,376)	701,942	-10%

MGC October Variance Report

Variance Code	YTD Actual	YTD Budget	Difference	% Variance	Justification
	GOLF SHOP				
	Revenue				
1	Play Cards	0	0	0%	
2	Winter Membership	96,950	135,200	(38250)	-28%
3	Resident Discount Cards	120,750	119,375	1375	1%
4	Handicap (Non-Members)	0	0	0	0%
5	Greens Fees	2,712,836	2,838,800	(125964)	-4%
6	Tee Time No Show Charge	1,365	400	965	241%
7	Cart Fees	404,190	426,700	(22510)	-5%
8	Golf Club Repair	1,351	1,350	1	0%
9	Range Ball Sales	181,032	181,500	(468)	0%
10	Club Rental Sets	109,458	88,800	20658	23%
11	Walking Trolley Rental	20,175	19,650	525	3%
12	Club/Cart Storage	30,117	35,000	(4883)	-14%
13	Lessons	139,118	163,800	(24682)	-15%
14	Golf Clinics	10,020	9,400	620	7%
15	Tournaments	101,467	80,500	20967	26%
16	League Income	14,091	18,000	(3909)	-22%
17	Merchandise	818,704	718,000	100704	14%
	Cost of Goods Sold				
18	Golf Shop	504,902	428,300	76602	18%
	Payroll Expense				
19	Golf Lessons	102,450	120,960	(18510)	-15%
20	Gripping	1,077	1,700	(623)	-37%
21	Golf Clinic	11,798	9,400	2398	26%
22	Director of Golf Gross	118,450	120,168	(1718)	-1%
23	Head Golf Pro	79,031	80,724	(1694)	-2%
24	Golf Professional Subs	15,686	24,880	(9194)	-37%
25	Golf Shop Manager	0	0	0	0%
26	Outside Service Mgr	0	0	0	0%
27	Shop Clerks Gross	118,125	139,000	(20875)	-15%
28	Outside Services Payroll	133,434	157,500	(24066)	-15%
	Operating Expenses				
29	Advertising	1,500	1,500	0	0%
30	Dues and Subscriptions	5,171	9,650	(4479)	-46%
31	Travel and Education	6,265	5,500	765	14%
32	Club Car/Golf Car Lease	826	4,230	(3404)	-80%
33	Visage GPS	(12,438)	31,360	(43798)	-140%
34	Range Supplies	15,701	14,500	1201	8%
35	Golf Cart Repairs & Maintenance	12,096	12,390	(294)	-2%
36	Range Picker Repair & Maintenance	934	1,000	(66)	-7%
37	Range Balls	17,138	12,300	4838	39%
38	Tees, Markers, Etc.	7,777	11,000	(3223)	-29%
39	Score Cards	5,409	4,400	1009	23%
40	Uniforms / Clothing Allowance	4,947	8,000	(3053)	-38%
41	Bag Tags	0	1,750	(1750)	-100%
42	Shipping (ups/fedex)	(2,214)	2,125	(4339)	-204%
43	Office/Shop Supplies	499	2,164	(1665)	-77%
44	Cell Phones	0	0	0	0%
45	Handicaps	3,845	1,500	2345	156%
46	Golf Course Water Supplies	1,578	3,250	(1672)	-51%
47	Damaged Goods/Outdated Merchandise	26	0	26	#DIV/0!
48	Rental Clubs	35,404	1,500	33904	2260%
49	Golf Clinic Equipment	0	500	(500)	-100%
50	Golf Shop Small Equipment	0	2,000	(2000)	-100%
51	League Expense	1,649	4,200	(2551)	-61%
52	Tournament Expenses	69,555	41,250	28305	69%
53	Tournament Supplies	75	2,500	(2425)	-97%
54	Supplies	4,662	3,500	1162	33%
	FOOD & BEVERAGE				
	Revenue				
55	Food Sales	975,111	1,000,250	(25139)	-3%
56	Bar Sales	767,496	735,100	32396	4%
57	Clubhouse Usage Fees (Rental)	3,641	1,000	2641	264%
	Cost of Goods Sold				
58	Food	390,415	395,650	(5235)	-1%
59	Beer	65,311	193,840	(128529)	-66%
60	Wine	39,205	0	39205	#DIV/0!
61	Bar Paper/Supply Cost	0	0	0	0%
62	Non- Alcoholic Beverage	22,121	0	22121	#DIV/0!
63	Bar Snacks	2,765	0	2765	#DIV/0!
64	Liquor	51,468	0	51468	#DIV/0!

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
	Payroll Expense					
65	Food & Beverage Manager	69,862	73,333	(3471)	-5%	
66	Restaurant Manager	44,850	43,400	1450	3%	
67	Chef Gross	110,893	112,500	(1607)	-1%	
68	Payroll Bar/Wait Staff	209,418	205,000	4418	2%	
69	Cook Gross	1,071	67,000	(65929)	-98%	
70	Kitchen Staff/Dishwashers Gross	232,361	189,600	42761	23%	One area of OT. We have been watching closely. I could move some of this to Cook Gross
	Operating Expenses					
71	Advertising	0	0	0	0%	
72	Dues and Subscriptions	3,505	7,925	(4420)	-56%	
73	Travel and Education	6,671	7,000	(329)	-5%	
74	Uniforms / Clothing Allowance	6,725	10,000	(3275)	-33%	
75	Clubhouse Cleaning Labor	80,401	83,000	(2599)	-3%	
76	Clubhouse Floor Supplies	21,794	19,250	2544	13%	
77	China, Glass & Silver	0	2,500	(2500)	-100%	
78	Kitchen Cleaning & Dishwasher Supplies	1,380	3,600	(2220)	-62%	
79	Kitchen Equipment Lease	0	0	0	0%	
80	Kitchen Equipment Repair & Maint	1,294	2,000	(706)	-35%	
81	Bar Repair & Maintenance	0	600	(600)	-100%	
82	Bar Small Equipment	390	500	(110)	-22%	
83	Kitchen Small Equipment	3,821	4,000	(179)	-4%	
84	Clubhouse Small Equipment	0	2,500	(2500)	-100%	
85	Kitchen Laundry	385	1,050	(665)	-63%	
86	Kitchen Paper & Supplies	15,189	11,000	4189	38%	Timing. I budgeted for this over a few months.
87	Clubhouse Cleaning & Supplies	620	2,900	(2280)	-79%	
88	Flowers/Decorations	233	720	(487)	-68%	
	MEMBERSHIP					
	Revenue					
89	Initiation Fees	0	0	0	0%	
90	Member Dues	1,459,849	1,424,290	35559	2%	
91	Member Finance Charges	0	0	0	0%	
	Operating Expenses					
92	Capital Fund from Init. Fees	0	0	0	0%	
93	Member Relations	1,642	4,500	(2858)	-64%	
	 GROUNDS					
	Payroll Expense					
94	Golf Course Superintendent Gross	127,321	129,168	(1847)	-1%	
95	Assistant Superintendent	80,818	81,990	(1172)	-1%	
96	Asst. Superintendent #2	68,172	69,160	(988)	-1%	
97	Mechanic Gross	76,393	77,500	(1107)	-1%	
98	Hourly Labor Gross	63,724	84,500	(20776)	-25%	
99	Seasonal Labor	547,345	549,000	(1655)	0%	
	Operating Expenses					
100	Water	1,993	2,490	(497)	-20%	
101	Golf Course Supplies	15,496	12,000	3496	29%	Bought some new tee markers that were not budgeted for.
102	Fertilizer	26,153	20,000	6153	31%	
103	Chemicals/Weed Control	72,109	82,000	(9891)	-12%	
104	Surfactants	25,084	22,000	3084	14%	Dry year and bought a little more than anticipated.
105	Tools	5,283	10,000	(4717)	-47%	
106	Shop Supplies	7,000	12,000	(5000)	-42%	
107	Electric - Pump House & Irrigation	14,964	14,750	214	1%	
108	Electric - Maintenance Building	4,996	7,400	(2404)	-32%	
109	Electric - Dorm	16,166	9,000	7166	80%	The dorm was high at the beginning of the year, and we are not catching up.
110	Liquid Propane	6,918	10,650	(3732)	-35%	
111	Cell Phones	3,076	2,200	876	40%	Had to purchase a new cell phone.
112	Raw Materials & Topdressing	46,215	58,000	(11785)	-20%	
113	Seed	1,339	4,000	(2661)	-67%	
114	Gas, Oil & Diesel	18,758	31,500	(12742)	-40%	
115	Debris Disposal Removal	2,396	1,500	896	60%	Cleaned out one of the buildings. One more pick-up.
116	Golf Course Repairs & Main	302	8,750	(8448)	-97%	
117	Equipment - Repairs & Main	36,909	36,000	909	3%	
118	Irrigation - Repair & Main	7,121	17,500	(10379)	-59%	
119	Roads / Fences - Repair & Main	2,480	6,000	(3520)	-59%	
120	Contract Services	22,669	12,000	10669	89%	H2B fees for the company handling our visas are going into this line item. More than anticipated
121	Cleaning Dorm	2,591	12,500	(9909)	-79%	
122	Small Equipment Rental	0	1,500	(1500)	-100%	
123	Leases (Utility Vehicles)	3,220	62,598	(59378)	-95%	
124	Consultants	2,655	6,500	(3845)	-59%	
125	Office Supplies	210	2,000	(1790)	-90%	
126	Cable TV & Internet	4,673	5,500	(827)	-15%	
127	Telephone	0	0	0	0%	
128	Travel and Education	2,300	9,000	(6700)	-74%	
129	Dues & Subscriptions	3,797	4,100	(303)	-7%	
130	Uniforms	6,316	10,000	(3684)	-37%	

Variance		YTD Actual	YTD Budget	Difference	% Variance	Justification
Code						
131	Storage Container Rental	0	0	0	0%	
132	Employee Relations	139	900	(761)	-85%	
133	Groundwater Monitoring	0	0	0	0%	
134	Freight	12,887	26,000	(13113)	-50%	
135	Clubhouse Grounds	11,162	7,000	4162	59%	Timing. We ordered more mulch during the year. Keep it looking fresh
	MAINTENANCE					
	Operating Expenses					
136	Clubhouse Repair & Maintenance	43,494	42,494	1000	2%	
137	Dorm Repair & Maintenance	1,922	4,000	(2078)	-52%	
138	Golf Course Building Repair & Maint	13,337	13,000	337	3%	
139	Golf Course Building HVAC R&M	0	1,250	(1250)	-100%	
140	Clubhouse HVAC R&M	5,358	5,000	358	7%	
141	Clubhouse Electrical R&M	4,418	5,000	(582)	-12%	
142	Golf Course Building Electrical R&M	3,247	6,260	(3013)	-48%	
143	Clubhouse Plumbing R&M	4,468	6,912	(2444)	-35%	
144	Oakson Septic System	0	1,000	(1000)	-100%	
145	Golf Course Building Plumbing R&M	3,183	3,330	(147)	-4%	
146	Alarm System/Activity	5,880	6,750	(870)	-13%	
147	Refrigeration	8,677	6,250	2427	39%	Had to replace a few compressors in the refrigeration units. Not anticipated
	GENERAL & ADMINISTRATIVE					
	Revenue					
148	Other Income	0	0	0	0%	
149	Interest Income	69,932	12,500	57432	459%	We are doing a good job of moving the money into savings and getting as much back as we can
150	Winter Memberships	0	0	0	0%	
151	House Rental Income	131,282	143,560	(12278)	-9%	
	Payroll Expense					
152	Controller	96,153	97,500	(1347)	-1%	
153	Administrative Services Manager	45,394	51,666	(6272)	-12%	
154	General Manager	194,679	197,500	(2821)	-1%	
155	Management Payment	195,833	195,833	0	0%	
	Operating Expenses					
156	Cleaning Admin. Office	0	0	0	0%	
157	Employee Shift Meals 100%	21,638	18,400	3238	18%	This line item has gone up and down all year. Some months I get correct and others I miss
158	Office Supplies	7,330	8,450	(1120)	-13%	
159	Bank & Finance Charges	(20)	420	(440)	-105%	
160	Credit Card Merchant Services	185,373	152,750	32623	21%	We had a great year so far and the credit cards have been used more and more.
	NLB Debt / Interest	0	0	0	0%	
161	Office Equipment Leases	(364)	2,000	(2364)	-118%	
162	Office Furniture	582	0	582	#DIV/0!	
163	Advertising	0	0	0	#DIV/0!	
164	Postage & Shipping	2,264	1,300	964	74%	
165	Dues and Subscriptions	2,156	4,200	(2044)	-49%	
166	Travel and Education	28,948	25,660	3288	13%	
167	POS Support/Computer Support	76,800	84,880	(8080)	-10%	
168	Legal Fees	4,500	4,500	0	0%	
169	Professional Accounting	31,700	41,230	(9530)	-23%	
170	Cell Phones	3,332	3,500	(168)	-5%	
171	Payroll Service	34,320	33,900	420	1%	
172	Trash Removal	30,890	34,100	(3210)	-9%	
173	Employee Relations	890	1,000	(110)	-11%	
174	Incentive Bonuses*	0	12,000	(12000)	-100%	
175	License & Fees	5,314	3,600	1714	48%	Timing
176	Electricity	47,497	37,700	9797	26%	Clubhouse usage greater than anticipated
177	Liquid Propane	26,103	32,100	(5997)	-19%	
178	Telephone	703	600	103	17%	Need to adjust budget for 2026
179	Heating Fuel	0	0	0	0%	
180	Water	3,900	4,400	(500)	-11%	
181	Cable TV & Internet	21,419	18,060	3359	19%	Need to adjust budget for 2026
182	Web Site	0	0	0	0%	
183	EPLI Insurance	0	5,500	(5500)	-100%	
184	Insurance - Property/Liability	158,792	178,178	(19386)	-11%	
185	Professional Liability	6,849	5,500	1349	25%	Budgeted too little for 2025
186	Insurance - Workers Comp	25,759	16,550	9209	56%	Working on getting another company to bid this out. Currently we use the Hartford
187	Excise Tax/Truck Registration	460	1,520	(1060)	-70%	
188	Insurance - Vehicles	2,774	2,800	(26)	-1%	
189	Land Management Payment (\$1/Round)	27,675	30,725	(3050)	-10%	
190	Bad Debt	0	0	0	0%	
191	Retirement Plan	25,197	23,000	2197	10%	
192	Payroll Taxes - Mgmt. & Empl. Exp.	347,387	398,500	(51113)	-13%	
193	Employee Housing Rent	282,450	280,000	2450	1%	
194	Employee Housing - Utilities	64,058	55,000	9058	16%	6 West has electric heat and it's expensive
195	Employee Housing R&M	12,944	11,800	1144	10%	
196	Dorm Rent	60,000	60,000	0	0%	
197	Health Insurance	247,091	278,237	(31146)	-11%	

Variance Code		YTD Actual	YTD Budget	Difference	% Variance	Justification
198	Manager Clothing Allowance	540	1,600	(1060)	-66%	
199	Employee Severence Expense	0	0	0	0%	
200	General Manager Comp Charges	422	860	(438)	-51%	
201	Food & Bev Manager Comp Charges	4,400	4,000	400	10%	
202	Golf Course Manager Comp Charges	58	500	(442)	-88%	
203	Director of Golf Comp Charges	261	700	(439)	-63%	
204	Interest Expense	53,474	0	53474	#DIV/0!	
205	Penalties	7,829	0	7829	#DIV/0!	
206	Suspense	0	0	0	0%	



Nantucket Land Bank Commission
Regular Meeting of November 25, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. PROPERTY MANAGEMENT

a. 7&9 W. Sankaty Road/Field of Dreams – Collaboration Discussion

Included in the meeting packet is the Sconset Trust's presentation that describes their goals as an organization and plans for the Field of Dreams. Representatives of the 'Sconset Trust will be attending the meeting on Tuesday to meet with the Commission, discuss roles and areas for collaboration. During the meeting, Commissioner's will be asked if they would like Land Bank staff to schedule a site visit, which will be posted as a public meeting. A site visit would allow Commissioners to view the Field of Dreams property within the context of the surrounding neighborhood and discuss the scope and costs of any proposed work with staff.

b. Mill Hill Park – Exercise Equipment Proposal

Land Bank staff spent the 2025 growing season assessing Mill Hill Park both ecologically and from a public use perspective. Non-native and invasive species were mapped for phased removal, and a new trail network and relocating the main parking lot are being proposed. In addition, nine exercise stations, seven with outdoor equipment, are sited along the trails for Commission consideration. The meeting packet contains a map of non-native/invasive plant species, a map of proposed trails and exercise stations, and an estimate of cost for outdoor exercise equipment with thumbnail images. For more images and additional information about the exercise equipment, please see the website: [KOMPAN | Wooden Outdoor Fitness Equipment](#)

c. Litter Derby Proposal

Multiple ways that the Land Bank can be involved in the Litter Derby have been considered. These options will be reviewed at the meeting on Tuesday night, and the Commission will be asked for input.

d. 28 Washington Street – Parking Discussion

The parking spaces at 28 Washington Street were discussed extensively prior to the Commission deciding, with a split vote, to maintain public parking on this property. During the initial discussion and vote, the Commission asked that staff include the parking at 28

Washington Street on a meeting agenda in the fall to review how the spaces were used throughout the summer season.

To recap, the spaces were used regularly during the summer and were almost always full. There were three cars observed routinely parking on the property and the spaces had to be posted with signs stating “no parking for commercial vehicles” to manage that use.

e. 8 Wesco Place/Lily Pond Park – Wedding Ceremony Request (9/11/2027)

An abutter to Lily Pond is requesting to hold a 30-minute wedding ceremony in the park with approximately 90 attendees. There will be no infrastructure other than the temporary placement of 90 chairs, and the reception will be held at the abutters’ house. While the duration of the event is short, according to our event policy, the number of attendees exceeds what can be approved by staff.



Strategic Priorities

'Sconset Trust presentation to Land Bank
November 12, 2025



Our Strategic Planning Process

Process

- Board led, professionally facilitated
- Committee level SWOT analysis
- 1:1 conversations with 34 donors
- 1:1 conversations with 12 stakeholders
- 370 survey responses Dec '23- Jan '24 (distributed through Trust, Civic and Tom Nevers)

❖ Received input from over 400 people!

Outputs

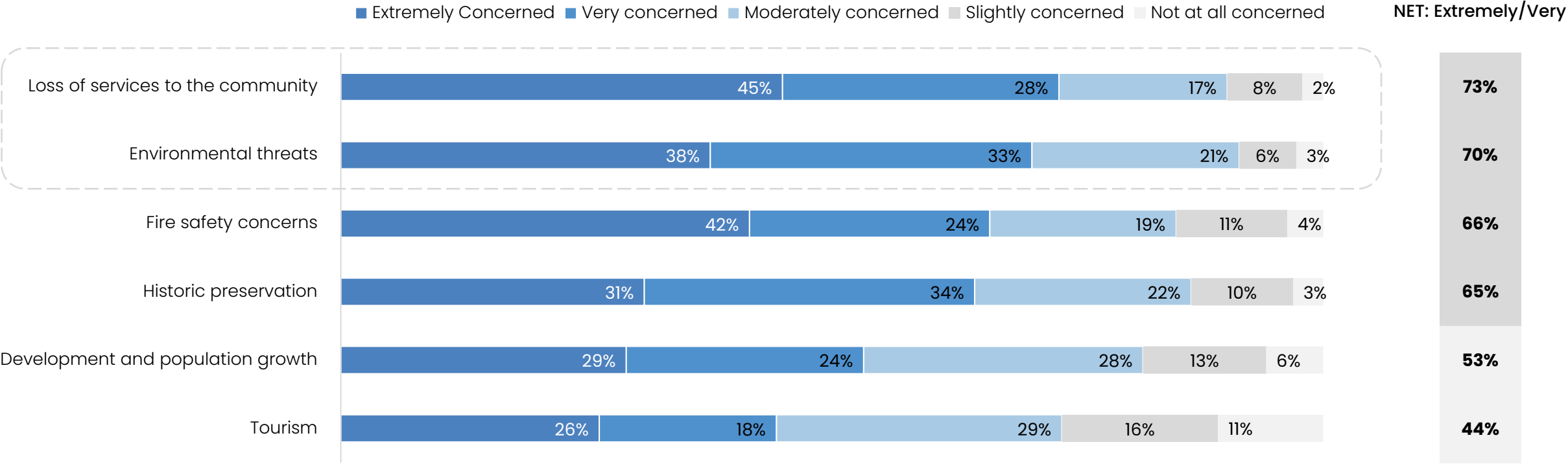
- Redefined mission to include preservation of commercial core
- Formed set of 5 new strategic priorities
 - Purchased Field of Dreams in partnership with the Land Bank
- Launched \$15M capital campaign

❖ Met all campaign fundraising goals!

Members are deeply concerned about the Village's future, especially regarding the loss of community services and environmental threats.



As you envision the future of the Village in the next 5-10 years or more, please indicate your level of concern for each of the following aspects:
Base: Total n=327



Where response totals do not reach 100%, discrepancies are attributed to rounding.



Key Takeaways – 2024 Strategic Review

- 1 Continue legacy of open land conservation
 - 2 Protect lighthouse for future generations
-
- 3 Invest in the commercial core in the village
 - 4 Move with urgency given growth in 'Sconset



Strategic Planning Key Takeaways

- Support for the Trust is strong, and expectations are high. There is a sense that these are important times given the growing pressure on the village and people are eager for the Trust to step up and address new emerging strategic priorities.
- Many expressed continuing support for land conservation, but there was also strong demand for proactively protecting the commercial center.
- There is a perception that 'Sconset is “hot” right now and that the Trust needs to feel a strong sense of urgency.
- Many respondents questioned why other island land groups have not been investing in 'Sconset and suggested that the Trust work to further leverage these relationships to extend and accelerate its conservation efforts.



Updated Mission to include Commercial Core Focus

“The 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”



Priorities have evolved as new threats and opportunities have emerged

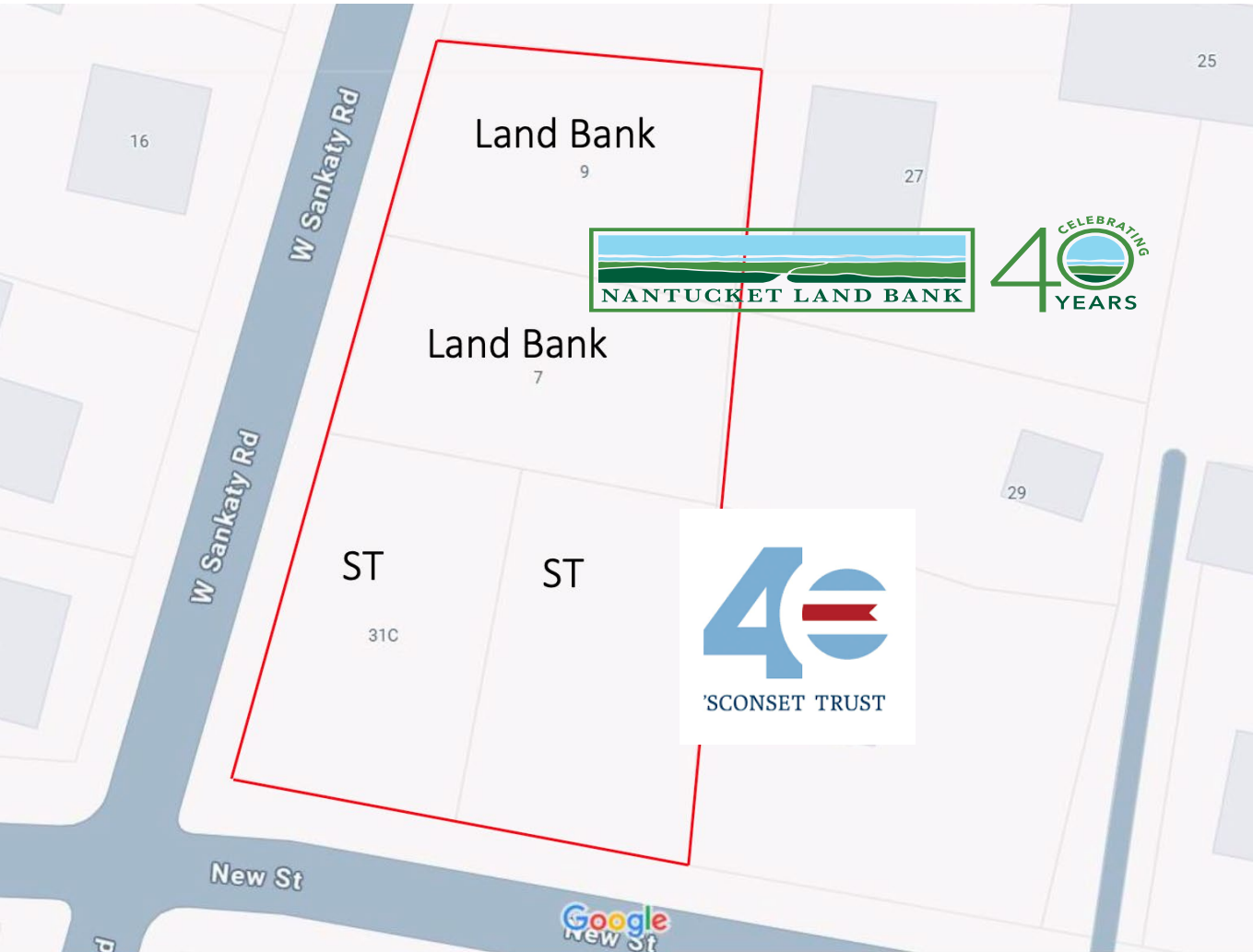
These new initiatives have broadened the scope of Trust's activities

Over time, they have become a natural part of the Trust's leadership

Now a new emphasis being placed on protecting the Commercial Center



Field of Dreams Collaboration





Field of Dreams Design Principles

- A community multi-generational resource preserved forever
- Majority of space (85-90%) kept open for children's open play
- Space for adults to sit with a pocket park/garden at corner of West Sankaty and New Street
- Multiple access points (New and W. Sankaty)
- Cut through path to orient foot traffic out of the road and away from fire house turnaround
- Simple look and feel
- Sustainable plantings chosen for durability and ease of maintenance (low water use, native and pollinator plants)
- Transparency from West Sankaty and New Street
- Privacy between abutting neighbors with vegetation and fencing

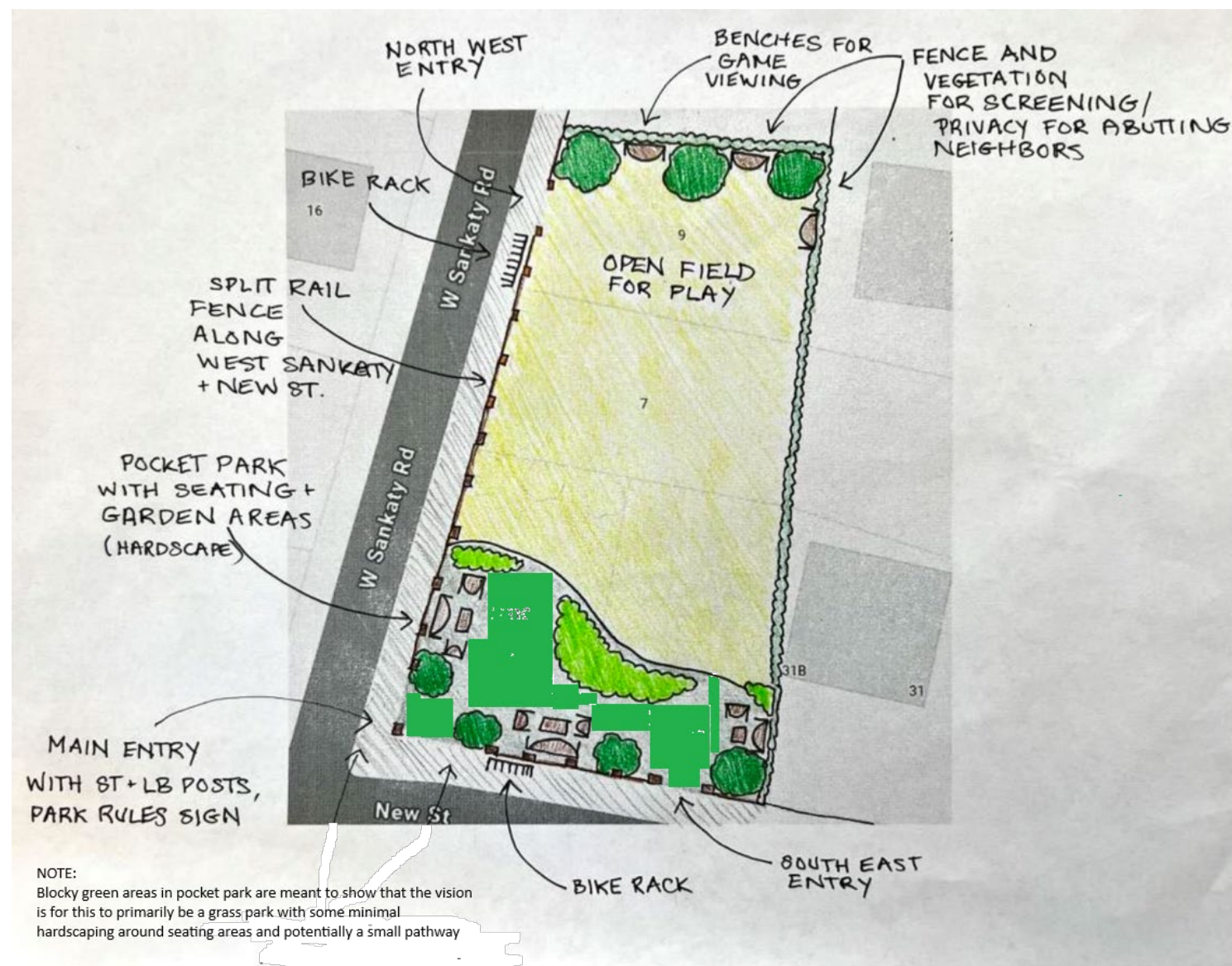


Field of Dreams Planning

- **Phase I (May – Aug ‘25): “Play Ready”**
- Met with 9 abutters June – Sept ‘25
- Purchased 2 benches and bike rack
- Cleaned up property, removed debris
- **Phase II (Sept ‘25 – Mar ‘26):** Design and develop pocket park at W. Sankaty and New, bamboo removal and site preparation
- Ben Champoux guiding tree trimming and fence repair
- **Phase III (Spring ‘26):** New plantings
- Irrigation and power will be needed to support new plantings
- The Field of Dreams park will be a “neighborhood park” rather than a “destination park”
- No parking
- No lights
- No loud music, etc.
- Park will close at dusk
- Pack in/pack out



Field of Dreams Rough Concept





Nantucket Islands Land Bank
Register of Responders

Bid No. **2025-LB-07**
Request for Qualification for Designer Services
for Design and Construction in connection with Building and Relocation & Related Services

Proposal Opening Time: 4PM, November 20, 2025

RESPONDERS	SMRT ARCHITECTS AND ENGINEERS, INC.
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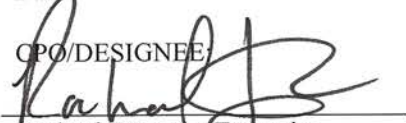
Witness Certification:

We hereby certify that the bids recorded on this page are a complete and accurate list of those opened in our presence.

WITNESS:


Eleanor W. Antonietti, Special
Projects Coordinator for the Land
Bank

CPO/DESIGNEE:


Rachael Freeman, Executive
Director of the Land Bank

BIDDERS NONE
PRESENT: _____

NONE
ALSO
PRESENT: _____

Proposals and pricing are not made public until after the evaluation is complete *per MGL Ch. 7C*.

Mill Hill

- Parking area relocation
- Proposed trail layout – emphasizing loops
- Vesper lane exit Exercise trail – 9 stations (7 equipment)
- Tame and improve flow through NE corner, replace benches
- Plan NE corner landscaping to include forage plants (beach plum etc.)
- Invasive species management



New, more visible parking area

1

2

7

8

9

3

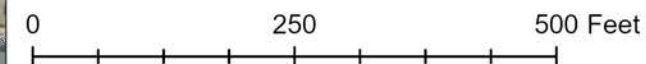
6

5

4

Legend

-  New trails
-  Exercise stations
-  Mill Hill Park
-  New parking area



Sales Proposal

Nantucket Islands Lank Bank
Emily Goldstein Murphy
22 broad street
Nantucket, MA 02554

Quote No. SP160273-1
Customer No. C175728
Document Date 11/12/2025
Expiration Date 12/31/2025

Sales Representative Jeff Hochwarter
Email JefHoc@Kompan.com
Phone No. 508-821-8715 / 800-426-9788

Project Name US342119 Mill Hill Park Fitness Trail

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
<u>Massachusetts State Contract FAC122</u>					
<u>FRO20901-1001</u>	PUSH UP BARS ROBINIA UNTREADED WOOD IN GROUND Total CO ₂ Emission 163.5 LB (163.5 LB/Pieces)	1 Pieces	2,150.00	10.00	1,935.00
					
<u>FRO21300-1001</u>	Double Overhead Ladder - Robinia Untreated Wood In-ground 100cm Total CO ₂ Emission 842.7 LB (842.7 LB/Pieces)	1 Pieces	7,720.00	10.00	6,948.00
					
<u>FRO21801-1001</u>	PULL UP SQUARE ROBINIA UNTREADED WOOD IN GROUND Total CO ₂ Emission 552.6 LB (552.6 LB/Pieces)	1 Pieces	4,840.00	10.00	4,356.00
					
<u>FRO20200-1001</u>	Dip Bars - Robinia Untreated Wood In-ground 100cm Total CO ₂ Emission 340.9 LB (340.9 LB/Pieces)	1 Pieces	2,460.00	10.00	2,214.00
					
<u>FRO20300-1001</u>	Sit Up Bench - Robinia Untreated Wood In-ground 100cm Total CO ₂ Emission 167.9 LB (167.9 LB/Pieces)	1 Pieces	2,140.00	10.00	1,926.00
					
<u>FRO21100-1001</u>	Hurdles - Robinia Untreated Wood In-ground 100cm Total CO ₂ Emission 570.7 LB (570.7 LB/Pieces)	1 Pieces	4,950.00	10.00	4,455.00
					

Sales Proposal

Nantucket Islands Lank Bank
Emily Goldstein Murphy
22 broad street
Nantucket, MA 02554

Quote No. SP160273-1
Customer No. C175728
Document Date 11/12/2025
Expiration Date 12/31/2025

Sales Representative Jeff Hochwarter
Email JefHoc@Kompan.com
Phone No. 508-821-8715 / 800-426-9788

Project Name US342119 Mill Hill Park Fitness Trail

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
FRO21400-1001	Over Under - Robinia Untreated Wood In-ground 100cm Total CO ₂ Emission 367.7 LB (367.7 LB/Pieces)	1	Pieces	4,100.00	10.00	3,690.00
						
FRO20101-1001	PARALLEL BARS ROBINIA UNTREADED WOOD IN GROUND Total CO ₂ Emission 214.9 LB (214.9 LB/Pieces)	1	Pieces	2,410.00	10.00	2,169.00
						
INSTALL SPECIAL	Estimated Installation of KOMPAN	1	Pieces	30,000.00		30,000.00
FREIGHT	Equipment Freight	1	Pieces	2,082.25		2,082.25

Description	Qty	Retail Price	Discount	Net Price
No. of Products	8			
Subtotal - Products		30,770.00	3,077.00	27,693.00
Subtotal - Installation		30,000.00		30,000.00
Subtotal - Freight		2,082.25		2,082.25
Total USD				59,775.25

Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

Mill Hill Park
Emily Murphy
29 Vasper Ln
Nantucket, MA 02554
Phone No. 508-228-7240
E-Mail egmurphy@nantucketlandbank.org

Sales Proposal

Nantucket Islands Lank Bank
Emily Goldstein Murphy
22 broad street
Nantucket, MA 02554

Quote No. SP160273-1
Customer No. C175728
Document Date 11/12/2025
Expiration Date 12/31/2025

Sales Representative Jeff Hochwarter
Email JefHoc@Kompan.com
Phone No. 508-821-8715 / 800-426-9788

Project Name US342119 Mill Hill Park Fitness Trail

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.
Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.
Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.
Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.
Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

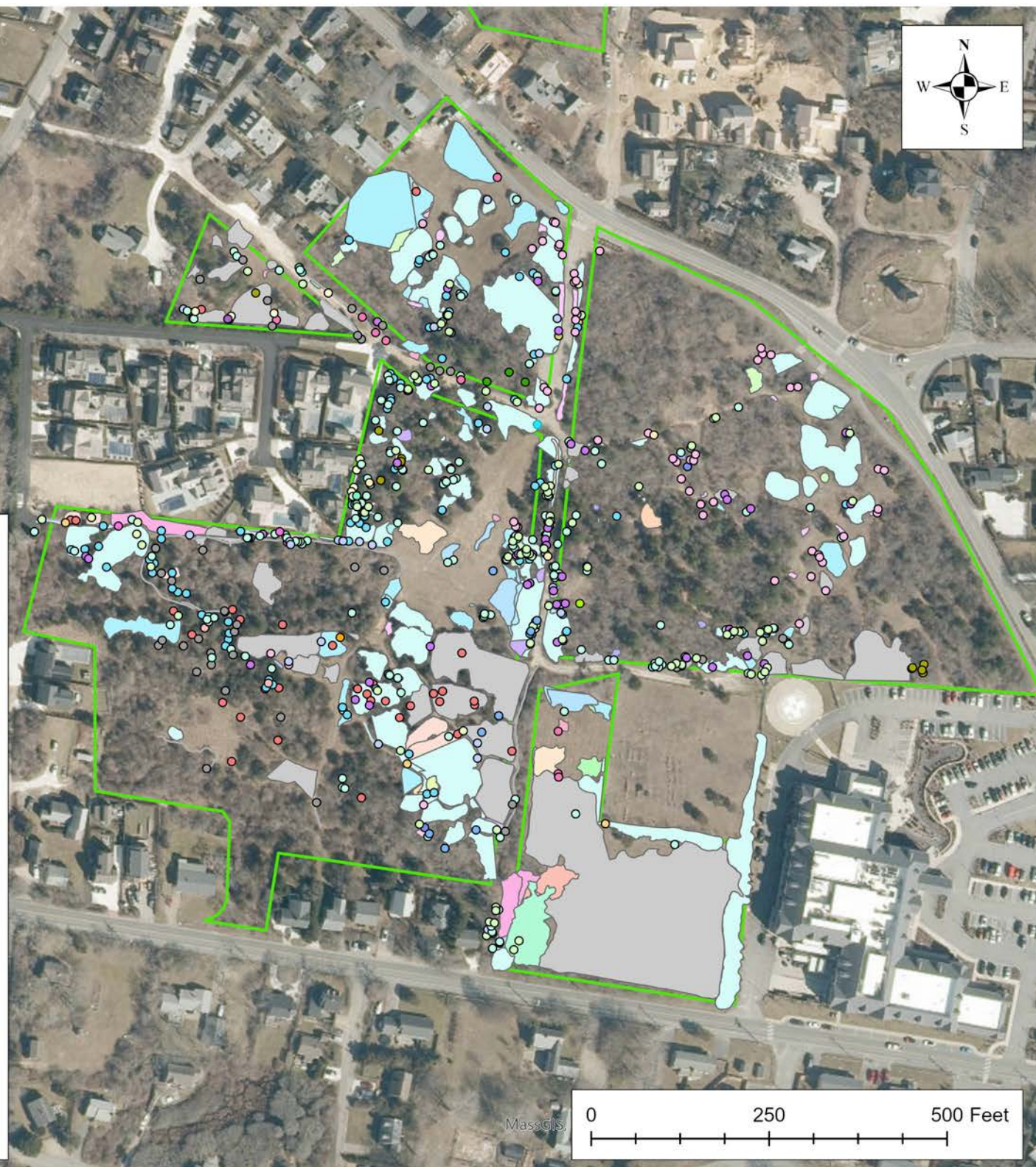
SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

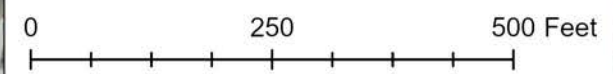


Legend

- | | |
|------------------------|----------------------|
| • Autumn olive | ■ Clematis |
| • Himalayan blackberry | ■ Cypress spurge |
| • Japanese black pine | ■ English ivy |
| • Japanese holly | ■ Euonymus |
| ○ Miscanthus | ■ Garlic mustard |
| • Pokeweed | ■ Goutweed |
| • Rose of Sharon | ■ Honeysuckle |
| • Sumac | ■ Japanese barberry |
| • Vinca minor | ■ Knotweed |
| • Yucca | ■ Lily of the valley |
| | ■ Lovegrass |
| | ■ Mugwort |
| | ■ Multiflora rose |
| | ■ Multiple |
| ■ Asian jumpseed | ■ Porcelainberry |
| ■ Aspen | ■ Privet |
| ■ Bittersweet | ■ Scotch broom |
| ■ Black swallowwort | ■ Tree of heaven |
| ■ Boxwood | ■ Velvet grass |
| ■ Butterfly bush | ■ Winged pea |



MassGIS





**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: Hunter Ziesing and Whitney Ziesing

MAILING ADDRESS: 45 Belle Avenue, San Anselmo, CA 94960

TELEPHONE: (415)-819-9862 **E-MAIL:** huntersziesing@gmail.com

Proposed Location of EVENT: Lily Pond Park

DATE of EVENT: 9/11/2027 **TIME of EVENT:** 4:30-5pm

Description / Anticipated # of attendees *friends, family, catering staff:* 90

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

Half hour ceremony, chairs only

Reception will be at 6 Wesco Place – our house

In case of rain, we will do ceremony on our property

We are aware that the area may still be under renovation

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

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of November 25, 2025

1. “M” Exemption Update:

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

No. 42383 Garfield Dwight Boise and Gillian Kelesia Bloise
No. 42439 Jonathan J. Rodriguez and Katarzyna Rodriguez
No. 42448 David M. McDougal and Laura Hilliard Doran

2. “O” Exemption Update:

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

No. 42355 Liza Hatton and James Hatton
No. 42450 Laura Zagayko Steele and Brian Clagett Steele

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of October 31, 2025

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	SEP YIELD	OCT YIELD	9/30/2025	10/31/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$108,501.97	\$118,932.79
Nantucket Bank / Collection Account x7653	4.07	3.97	\$41,335,800.74	\$42,741,991.68
Nantucket Bank / Special CD x1135 matures 4/20/2026	3.92	3.92/3.68	\$5,663,108.78	\$5,675,285.24
Nantucket Bank / Operations Reserve Fund CD matures 12/18/25	3.92	3.92	\$3,842,076.97	\$3,854,475.12
TOTAL UNRESTRICTED FUNDS:			\$50,949,488.46	\$52,390,684.83

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	SEP YIELD	OCT YIELD	9/30/2025	10/31/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,571,678.22	\$1,573,600.58
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,920.15	\$20,920.24
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund			\$20,012.61	\$20,016.86
Nantucket Bank / WTCA Escrow	0.25	0.25	\$25,015.76	\$25,021.07
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$34,412.47	\$34,419.78
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,031.33	\$10,033.46
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,087.68	\$28,093.64
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,674.29	\$1,674.65
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$155,014.78	\$655,047.69
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$223,363.02	\$523,410.45
Nantucket Bank / NGM Management Reserve CD matures 7/12/25	3.92	3.92	\$53,771.36	\$53,944.88
Hingham Savings / Marble Reserve CD matures 6/11/26	3.92/3.78	3.78	\$255,384.33	\$256,205.53
Citizens Bank / Verrill Dana Acquisition Escrow			\$110,010.00	\$60,010.00
TOTAL RESTRICTED FUNDS:			\$2,509,377.10	\$3,262,399.93
TOTAL FUNDS:			\$53,458,865.56	\$55,653,084.76

BONDS:	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue (Final principal payment 2/15/2032)	\$2,725,000	Interest due 8/15/26, Principal and Interest due 2/15/26	\$425,562.50
2016 Series A Refunding Bond (Final principal payment 12/1/2027)	\$3,035,000	Principal and Interest due 12/1/25, Interest due 6/1/26	\$1,056,350.00
TOTAL BONDS:	\$5,760,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,481,912.50

NOTES:	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	Interest of \$25,768.60 due 12/9/25, 3/9/26, 6/9/26, 9/9/26	\$103,074.40
Purple Wampum Note	\$6,500,000	Principal and interest due 11/13/25 and 2/13/26	\$6,664,798.50
TOTAL NOTES:	\$8,200,000	TOTAL ANNUAL NOTE PAYMENTS:	\$6,767,872.90
TOTAL DEBT:	\$13,960,000	TOTAL ANNUAL DEBT PAYMENTS:	\$8,249,785.40